City of Fayetteville

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

Meeting Agenda - Final

City Council Regular Meeting

Monday, February 23, 2026 | **6:30 PM** | **Council Chamber**

1.0 CALL TO ORDER

2.0 INVOCATION

3.0 PLEDGE OF ALLEGIANCE

4.0 ANNOUNCEMENTS AND RECOGNITIONS

5.0 CITY MANAGER REPORT

6.0 APPROVAL OF AGENDA

7.0A CONSENT AGENDA

7.0A1 26-0128 Approve Meeting Minutes:
February 4, 2026 - Strategic Planning Retreat
February 6, 2026 - Work Session
February 9, 2026 - Discussion of Agenda Items
February 9, 2026 - Regular

Recommendation: Approve the draft minutes.

7.0A2 26-0116 Approve P26-01: A request to rezone property at 600 Hope Mills Rd (0416184349000), consisting of 3.72 acres and owned by LAFAYETTE LAND CORPORATION, from Office and Institutional (OI) to Limited Commercial (LC).

Recommendation: The Zoning Commission and Professional Planning Staff recommend approval of the map amendment to Limited Commercial (LC) as presented, based on the competent, material, and substantial evidence in the record, and adoption of the attached Plan Consistency and Statement of Reasonableness finding the request consistent with the Future Land Use Plan. The proposed rezoning supports the Plan's Office/Institutional and commercial policy direction, promotes context-sensitive reinvestment along an established corridor, and advances the City's goals for orderly growth, efficient infrastructure use, and compatible land development.

7.0A3 26-0118 Approve P26-02. A request to amend the MR-5/CZ conditional zoning conditions for property located at 0 Mount Rainer Rd and 0 Rock Creek Ln (PINs 0439300490000 and 0439302525000), consisting of 17.61 acres and owned by Northridge Towns, LLC, et al. to allow up to 200 residential units.

Recommendation: The Professional Planning Staff and the Zoning Commission recommend that City Council approve the proposed map amendment to the requested Mixed Residential 5 (MR-5/CZ) conditional zoning to allow up to 200 residential units on approximately 17.61 acres located at unaddressed Mount Rainer Rd. and unaddressed Rock Creek Ln, based on the following:

- Policy Consistency: The Future Land Use Plan (FLUP) serves as Fayetteville's citywide framework for guiding sound development patterns and directs staff to evaluate rezonings and land-use petitions for consistency with the Future Land Use Map, goals, and policies. For Case P26-02, the subject property is mapped Low Density Residential (LDR), consistent with prior public-hearing records, yet the current proposal seeks to amend the conditional zoning to allow up to 200 residential units, including townhomes and apartments, representing a higher-intensity, mixed-format development. While the FLUP supports housing diversity and strategic growth in areas served by infrastructure, it emphasizes that attached and multi-family housing is appropriate only in certain locations and must be compatible with neighborhood character. The plan further calls for high-quality design outcomes-connectivity, sidewalks, open space, trees, and CPTED principles-as well as environmental stewardship through preserved open space, stormwater controls, and resilient site planning. Accordingly, consistency hinges on demonstrating that this site can function as one of the plan's intended "certain places" for increased intensity and that enforceable conditions will ensure compatibility, livability, and environmental performance aligned with the FLUP's expectations.
- Contextual Appropriateness: The rezoning is contextually appropriate given the established land use pattern along Distribution Drive. The property is already developed as a beer and wine distribution campus, is surrounded by other LI-zoned industrial uses, and is buffered by a rail corridor and additional commercial properties, with residential uses located across the street. Required setbacks, separation standards, and Article 30-5 development regulations will help ensure continued compatibility and maintain appropriate visual and operational buffers between industrial activities and nearby homes.

Public Interest: The proposed amendment is in the public interest because it supports the City's goals of managing growth responsibly, encouraging reinvestment in areas served by existing infrastructure, and expanding housing opportunities to meet evolving community needs. By allowing a broader mix of residential options while maintaining appropriate development standards and compatibility with surrounding neighborhoods, the request promotes efficient land use, strengthens the local housing supply, and advances the City's long-term vision for orderly, sustainable, and context-sensitive development.

7.0A4 26-0111 Rescind Demolition Ordinances

820 Zadock Drive - District 8
2005 Murchison Road - District 4

Recommendation: Staff recommend the Council move to adopt the proposed resolutions rescinding the demolition ordinances.

7.0A5 26-0112 Approve Ordinances for Uninhabitable Structures: Demolition Recommendations

355 Dick Street – District 2
357 Dick Street – District 2
501 Jennings Farm Road – District 7
4070 Rosehill Road - District 3

Recommendation: Staff strongly recommends that Council adopt the ordinances authorizing demolition of these structures. We will continue to engage with the property owners up to the scheduled demolition date, offering opportunities for voluntary compliance, self-demolition, or grant-supported abatement through the Community Development Department.
Should a property come into compliance voluntarily, staff will present a demolition rescission ordinance to Council to formally remove the order from the property deed.
Prompt approval of the demolition ordinances is essential, as it enhances our leverage with property owners and is the only available mechanism to stay or suspend demolition proceedings once an order has been adopted.

7.0A6 26-0068 Adopt Resolution Appointing Deputy Tax Collectors

Recommendation: Staff recommends that City Council move to adopt the attached resolution appointing deputy tax collectors.

7.0A7 26-0114 Adopt Resolution to Accept a Report of Unpaid Taxes from Cumberland County and Direct the Advertisement of Tax Liens

Recommendation: Staff recommends that Council move to adopt the resolution to accept the report of unpaid taxes for 2025 and direct the advertisement of tax liens.

7.0A8 26-0119 Approval of the FY2026 Audit Contract and Annual Communications from the Independent Auditors Regarding the FY2026 Audit

Recommendation: Staff recommend approval of the audit contract as presented.

7.0A9 26-0133 Fire Station No. 16 (At the Corner of Cedar Creek Road and Fields Road) Guaranteed Maximum Price (GMP #1) for Construction

Recommendation: Authorize the City Manager to negotiate and enter into a contract for GMP #1 with Barr&Barr/HORUS Construction.

7.0A10 26-0132 PWC - Approve Bid Recommendation - Annual Contract for Overhead Distribution

Recommendation: The Fayetteville Public Works Commission recommends that City Council approve the award for the Annual Contract for Overhead Distribution to River City Construction, LLC, Washington, NC, the lowest responsive and responsible bidder, and in the best interest of PWC, in the total amount of $6,641,481.51, 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

8.0 REPORTS FROM BOARDS AND COMMISSIONS

8.01 26-0131 Receive Airport Commission Annual Report

Recommendation: Receive the report.

8.02 26-0120 Receive the FY25 - Fayetteville-Cumberland Human Relations Department and Commission Annual Report

Recommendation: Receive the report.

8.03 26-0056 Receive Community Police Advisory Board Report

Recommendation: Receive the report.

9.0 STAFF REPORTS

9.01 26-0121 Update on Martin Luther King, Jr. Memorial Park

Recommendation: Staff recommends City Council receives report.

9.02 26-0033 2025 Annual Report - Fire Department

Recommendation: Accept report as presented

9.03 26-0130 Fayetteville Police Department 2025 4th Quarter Review

Recommendation: 1. Accept Police Department 2025 4th Quarter Review

10.0 PUBLIC HEARINGS (Public & Legislative Hearings)

10.01 26-0009 P25-30: A request to rezone 2211 Rosehill Road (0438470005000), consisting of 21.27 acres and owned by Cross Creek Refuse LLC, from Single Family Residential 6 (SF-6) to Mixed Residential 5 (MR-5). (Tabled from August 25 and October 27, 2025)

Recommendation: * The Professional Planning Staff recommends that the City Council approve the straight rezoning from SF-6 to MR-5. The request is consistent with the Future Land Use Plan's Medium Density Residential designation with Park/Open Space along Big Cross Creek, and MR-5 provides the appropriate toolkit to implement that policy by allowing small-lot detached, duplex/townhome, and low-rise multifamily while preserving environmentally constrained areas through open-space and buffer requirements. The range of MR-5 uses, and associated development standards is suitable for this corridor given the surrounding mix of single-family neighborhoods, civic uses, and nearby multifamily, and compatibility will be addressed through the UDO's citywide requirements for setbacks, height, landscaping/buffering, lighting, access, and stormwater. Transportation access, utility connections, and public-safety considerations will be reviewed and conditioned at the subdivision and site-plan stages. No evidence indicates factors that would substantially harm public health, safety, morals, or general welfare.
Note: As a reminder, this application was denied by the Zoning Commission and has been appealed to the City Council for further consideration.

10.02 26-0066 Public Hearing on Text Amendment to Update UDO Section 30-5.L - Signage

Recommendation: The Planning Commission and Professional Planning Staff recommends that the City Council move to approve Option 1 above and adopt the proposed text amendments.

10.03 26-0002 Adopting Council Policy 160.09.2 - The Policy for Residents to Request “No Parking” in Multi-Use Lanes

Recommendation: 1) Adopt Council Policy 160.09.2 - The Process for Residents to Request "No Parking" in Multi-Use Lanes.

11.0 OTHER ITEMS OF BUSINESS

11.01 26-0014 Presentation of Fiscal Year Ended June 30, 2025 Annual Comprehensive Financial Report and Audit Results

Recommendation: Staff recommends the board receive the report as presented.

11.02 26-0136 Update from Financial Advisors on Debt Management and Market Conditions

Recommendation: Receive the presentation as presented to the board.

11.03 26-0117 Murchison Choice Neighborhoods 2025 Grant Application Partnership Certification and Leverage Letter

Recommendation: Authorize the Mayor to sign a leverage letter and the City Manager to sign a Partnership Agreement detailing the roles and responsibilities of each Murchison Choice Lead Entity.

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 26-0109 Fayetteville State University Update on Memorandum of Understanding for Catalyst Site 1

Recommendation: Receive the administrative report

12.02 26-0129 Receive an Administrative Report on the Day Resource Center for the Second Quarter of Fiscal Year 2026

Recommendation: For information only, no action required unless Council moves to add to an upcoming 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 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
February 23, 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, 910-433-1696, or the Office of the City Clerk at cityclerk@fayettevillenc.gov, 910-433-1989, as soon as possible but no later than 72 hours before the scheduled event.



City of Fayetteville

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

City Council Action Memo

File Number: 26-0128

Agenda Date: 2/23/2026 **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: **February 9, 2026**

RE:
Approve Meeting Minutes:
February 4, 2026 - Strategic Planning Retreat
February 6, 2026 - Work Session
February 9, 2026 - Discussion of Agenda Items
February 9, 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:

Four sets of draft minutes

FAYETTEVILLE CITY COUNCIL
STRATEGIC PLANNING RETREAT MINUTES
DOROTHY GILMORE THERAPEUTIC RECREATION CENTER
PURDUE DRIVE, FAYETTEVILLE
FEBRUARY 4, 2026
9:00 A.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) (departed at 4:40 p.m.); 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
Jeffrey Yates, Assistant City Manager
Jodi Phelps, Assistant City Manager
Roberto Bryan, Police Chief
Kevin Dove, Fire Chief
Willie Henry, Chief Information Officer
Tiffany Murray, Chief Financial Officer
Gerald Newton, Development Services Director
Christopher Cauley, Economic & Community Development Director
Sheila Thomas-Ambat, Public Services Director
Jerry Clipp, Human Resource Development Director
Michael Gibson, Parks, Recreation and Maintenance Director
Tyffany Neal, Transit Director
Rose Rasmussen, Internal Audit Director
Yamile Nazar, Human Relations Director
John Jones, Office of Community Safety Director
Andrew LaGala, Airport Director
Michelle Brooks, Interim Budget Director
Chris Lowery, Strategic Planning & Analytics Manager
Andrew Brayboy, Senior Corporate Performance Analyst
Christopher Williams, Management Analyst
Andrew Mansell, City Manager's Office Intern
Jennifer Ayre, City Clerk
Members of the Public

1.0 CALL TO ORDER

Mayor Colvin called the meeting to order at 9:00 a.m. and welcomed everyone in attendance and requested Mayor Pro Tem Thompson provide the invocation.

2.0 ITEMS OF BUSINESS – FY 2026 STRATEGIC PLANNING RETREAT

Ms. Julie Brenman, Senior Consultant, Fountain Works, introduced herself and Ms. Laura Robinson, Learning and Development Manager. Ms. Brenman thanked everyone for coming and provided an overview for the day, stating everyone in the room has a shared commitment to public service and shared desire to make Fayetteville a better place. The goal is to end with Council priorities for the near and long term and identify how to adhere to them.

An exercise was completed by Council on what motivates them and what needs to be protected, changed, or improved for the public. Some motivations included the people/community, the need for effective leadership, forward thinking, the future of the City, and safety. Ms. Brenman stated it is important to remember that everyone is here for many of the same reasons and even though there are individual goals, everyone is here for the betterment of Fayetteville.

Thriving communities and effective organizations create a 20–30 year Comprehensive Plan, 5-10 year Capital Improvement Plans & Master Plans that are tied to funding opportunities, 3-5 year Strategic Plans, 1-2 year governing body priorities, budget, and operational workplans created by staff. While each plan is created, there are opportunities for small amendments throughout their lifetime. Ms. Brenman stated the focus is to identify 4-5 priorities to emphasize this term and how to hold yourselves accountable. Discussion ensued

regarding how to ensure the plans fit together both internally and regionally. An overview of organizational strategic planning elements was reviewed.

Fayetteville currently has six focus areas and staff are recommending streamlining the focus areas from six to five to ensure there is not overlap or confusion of the strategic areas, in order to create a stronger foundation in achieving goals. The proposed goals are: Goal 1: Safe and Secure Community protecting people, neighborhoods, and daily safety; Goal 2: Economic and Strategic Growth, jobs, tax base, land use, and smart growth aligned in one goal area; Goal 3: Desirable Place to Live Work and Recreate, the quality of life residents experience every day; Goal 4: Financially Sound City Providing Exemplary Services how the City operates and sustains itself long-term; and Goal 5: Collaborative Citizen and Business Engagement to build trust through transparency, communication, and partnerships. Council Member McMillan recommended adding a goal that is specific to environmental sustainability.

The Council priorities were reviewed within the new goals and Council Members participated in breakout sessions to discuss the five goals with staff.

Mr. Jeffery Yates, Assistant City Manager, and Ms. Michelle Brooks, Interim Budget Director, presented the Fiscal Year 2027 Foundational Landscape with the aid of a PowerPoint presentation. The presentation focused on system stressors such as financial, staffing, capacity, service demand, public opinion, and economic. Mr. Yates provided an overview of the budgetary landscape that focused on the estimated revenues, revenue growth and the unfunded demand for services, and how the budget must be balanced. Discussion ensued regarding the County changing from ad valorum and how it affected City revenue. Staff's focus is to maintain and fill current assets and staff positions, complete existing projects, adopt realistic capital plans, and maintain a sustainable budget. Discussion ensued. Dr. Hewett stated he will work with staff to create a maintenance needs plan.

Mayor Colvin recessed the meeting at 12:17 p.m. and reconvened the meeting at 12:57 p.m.

Mr. Robert Van Geons, Fayetteville-Cumberland Economic Development Corporation President and CEO, presented a PowerPoint presentation on the North Carolina Tiers Ranking System. The State looks at adjusted property tax base per capital, median household income, unemployment rate, and population growth. Cumberland County has increased in rank in all matrices except for population growth. It does not measure quality of life, cost of living, or satisfaction, and does not reflect the local capacity. To address Tier 1 criteria at the City-level, the Council can continue efforts to improve quality of life and safety enhancements, grow the next generation workforce efforts, develop a corridor development strategy and continue to support local entrepreneurship. Discussion ensued.

The Council participated in a Strengths, Challenges, and Opportunities analysis exercise to identify what is working in the City's favor, what is slowing us down, and where does the City see possibility, if navigated well. Council recognized that many of the City's strengths are also the challenges. Discussion ensued.

Ms. Brenman reviewed the 2024 vision themes and ideas discussed during the pre-meetings between Fountain Works and Council Members. Using the goals of Safe & Secure Community, Economic & Strategic Growth, Desirable Place to Live, Work & Recreate, Financially Sound City Providing Exemplary Services, and Collaborative Citizen & Business Engagement, Council identified what success looks like in 5-10 years. Discussion ensued. Council focused on different ways to provide information to residents. Dr. Hewett stated the lack of participation from residents does not mean they are not informed.

Ms. Brenman led the City Council through a priorities exercise in the next 1-2 years with a focus on what new items to begin, what to continue and reinforce, what needs to be ended, and what needs to be adjusted or done differently. Mayor Colvin stated many of the new recommendations have alignment with the priorities from last year. Discussion ensued. Mr. Chris Lowery, Strategic Planning & Analytics Manager stated there is movement in every priority, whether in planning or execution phases. The priorities were specifically determined to be multi-year that many of the recommendations fall within. Each priority has multiple tasks within them.

The four top priorities identified were:

- Comprehensive Approach to Community Safety.
- Enhance Economic Growth Throughout the City.
- Continue Revitalization Efforts and Housing and Neighborhood Needs.
- Evaluate and Expand Transportation, Infrastructure, and Connectivity.

MOTION: **Council Member Hondros to add priorities to the City Council Agenda Item Request Form**
SECOND: **Council Member Haire**
FRIENDLY AMENDMENT: **Council Member McMillan requested a friendly amendment to keep Goals on the City Council Agenda Item Request Form**

Council Member Hondros did not accept the friendly amendment.

VOTE: **PASSED (8-1) Opposed Council Member McMillan**

Discussion ensued regarding the BUILD Grant and Federal Legislative Agenda.

3. ADJOURNMENT

There being no further business, the meeting adjourned at 5:11 p.m.

Respectfully submitted,

_____	_____
JENNIFER L. AYRE	MITCH COLVIN
City Clerk	Mayor
020426	

FAYETTEVILLE CITY COUNCIL
WORK SESSION SPECIAL MEETING MINUTES
COUNCIL CHAMBER, CITY HALL
FEBRUARY 6, 2026
2:00 P.M.

Present: Mayor Mitch Colvin (via TEAMS, arrived at 2:05, departed at 2:36 pm, arrived at 3:43 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
Kelly Strickland, Assistant City Manager
Jodi Phelps, Assistant City Manager
Jeffery Yates, Assistant City Manager
Kevin Dove, Fire Chief
Roberto Bryan, Police Chief
Willie Henry, Chief Information Officer
Rose Rasmussen, Internal Audit Director
Sheila Thomas-Ambat, Public Services Director
Byron Reeves, Assistant Public Services Director
Michael Gibson, Parks, Recreation, & Maintenance Director
Christopher Cauley, Economic & Community Development Director
John Jones, Office of Community Safety Director
Adam DiGaudio, Intergovernmental Military Manager
Lisa Reid, Public Safety Communications Manager
Jerry Clipp, Human Resources and Development Director
Alicia Wright-Lanier, Stormwater Projects Manager
Andrew Mansell, City Manager's Office Intern
Kimberly Toon, Purchasing Manager
Jennifer Ayre, City Clerk
Members of the Press

1.0 CALL TO ORDER

Mayor Pro Tem Thompson called the meeting to order at 2:00 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

Ms. Jodi Phelps, Assistant City Manager introduced Mr. Adam DiGaudio as the new Intergovernmental Military Manager, and Dr. Andrew Mansell, City Manager Office Intern.

5.0 APPROVAL OF AGENDA

MOTION: Council Member Haire moved to approve the agenda.
SECOND: Council Member Jones
VOTE: UNANIMOUS (9-0)

6.0 OTHER ITEMS OF BUSINESS

6.01 Watershed Master Plan - Beaver Creek 1 and Buckhead Creek Top Proposed Solutions

Ms. Alicia Lanier, Stormwater Projects Manager, presented this item with the aid of a PowerPoint presentation and stated the watershed studies take between 18-30 months to complete and explained the background on how the studies and projects are determined. Ten

out of fifteen watersheds have been completed. Currently, there are fourteen projects in design and two in construction. The City has received both federal and state funding for the watershed projects. High priority study areas included areas that have flooded roads, emergency facilities, disconnected structures such as single access neighborhoods, and areas of impacted structures.

City Council has approved two sets of proposed solutions to date for Beaver Creek 2 and 3, Bones Creek, Little Rockfish Creek 1, Little Cross Creek, Cross Creek, Rockfish Creek, and Cape Fear 2, for a total of 364 proposed solutions, resolving 127 miles of impacted lane length, 445 traverse road crossings, and 1,802 disconnected structures for an estimated total of $1.2 billion. The newly proposed solutions cover Buckhead Creek and Beaver Creek 1 bringing the total proposed solutions to 419, resolving 137 miles of impacted lane length, 513 traverse road crossings, and 2,082 disconnected structures for an estimated total of $1.5 billion.

Discussion ensued.

Mr. Sujit Ekka, Gradient, PLLC.'s Vice President and Chief Operating Officer, presented the Buckhead Creek watershed proposed solutions. The watershed includes Cross Creek Mall at the top end and the bottom is near Cumberland Road. There were 16 priority sub-basins covering a total of 8.61 square miles, that includes council districts 2, 5, and 9. The Buckhead Creek watershed study identified 64 concern areas with 33 receiving proposed solutions to resolve 2.6 miles of impacted lane length, 45 traversed roads, and 237 disconnected structures for an estimated $155 million.

Discussion ensued regarding a sidewalk project that included drainage improvements on Helen Street.

The top proposed solutions for the Buckhead Creek Watershed include Ireland Drive, Village Drive, and the Cape Fear Valley Medical Center/Village Drive.

Ireland Drive has a 75% efficacy with an estimated cost of $3.6 million and has the highest priority due to having the most impact overall. It reduces 1,250 feet of impacted lane length and impact to one structure.

Village Drive has 74% efficacy with an estimated cost of $14.7 million and reduces impact to one structure and the Cape Fear Valley Medical Center buildings.

Cape Fear Valley Medical Center/Village Drive has a 65% efficacy with an estimated cost of $6.6 million and reduces 230 feet of impacted lane length and impact to two structures and the Cape Fear Valley Medical Center buildings. Discussion ensued.

Consensus of Council was to approve the 33 proposed solutions for them Buckhead Creek watershed Study and enable staff to program into the annual CIP and prioritize grants.

Mr. Gordon Rose, Gradient, PLLC.'s Senior Principal, presented the Beaver Creek 1 proposed solutions and stated Beaver Creek 1 watershed included a study area of 22.6 square miles with 22 proposed solutions. The proposed solutions will resolve 7.6 of impacted lane length, 23 traverse road crossings, and 43 disconnected structures for an estimated $63.4 million. The top five proposed solutions included Cottonade Creek Culvert, Freeport Road Culvert, Yadkin Road between Donray Drive and Horseshoe Road, Hallmark Road, and Fleishman Street/Clover Street.

The Cottonade Creek Culvert has a 100% efficacy with an estimated cost of $820,920.00 and eliminates 260 feet of impacted lane length, eliminates impact to 36 disconnected structures from a 50-year storm event, and eliminates impact of one traverse road crossing in a 25-year storm event.

Freeport Road Culvert has a 100% efficacy with an estimated cost of $2.4 million and eliminates 250 feet of impacted lane length, eliminates impacts to one structure from a 25-year and 50-year storm event and one traverse road crossing from a 25-year storm event.

Hallmark Road has a 100% efficacy with an estimated cost of $8.5 million, and eliminates 1,100 feet of impacted lane length, and eliminates impact to five structures from a 10-year, 25-year, and 50-year storm event and three road crossings from a 25-year storm event.

Yadkin Road between Donray Drive and Horseshoe Road has an efficacy of 97% with an estimated cost of $4.7 million, and eliminates 2,500 feet of impacted lane length, eliminates impact to two structures in a 25-year and 50-year storm event and one traverse road crossing in a 50-year storm event. The Hallmark Road and Yadkin Road between Donray Drive and Horseshoe Road projects should be completed in tandem.

Fleishman Street/Clover Street has a 93% efficacy with an estimated cost of $3.9 million and will eliminate 685 feet of impacted lane length and eliminate impacts to fifteen structures in a 10-year, 25-year, and 50-year storm event and one road crossing in a 25-year storm event.

Consensus of Council was to approve the 22 proposed solutions from the Beaver Creek 1 Watershed study to enable staff to program them into the annual CIP prioritization process and pursue grants as applicable.

6.02 City of Fayetteville Conflict of Interest Questionnaire

Ms. Rose Rasmussen, Internal Audit Director, presented this item with the aid of a PowerPoint presentation and stated this item was requested through a City Council Agenda Item Request in November 2025, and the action was to have staff come back with best practices for a consistent, unified form, making it available and easily accessible, similar to the State forms. The current City questionnaire complies with City ordinance. The most common disclosure format among peers is a written form with a wet signature submitted to the Clerk and made available to the public via public information requests. There were no internal audit peers that obtain annual conflict of interest forms like the City of Fayetteville does. The State form cannot be substituted for the current City's questionnaire.

Ms. Rasmussen stated staff recommend Council continue use of the current fillable PDF version that can be printed with a wet ink signature. No change for the senior leadership team or city employees is recommended. Internal Audit completed a peer review in 2022 and 2025 to update the questionnaire.

The State Ethics Commission form is only required by members that sit on certain State boards which can be done electronically or manually. The main difference between the State and City forms is that the State form talks about conflicts with the State and the City form focuses on City conflicts. Home addresses are not available to the public on the State form and limits disclosers to household members, but the City does not limit to household members. State law does not mandate a form or process and the template recommended by the UNC School Of Government closely mirrors the City's questionnaire.

Consensus of Council was to continue with the current process.

There was no consensus to place the Conflict of Interest forms on the City's website.

6.03 Receive an Update for the Reuse and Renovation of Former Blue Street Senior Center Building for OCS

Mr. Jeffery Yates, Assistant City Manager, presented an update on the Blue Street Senior Center renovations. Renovating the Center is one of the most economical options to maximize existing resources and to get out of rental spaces. The Center is about 6,000 square feet in the upper building and 3,000 square feet in the lower building with an estimated cost of $800,000.00. Staff are currently contracting for the design work, which is almost complete, and once construction drawings are received, they will be placed out to bid.

Mr. John Jones, Office of Community Safety (OCS) Director, stated OCS has been working hard in the last seven months and have created foundations and programs that require space to host the residents participating in those programs and events. The space is essential to OCS and the community.

Consensus of Council was to receive the report.

6.04 Glenville Lake Crossing and East Shore Trail Progress

Mr. Michael Gibson, Parks & Recreation Director, presented this item with the aid of a PowerPoint presentation and stated it was adopted about two years ago. There were extensive conversations with residents, staff, and Council. The trail will create a seamless and safe route for pedestrians and bicyclists to travel from neighborhoods located along the east side of Glenville Lake to Murchison Road, Fayetteville State University, several existing bus stops and sidewalks, and Mazarick Park. The trail will start in Mary McDonald Park and traverse the side of Glenville Lake and other trails. Discussion ensued regarding the path of the trail. The trail would be constructed from boardwalks and asphalt.

Challenges include a fencing environment that is protecting the waterways for PWC and addressing viability of the two environments of walkability and water quality. The way the

fencing is set up is to protect the waterways, but a compromise is needed for walkability of the trail and to make the fencing and trail compatible with one another. Council Member Haire asked how long it will be until we begin construction. Mr. Gibson stated the architects have created the route but are currently work on identifying how to address the challenges, then construction drawings can begin.

Discussion ensued.

Consensus of Council received the report.

6.05 Overview of Proposed Arts Council Alleyway Improvements

Mr. Michael Gibson, Parks & Recreation Director, presented this item with the aid of a PowerPoint presentation and stated this was a Council request to add value to the downtown environment by beautifying the environment beside the Arts Council. There are some challenges with a drainage ditch and electrical boxes. Mr. Gibson provided preliminary designs that include brick pavers, foliage, and seating. The cost estimate would be about $37,000.00 with $33,000 for hardscaping and $2,750 for landscaping. Discussion ensued.

Council Member Davis requested the preliminary design also be presented to the Arts Council.

Dr. Douglas Hewett, City Manager, requested staff be allowed another 30 days to speak with downtown partners.

Consensus of Council was to have staff present the preliminary design to downtown partners and bring back an improved plan for the Arts Council open space.

Consensus of Council was to collaborate with downtown partners to update all downtown open areas that belong to the City.

6.06 City Council Agenda Item Request - Gun Safety Billboards - Council Member McNair

Council Member McNair stated one of Council's top five priorities is community safety. and for the last three years she has pushed for gun safety. Council Member McNair proposed establishing a billboard campaign dedicated to gun safety awareness. The initiative aims to foster responsible firearm ownership and promote secure storage practices among residents while raising public awareness.

Mr. Roberto Bryan, Police Chief stated educating the public is an excellent idea. Police officers often come across weapons left in unsecured vehicles; 2024 identifying 468 weapons stolen and 809 recovered and in 2025, 507 weapons stolen and 785 recovered.

Discussion ensued.

Consensus of Council was to direct staff to research costs and options for a firearm safety and responsible storage public awareness campaign. Council Member Greene was opposed to the consensus motion.

6.07 City Council Agenda Item Request - Senior Technology Literacy Initiative - Mayor Colvin

Mayor Colvin stated he broached an idea with senior citizens on how they adapt to technology changes to ensure they are comfortable using technology since they are highly targeted for scams. Mayor Colvin recommended using senior centers and recreation centers to host the programs and use equipment from the Information Technology Department to teach the classes. It will also allow another means of social networking for senior citizens. Mayor Colvin recommended reaching out to the County and school system for volunteers and equipment.

Discussion ensued.

Consensus of Council was to have staff research options to implement a Senior Technology Literacy Initiative.

6.08 City Council Agenda Item Request - Expand Sewer Grant Program - Mayor Colvin

Mayor Colvin stated the Phase V build-out's time of completion is now beyond 2028 and expected to take more than 7 years at a cost of $200 billion. The cost continues to go up, however, many residents that were annexed in 2006 still do not have the promised sewer and water. Mayor Colvin recommended using the block grant and change the requirements from 60 percent (%) to 80-120% median income.

Consensus of Council was to have staff research options to expand the sewer grant program.

6.09 City Council Agenda Item Request - Expand Notifications - Council Member Jones

Council Member Jones stated he would like to increase the visibility of public hearing signage for higher awareness and increased participation. Improve signage and online information to help keep the public informed.

Consensus of Council was to direct staff bring back options to improve signage and digital accessibility for communications for public hearing notifications.

7.0 ADJOURNMENT

There being no further business, the meeting was adjourned at 4:30 p.m.

Respectfully submitted,

JENNIFER L. AYRE	MITCH COLVIN
City Clerk	Mayor
020626	

DRAFT

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

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

DRAFT

FAYETTEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
COUNCIL CHAMBER, CITY HALL
FEBRUARY 9, 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); Council Member 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
Jeffrey Yates, Assistant City Manager
Jodi Phelps, Assistant City Manager
Roberto Bryan, Police Chief
Kevin Dove, Fire Chief
Tiffany Murray, Chief Finance Officer
Willie Henry, Chief Information Officer
John Jones, Office of Community Safety Director
David Scott, Communications Manager
Brian McGill, Assistant Public Services Director
Sheila Thomas-Ambat, Public Services Director
Dereke Planter, Code Enforcement
Tyffany Neal, Transit Director
Christopher Cauley, Economic and Community Development Director
Kimberly Toon, Purchasing Manager
Jennifer Ayre, City Clerk
Leslie Mozingo, CEO and Owner, Strategics Consulting
Kyle Leopard, Managing Director, Strategics Consulting
John Easterling, Government Relations Director, Checkmate Government Relations
Derrick Applewhite, Government Relations Director, Checkmate Government Solutions
Eric Moore, Senior Research Associate, UNC Charlotte Urban Institute (via TEAMS)
Jenny Hutchinson, Senior Research Associate, UNC Charlotte Urban Institute (via TEAMS)
Rachel Jackson-Gordon, Family Resiliency Center, Research Associate, University of Illinois Urbana-Champaign (via TEAMS)
Members of the Press

1.0 CALL TO ORDER

Mayor Colvin called the meeting to order at 6:59 p.m.

2.0 INVOCATION

The invocation was offered by Reverand Gayle Tabor of Crossroads Church.

3.0 PLEDGE OF ALLEGIANCE

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

4.0 ANNOUNCEMENTS AND RECOGNITIONS

Council Member Jones presented a Certificate of Excellence to the E.E. Smith Swim Team for winning the Eastern Sandhills Conference Championship. Council Member Jones also recognized the E.E. Smith Swim Team Coach for being named the men's and women's conference swim team Coach of the Year.

Council Member Haire presented a plaque to the Fayetteville Guard 6U Titans Football Team for their National Championship win in Plant City, Florida and ranked 5th in the nation.

Council Member Haire read a proclamation in honor of Dr. Aaron Johnson for his leadership and services.

Mayor Colvin extended warm wishes to everyone in celebration of Black History Month.

5.0 CITY MANAGER REPORT

Dr. Douglas Hewett, City Manager, invited residents and community partners to the upcoming Murchison Choice Neighborhood Initiative. The meeting is scheduled for Thursday, February 12, 2026, at Senior Center East, 917 Washington Drive.

Dr. Hewett announced City Council will hold a public hearing on Monday, February 23, 2026, at 6:30 p.m. to gather public input on a proposed policy allowing residents to request "No Parking" zones in multi-use lanes.

Dr. Hewett expressed gratitude to the Fayetteville Fire Department for their swift response in extinguishing the fire at a commercial property on Ramsey Street.

6.0 APPROVAL OF THE AGENDA

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

7.0 PUBLIC FORUM

Mr. Jake Provence, 611 Ravencroft Ct, Fayetteville, NC, expressed concerns regarding utility trailer code.

Ms. Melissa Williams, 1210 Morgan Street, Fayetteville, NC, expressed concerns regarding the City's strategic plan goals.

Dr. Brook Fletcher, 928 Montclair Road, Fayetteville, NC, requested support for family childcare home housing to workforce pilot.

Mr. Benjamin Hultquist, 801 Rim Road, Fayetteville, NC, expressed concerns regarding changes to the public forum.

Ms. Lorena Murray, Lockwood Drive, Fayetteville, NC, expressed concerns regarding changes to the public forum.

Ms. Kristen Starks, 100 Twin Acres Drive, Fayetteville, NC, expressed concerns regarding changes to the public forum.

Mr. Isaac Lacap, 309 Sylvan Road, Fayetteville, NC, expressed concerns regarding changes to the public forum.

Ms. Angela Freckleton, 5300 Brower Trail, Hope Mills, NC, expressed concerns regarding changes to the public forum.

Ms. Angela Tatum, 404 Pilot Avenue, Fayetteville, NC, expressed concerns regarding data centers.

8.0A CONSENT AGENDA

MOTION: Council Member McMillan moved to approve the consent agenda with the exception of Items 8.0A2 120.9 proposed, 8.0A3 addresses 484 Tacoma, and 905 Anarine Road, and 8.0A6
SECOND: Council Member Hondros
VOTE: UNANIMOUS (10-0)

8.0A1 Approval of Meeting Minutes:
January 5, 2026 – Work Session
January 12, 2026 – Discussion of Agenda Items
January 12, 2026 – Regular
January 14, 2026 – Special
January 21, 2026 – Agenda Briefing

City Council approved the five draft meeting minutes.

8.0A2 Approve City Council Policies Review Committee Recommendations to City Council Policies ~~120.09,~~ 160.10, and 165.3.
Policy 120.09 PULLED FOR A SEPARATE VOTE

City Council approved rescinding City Council Policy 165.3 and replacing it with the newly created City Council Policy 160.10. Policy 160.10 establishes the City of Fayetteville's authority and procedures for reducing speed limits in school zones, as granted by North Carolina General Statute § 20-141.1. The policy ensures consistency and uniformity in how school speed zones are created, evaluated, and maintained, in accordance with the North Carolina Department of Transportation's "Standard Practice for Establishing a School Speed" (S-14, revised January 15, 2026).

The policy outlines responsibilities among NCDOT, Cumberland County Schools, and the City of Fayetteville for establishing, approving, funding, and maintaining school zones and related equipment. While NCDOT approves school zones for public schools and Cumberland County Schools maintains associated flashers, the City is responsible for school zones not maintained by those entities. The policy also defines cost responsibilities, maintenance obligations, reuse or ownership of equipment, and affirms the City's right to revise or remove school speed zones and related infrastructure based on changing conditions or roadway improvements.

8.0A3 Approve Ordinances for Uninhabitable Structures: Demolition Recommendations
~~484 Tacoma Court – District 4~~ PULLED FOR A SEPARATE VOTE
511 S Eastern Boulevard – District 2
~~905 Anarine Road – District 2~~ PULLED FOR A SEPARATE VOTE
3634 Thorndike Drive – District 3

City Council approved demolitions of one commercial structure and one residential structure deemed dangerous.

511 S Eastern Boulevard – 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, 511 S. EASTERN BOULEVARD, PIN 0446-09-2995. ORDINANCE NO. NS2026-001

3634 Thorndike Drive – 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, 3634 THORNDIKE DRIVE, PIN 0429-95-5812. ORDINANCE NO. NS2026-002

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

City Council authorized the execution of an engineering services contract in the amount of $1,827,735 for the design of Arran Lakes West Dam Overtopping Protection Project to the consulting firm Hazen and Sawyer.

8.0A5 Approve FAST's 2026 Public Transportation Agency Safety Plan (PTASP) Update

City Council approved the Fayetteville Area System of Transit's 2026 Public Transportation Agency Safety Plan (PTASP) update. This safety plan guides transit to more effectively and proactively manage safety risks in their system. The PTASP is also required to continue to receive FTA funding.

8.0A6 PULLED FOR A SEPARATE VOTE

8.0A7 Approve Bid Recommendation for Tokay Park Pickleball Conversion Project

City Council approved the award and authorized the City Manager to execute a contract for the Tokay Park Pickleball Conversion Project with the lowest responsive, responsible bidder, K & C Contractors, Inc., in the total amount of $674,000.00.

8.0A8 Authorize the City Manager to negotiate and enter into a contract for pre-construction activities for Fire Station No. 9 Construction Manager at Risk Selection

City Council authorized the City Manager to negotiate and enter into a contract for pre-construction activities for Fire Station No. 9 with Swinerton as the Construction Manager at Risk.

8.0A9 PWC – Approve Sole Source Recommendation – Spare Parts for Existing on-Load Tap Changers (OLTC)

City Council approved the sole source recommendation to purchase spare parts for existing on-load tap changers (OLTC) from Reinhausen Manufacturing, Inc, the sole provider in North Carolina, in the amount of $178,691.04, and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

8.0A10 PWC – Approve Sole Source Request – Purchase Distribution Transformers (Overhead, Single-Phase Padmount, and three-Phase Padmount)

City Council approved the sole source request to purchase Distribution Transformers (Overhead, Single-Phase Padmount, and Three-Phase Padmount) from ERMCO (Electric Research Manufacturing Company) of Dyersburg, Tennessee, in the amount of $690,155.00 and authorize the CEO/General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

8.0A11 PWC – Approve Bid Recommendation – Gas Turbine 6 IR Load Gearbox Parts and Repair

City Council approved the award for the purchase of Gas Turbine 6 IR Load Gearbox Parts and Repair to Philadelphia Gear Corporation, Huetown, AL, the lowest responsive and responsible bidder, and in the best interest of PWC, in the total amount of $529,997.00, and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

8.0A12 PWC – Approve Bid Recommendation – BABA Galvanized Steel Transmission Poles

City Council approved the award recommendation for purchase of BABA Galvanized Steel Transmission Poles to M. D. Henry Co., Inc., Pelham, AL, the lowest responsive, responsible bidder and in the best interests of PWC in the total amount of $3,265,995.00 and authorize the CEO/General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

8.0A13 PWC – Approve Recommendation to Reject Non-Conforming Bids – Switch, Recloser Bypass, Cross Arm Assembly, 3 Phase

City Council approved the recommendation to reject non-conforming bids for the Switch, Recloser Bypass, Cross Arm Assembly, 3 Phase.

8.0A14 PWC – Approve Recommendation to Reject Non-Conforming Bids – Three Phase Padmount Transformers

City Council approve the recommendation to reject non-conforming bids for the Three Phase Padmount Transformers.

8.0A15 PWC – Approve Recommendation to Reject Non-Conforming Bids – Cable, 1/0 ALCN EPR 25KV, 1/C

City Council approve the recommendation to reject non-conforming bids for the Cable, 1/0 ALCN EPR 25KV, 1/C. Non-conforming bids were received from Border States Electric,

Greenville, SC, Wesco Distribution, Inc, Clayton, NC, and Utility Service Agency Inc, Wake Forest, NC.

8.0A16 PWC – Approve Recommendation to Reject Non-Conforming Bids – Cable, 1/0 ALCN EPR 25KV, 1/C

City Council approve the recommendation to reject non-conforming bids for the Cable, 1/0 ALCN EPR 25KV, 1/C. Non-conforming bids were received from Border States Electric, Greenville, SC, Wesco Distribution, Inc, Clayton, NC, Nextgen Metals, Inc., South Korea, Bell Electrical Supply Co. Inc., Peachtree Corners, GA, and American Wire Group, LLC, Columbia

8.0A17 PWC – Approve Resolution for Permanent Pipeline Easement, Temporary Construction Easements and a License Rights to Piedmont Natural Gas Company, Inc.

City Council adopted the resolution for a Permanent Pipeline Easement, Temporary Construction Easements and a License Rights to Piedmont Natural Gas Company, Inc.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA AUTHORIZING THE CONVEYANCE OF A PERMANENT PIPELINE EASEMENT, TEMPORARY CONSTRUCTION EASEMENTS AND LICENSE RIGHTS TO PIEDMONT NATURAL GAS COMPANY, INC. RESOLUTION NO. R2026-003

8.0A18 PWC – Phase 5 Annexation Area 29 Preliminary Assessment Resolution to be Adopted and Public Hearing

City Council adopted the Preliminary Assessment Resolution for Phase 5 Annexation Area 29 and hold the public hearing on March 23, 2026.

PRELIMINARY ASSESSMENT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA FOR THE EXTENSION OF THE SANITARY SEWER COLLECTION SYSTEM IN ALL OR A PORTION OF THE STREETS WITHIN AREA 29 OF THE PHASE 5 ANNEXATION LISTED ON EXHIBIT “A”. RESOLUTION NO. R2026-004

8.0A19 PWC – Phase 5 Annexation Area 30 Preliminary Assessment Resolution to be Adopted and Public Hearing

City Council adopted the Preliminary Assessment Resolution for Phase 5 Annexation Area 30 and hold the public hearing on March 23, 2026.

PRELIMINARY ASSESSMENT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA FOR THE EXTENSION OF THE SANITARY SEWER COLLECTION SYSTEM IN ALL OR A PORTION OF THE STREETS WITHIN AREA 30 OF THE PHASE 5 ANNEXATION LISTED ON EXHIBIT “A”. RESOLUTION NO. R2026-005

8.0A20 PWC – Phase 5 Annexation Area 31 Preliminary Assessment Resolution to be Adopted and Public Hearing

City Council adopted the Preliminary Assessment Resolution for Phase 5 Annexation Area 31 and hold the public hearing on March 23, 2026.

PRELIMINARY ASSESSMENT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA FOR THE EXTENSION OF THE SANITARY SEWER COLLECTION SYSTEM IN ALL OR A PORTION OF THE STREETS WITHIN AREA 31 OF THE PHASE 5 ANNEXATION LISTED ON EXHIBIT “A”. RESOLUTION NO. R2026-005

8.0B ITEMS PULLED FROM CONSENT

8.0A2 Approve City Council Policies Review Committee Recommendations to City Council Policies 120.09.

Council Member McMillan expressed concerns of restricting resident’s rights and lack of formal public input due to the proposed amendments to City Council Policy 120.09 for the Public Forum and recommended accommodations.

Ms. Lachelle Pulliam, City Attorney stated a regular meeting of the Council is regularly occurring, which includes the Work Session. The City Council Calendar lists the Work Session as a meeting it is just titled Work Session as opposed to a Regular Meeting.

Mayor Pro Tem Thompson and Council Member Hondros provided background on the multiple times the policy had been discussed during the Council Policies Review Committee meetings over the last couple of years.

Discussion ensued.

MOTION: **Council Member McMillan moved to table City Council Policy 120.09 proposed amendments to a future work session to allow for comprehensive public input and legal review.**
SECOND: **Council Member Ferguson**
VOTE: **FAILED (2-8) Opposed: Colvin, Davis, Jones, Haire, Greene, Thompson, McNair, and Hondros**

Discussion ensued.

MOTION: **Council Member Thompson moved to change the work session start time from 2:00 p.m. to 3:00 p.m. and begin Announcements and Recognitions at 6:15 p.m. with public forum immediately after, leave the sign up to end at 5:00 p.m. the day of the meeting, and approve remaining changes to City Council Policy 120.09**
SECOND: **Council Member Ferguson**
VOTE: **PASSED (8-2) Opposed: Davis and McMillan**

8.0A3 Approve Ordinances for Uninhabitable Structures: Demolition Recommendations
484 Tacoma Court – District 4
905 Anarine Road – District 2

City Council approved demolition ordinances with a 60-day stay for two residential properties deemed dangerous. This will allow the property owners a longer time to work on addressing the code violations.

484 Tacoma Court – District 4

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, 484 TACOMA COURT, PIN 0408-68-9291. ORDINANCE NO. NS2026-003

905 Anarine Road – 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, 905 ANARINE ROAD, PIN 0428-61-2382. ORDINANCE NO. NS2026-004

MOTION: **Council Member Haire moved to keep 484 Tacoma Court and 905 Anarine Road to provide an additional 60 days for staff to work with the property owners**
SECOND: **Council Member Davis**
VOTE: **UNANIMOUS (10-0) (Council Member McMillan's vote counts in the affirmative due to unexcused absence.)**

8.0A6 Authorization to Apply for Fiscal Year 2025 Choice Neighborhood Implementation Grant and Appropriate Additional Funding for the Application

Mr. Christopher Cauley, Economic and Community Development Director, stated staff have been working on the Choice Neighborhood Grant since 2020, when Fayetteville was one of eleven cities that won a national planning grant to incorporate mixed-income, affordable housing, and market-rate housing into the redevelopment of Murchison Road. The City then worked on applying for $41 million of a $50 million implementation grant. The City was

shortlisted but ultimately did not receive the award. Most municipalities are not awarded the grant on their first application.

The new grant opportunity is now out, and applications are due March 6, 2026. This involves redevelopment of Murchison Townhomes at Rosemary and the Elliot Circle property, as well as neighborhood-wide projects and infrastructure, to include advancing plans around trails and parks. The Housing Authority has recruited a nationally recognized mixed-income housing developer to partner in the community. Staff is reviewing the feedback provided by the U.S. Department of Housing and Urban Development (HUD) from the last application to be addressed in order to be a winner this year. The maximum grant is $26 million. Staff will be requesting from Council funding and a commitment to work with partners on the Choice Neighborhood Implementation Grant effort.

Discussion ensued.

Mr. Cauley stated the City is guided by federal regulation called the Uniform Relocation Act, that says we cannot displace people using federal money. Every person in an area targeted for redevelopment has first right to return, as well as come up with a plan for them while the redevelopment takes place which includes meeting with them to determine the best place for them to live while the redevelopment takes place.

MOTION: Council Member Haire moved to authorize staff to apply for the Fiscal Year 2025 Choice Neighborhood Implementation Grant for the Murchison Road area and adopt Budget Ordinance Amendment 2026-5 and Special Revenue Project Ordinance Amendment 2024-11.
SECOND: Council Member Greene
VOTE: UNANIMOUS (10-0)

9.0 REPORTS FROM BOARDS AND COMMISSIONS

9.01 Annual Report – Fayetteville Advisory Committee on Transit (FACT)

Mr. Austin Campbell, Fayetteville Advisory Committee on Transit (FACT) Chair, presented this item with the aid of a PowerPoint presentation and stated the mission of FACT is to advise Council. Mr. Campbell reviewed the membership and the current metrics on fixed route and paratransit ridership, collisions, road calls, and valid complaints. Accomplishments include the ribbon cutting for the electric buses and charging infrastructure, the new express route to western Fayetteville, and the Title VI Fare and Service Equity Analysis. The Transit Feasibility Study is expected to be presented to Council at next month's Work Session. Revenue vehicle replacements show that fixed routes have 33 buses, of which 15 have exceeded their useful life. Paratransit has 21 buses, of which 18 have exceeded their useful life. Ongoing challenges include the need for transit operators, bus mechanics, and an aging fleet.

Discussion ensued.

MOTION: Council Member McMillan moved to accept the Fayetteville Advisory Committee on Transit annual report
SECOND: Council Member Greene
VOTE: UNANIMOUS (10-0)

10.0 STAFF REPORTS

10.01 Adoption of the 2026 State Action Agenda

Ms. Jodi Phelps, Assistant City Manager, introduced Mr. John Easterling and Derrick Applewhite, Government Relations Directors with Checkmate Government Solutions. Ms. Phelps stated this is the second year on the two-year legislative cycle, this is because this is the second year of biennium and start of the short session. The priorities align closely with Council's strategic priorities.

Mr. Easterling stated Checkmate has had the privilege of representing the City for the past six years in Raleigh at the state level. Mr. Easterling provided an overview of upcoming legislative focus areas to include the primary season, state budget, property tax discussions, housing and zoning, Hurricane Helene funding and Medicaid funding.

Funding needs for the City include $4 million for mental health co-response, homeless support, and community-based violence interruption. $2 million for affordable and workforce housing initiatives. $500,000.00 for a transportation connectivity study specifically focused on I-

685, rails, and surface transportation. $5 million for sewer and water extension support. $10 million for pedestrian safety projects. $1 million for workforce development initiatives. $3 million for a public safety training center. $2 million for the Cape Fear River Park Trail Extension Phase II. $2 million for solid waste and transit facility modernization and improvements.

Policy requests include equitable tax distribution among local government entities; recruitment and retention initiatives, specific to extending the Law Enforcement Officers Separation Allowance to firefighters; ghost gun regulations, and dam infrastructures for Arran Lakes West and College Lakes.

Discussion ensued.

MOTION: Council Member Thompson moved to adopt the 2026 State Action Agenda
SECOND: Council Member Jones
VOTE: UNANIMOUS (10-0)

10.02 Adoption of the 2026 Federal Action Agenda

Ms. Jodi Phelps, Assistant City Manager, introduced Ms. Leslie Mozingo, CEO and Owner, and Mr. Kyle Leopard, Managing Director with Strategics Consulting. Ms. Mozingo stated they have been the City's federal lobbyist for the past seven years. Ms. Mozingo reminded Council that anything that did not get finished this year will have to be reapplied for. The biggest emphasis is to take Council priorities and ensure the language lines up with the priorities of the current administration and leadership.

Ms. Phelps stated much like the State agenda, the federal priorities did not change much and continue to follow the strategic plan priorities. Transportation and Infrastructure includes the airport, public transportation, and infrastructure; Housing and Community Development includes Choice Neighborhoods, fair housing assistance, HOME, HOPWA, and CDBG funding, and blight removal and neighborhood revitalization; Public Safety includes School Resource Officer and school safety programs, Office of Community Safety programs, public safety recruitment, firefighter cancer benefits, and PFAS disposal; Economic and Community Development and Quality of Life includes active duty military and Veteran support, next generation workforce, airport corridor improvement and economic development, and I-685 connectivity.

Mr. Leopard stated across all opportunities, Strategics is continually trying to assess the City's goals and align potential federal opportunities to move the projects forward. This is done by identifying and pursuing federal grants and other funding opportunities, developing strong relationships with members of the congressional delegation and federal agencies, and monitoring of legislative and regulatory issues.

Discussion ensued.

MOTION: Council Member Thompson moved to accept the 2026 Federal Action Agenda
SECOND: Council Member McNair
VOTE: UNANIMOUS (10-0)

11.0 PUBLIC HEARINGS

11.01 Public Hearing on Owner's Request for Removal from Downtown Municipal Service District

Mr. Christopher Cauley, Economic and Community Development Director, stated this public hearing is required by general statute based on a request from a property owner to be removed from the Downtown Municipal Service District. Ms. Lachelle Pulliam, City Attorney stated this is required under North Carolina General Statute 160A-538.1 which states upon the request from a property owner for removal the City Council must schedule a public hearing for consideration of removal from the district.

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

Mr. Ed Croot, 220 Hugh Shelton Loop, Fayetteville, NC, spoke in favor of this item.

Mr. Joe Jackson, 220 Hugh Shelton Loop, Fayetteville, NC, spoke in favor of this item.

Dr. Jimmie Riggins, 220 Hugh Shelton Loop, Fayetteville, NC, spoke in favor of this item.

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

Mayor Colvin asked what an immediate remedy for the property owners that is are still being charged a tax. Dr. Douglas Hewett, City Manager, stated solid waste fees were removed, but as outlined in the agenda item the State Statute speaks to how properties enter and exit the district and that there must be a finding that they do not benefit to the extent of others.

Discussion ensued.

MOTION: **Council Member Davis moved to send this to the Council Policies Review Committee to formulate a policy for removal from the Municipal Service District**
SECOND: **Council Member Haire**
VOTE: **PASSED (9-1) Opposed: Mayor Colvin**

12.0 OTHER ITEMS OF BUSINESS

12.01 Receive Fire Station #4 Construction Defect Assessment Report from ABS

Mr. Steve Moore, President Meritus of Applied Building Sciences (ABS) provided his professional background and stated ABS offers forensic architectural services with experience in architectural, structural, civil, and roofing disciplines. In August 2025, ABS was requested to review Fire Station 4 for construction defects and provide recommendations for future utilization of the building.

The governing codes require fire stations be designed and constructed with higher degree of design requirements than residential houses because, during a natural disaster, a fire station must be able to withstand the weather. Therefore, it is imperative that a fire station be strictly built in correspondence with the approved plans, specifications, North Carolina (NC) building code, and other construction documents. If questions develop during construction, there is a process for the contractor to follow, called a Request for Information, which is submitted to the architect and engineer for clarification or revision. They are not allowed to ignore the building plans, specifications, or building codes.

Mr. Moore stated no City staff, or City Council, was responsible in the management of the construction project. The were involved in monitoring the process and taking action as needed and warranted. The architect, Stewart Cooper Newell, was hired for design and limited construction administration. In addition, they were required to visit the site monthly to evaluate ongoing issues and address compliance, questions, or issues. Froehling and Robertson were hired as a third-party construction administration service to complete special inspections required by the NC building codes. Brawley Construction had full responsibility of managing the day-to-day operations and construction of the project.

ABS reviewed available documents to identify possible building components that were not specially incorporated in accordance with the NC building code requirements. Possible components that did not receive the special certifications include construction of the masonry pours, tie beam reinforcements, installation of diamond dowels, field welded beam splices, welder certifications and qualifications, structural steel connections, construction of the apparatus bay training columns, and construction of light gauge metal framing. ABS evaluated and provided their professional opinion on the roof assembly and structure, interior and exterior concrete masonry walls, exterior cast stone, interior concrete slabs, pre-engineered metal building, light gauge metal framing, domestic drainage pipe systems, MEP systems, and industrial hygiene. Mr. Moore stated it is the opinion of ABS that repairs are neither economically practical or technically feasible and recommends the existing building, substructure, superstructure, foundations, and remaining systems be demolished.

Discussion ensued.

Council Member McMillan recommended having further open conversation so that residents are aware of the project and how we can ensure this does not take place again. Council Member Greene stated there was third-party oversight on this project based on recommendations from construction management and direction from Council after addressing previous projects, which is the reason why the City has as much documentation as we have.

MOTION: **Council Member Hondros moved to accept the Fire Station #4 Construction Defect Assessment Report and recommendations from ABS and have staff come back with additional details of recommendation.**

SECOND: Council Member Haire
VOTE: UNANIMOUS (10-0)

12.02 Receive Presentation on the Cost of Gun Violence Study

Mr. John Jones, Office of Community Safety Director, introduced Dr. Eric Moore, Senior Research Associate, UNC Charlotte Urban Institute.

Dr. Moore presented this item with the aid of a PowerPoint Presentation and introduced Dr. Jenny Hutchinson, Research Associate, UNC Charlotte Urban Institute, and Dr. Rachel Jackson-Gordon, Family Resiliency Center, Research Associate, University of Illinois Urbana-Champaign. Dr. Moore recognized the City of Fayetteville, Fayetteville Police Department, and community partner, thegroupTheory, Inc.

The project purpose was to gain a more complete and robust understanding of gun violence in Fayetteville and recommend feasible and relevant prevention strategies. The research team employed a mixed method approach; focusing on the landscape of firearm violence, estimated cost affiliated with gun violence, and community perception. Non-violent and violent crime rates were reviewed and overall, there was a decline between 2022 and 2024, but there was monthly volatility. Non-violent crime had a 14 percent (%) decrease and violent crime had a 40% decrease. Gun violence was reviewed from a nuanced approach, comparing gun violence between areas that have ShotSpotter and those that do not. For areas that do not have ShotSpotter, researchers focused on census tracts that were statistically similar to the areas with ShotSpotter to ensure comparisons were fair and results reliable. While the ShotSpotter areas did see a higher level of gun violence compared to the average neighborhoods, when compared to the statistically similar areas, the difference in violent and non-volent crime rates were not statistically significant.

Dr. Hutchinson stated the real cost of gun violence is the loss of lives and the pain of their family members and community. When the economic consequences of gun violence are examined, gun violence can then be quantified on how expensive it is in the community. Researchers reviewed 1,033 incidents that occurred in 2024 with 185 resulting in some form of death or injury. The data is then applied to a series of nation-and-state-wide proxy variables to estimate the cost of gun violence. Four categories assessed included criminal justice system costs, medical expenses, employer productivity loss, and quality of life. The total economic cost of gun violence in the City of Fayetteville was estimated to be $465,902,217.00 in 2024.

Dr. Hutchinson stated there were five main themes within the community perception research:

- Negative perception of neighborhoods contribute to disinvestment, which may create an environment that facilitates gun violence.
- Gun culture and exposure contribute to an environment that presents opportunities for unsafe gun-related activities, specifically around safe gun usage and normalization of violence.
- The community has concerns about the return on investment for ShotSpotter and wants more information.
- Youth development factors drive gun violence and are opportunities for prevention.
- Consistent community engagement is needed within communities and across sectors to support prevention of gun violence.

Dr. Jackson-Gordon stated the most dominate message was a hopeful message about prevention and that it takes people working together and being deeply invested with people from the community leading the way.

Dr. Moore stated the research team took the various research methods and combined them into a more cohesive understanding for integrated findings. While higher than citywide averages, residents' experiences and data show comparable levels of gun violence across peer neighborhoods; young adults (18-24 years old) and gun violence are often tied together; and perceived widespread firearm access is seen as a significant issue.

Dr. Moore provided the five recommendations from the study, but highlighted that the study has additional recommendations.

- Recording and categorizing data to account for the intentionality of the incident and more explicitly capture the relationship between victim and offender.

- Expand prevention strategies in and outside ShotSpotter areas by seeking the support of local organizations.
- Invest in local programs that focus on early prevention by building skills, employment pathways, mentorship, and safe spaces.
- Offer gun safety courses, hands-on demonstrations, and resources on best practices for gun ownership.
- Reframe the conversation around gun violence to provide more context to help people understand the systemic factors.

Mr. Jones recognized that the City already pays a hefty price for the cost of gun violence and that research demonstrates a well implemented community safety and violence prevention strategy consistently produce strong returns on investment by reducing justice system involvement, medical costs, and lost productivity. The data tells us we are spending far more reacting to gun violence than we are in preventing it.

Discussion ensued.

MOTION: Council Member Davis moved to accept the report.
SECOND: Council Member Haire
VOTE: UNANIMOUS (10-0)

13.0 ADJOURNMENT

There being no further business, the meeting adjourned at 11:25 p.m.

Respectfully submitted,

JENNIFER L. AYRE
City Clerk
020926

MITCH COLVIN
Mayor

City of Fayetteville

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

City Council Action Memo

File Number: 26-0116

Agenda Date: 2/23/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A2

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

THRU: **Kelly Strickland - Assistant City Manager**
Dr. Gerald Newton, AICP - Development Services Director

FROM: **Craig Harmon - Senior Planner**

DATE: **February 23, 2026**

RE:
Approve P26-01: A request to rezone property at 600 Hope Mills Rd (0416184349000), consisting of 3.72 acres and owned by LAFAYETTE LAND CORPORATION, from Office and Institutional (OI) to Limited Commercial (LC).

COUNCIL DISTRICT(S):

5 - Council Member Green

Relationship To Strategic Plan:

- Goal II: Responsive City Government Supporting a Diverse and Viable Economy
  - Objective 2.1 - To ensure a diverse City tax base - By rezoning a long-standing commercial site at 433 Hillsboro St. from split-zoned MR-5/LC to LC, the City preserves and enables reinvestment in taxable commercial activity at an already-served infill location.
  - Objective 2.3 - To leverage partnerships for job creation and retention - Aligning zoning with the established garage/vehicle sales and service use supports near-term job retention and local small-business operations while reducing regulatory risk from nonconformity.
  - Objective 2.4 - To sustain a favorable development climate - Correcting a legacy split-zoning/nonconforming condition simplifies permitting, signals predictability for small businesses, and supports corridor reinvestment goals identified in adopted land-use guidance.
- Goal III: City Invested in Today and Tomorrow
  - Objective 3.2 - To manage the City's future growth and strategic land use - The request focuses growth in a logical pattern by placing a 0.11-acre, publicly-served parcel within a coherent commercial zoning context (adjacent CC/LC) rather than dispersing uses, consistent with the City's strategy to direct development to serviced nodes.
  - Objective 3.3 - To sustain a favorable development and business climate through timely and accurate review - Brining the existing use into conformity reduces case-by-case exceptions. It enables standard, efficient reviews and inspections aligned with City process objectives.

Executive Summary:

The applicant seeks a straight (general use) rezoning of 600 Hope Mills Road from Office & Institutional (OI) to Limited Commercial (LC) on a ±3.72-acre, publicly served infill parcel. The site is presently vacant. The purpose is to develop a long-standing vacant property along the Hope Mills Road corridor.

On January 13 the Zoning Commission held a Legislative Hearing regarding this case. There was one speaker in opposition and three in favor. The Commission voted 5-0 to recommend approval.

Background:
Owner: LAFAYETTE LAND CORPORATION
Applicant: Corey Mabus, Waypoint Land Company
Requested Action: OI to LC
REID #: 0416184349000
Status of Property: Vacant.
Size: 3.72 acres ±

Adjoining Land Use & Zoning:

- **North:** OI, LC commercial
- **South:** NC, LC commercial uses
- **East:** LC, CC, SF-10, MR-5 mix of commercial residential and institutional uses
- **West:** SF-10 single family residential

Letters Mailed: 206; notices to all owners within a 1,000-ft. buffer.

Land Use Plans:

With the adoption of the City's 2040 Future Land Use Plan, all rezoning petitions are evaluated for consistency with both the Plan's policy framework and the Future Land Use Map. The subject area is designated for Office/Institutional (O/I) uses, which are intended to accommodate medium-intensity nonresidential development. This character area supports a broad range of uses, including light industrial operations, professional and administrative offices, flex space, warehousing, and large schools or institutional facilities. Development within O/I areas is often organized in coordinated groupings or business park settings, promoting efficient land use and shared infrastructure. These areas also serve as appropriate locations for utilities and essential city services, reinforcing their role in supporting the community's economic base and public service needs.

Issues/Analysis:
History:
The subject property at 600 Hope Mills Road previously had one single family house on it from at least 1968 until the mid 2000's. The current zoning (OI) was put it place after the last major widening of Hope Mills Road.

Surrounding Area:
This location is within Fayetteville's central urban fabric and is located along the major connector between Fayetteville and the Town of Hope Mills. The City's zoning map for P26-01 identifies nearby districts that include OI and LC to the north, LC to the east, and

Neighborhood Commercial (NC) and LC to the south, and LC, CC, Single Family 10 (SF-10) Residential and Mixed Residential 5 (MR-5) to the east. This development pattern reflects a predominantly commercial corridor along Hope Mills Road. The City's landuse plan calls for the properties to the east that are currently SF-10 to convert to OI in the future. To the west of this property, away from Hope Mills Road, is all zoned SF-10.

Rezoning Request:
This is a straight rezoning of one parcel from, Office and Institutional (OI) to Limited Commercial (LC) As a straight rezoning under UDO §30-2.C, no conditions may be attached; all uses permitted in LC by the UDO Use Table would be allowed if approved. The request does not propose physical expansion or premature development; rather, it standardizes the underlying zoning for a longstanding business.

Land Use Plan Analysis:
The Future Land Use Map prepared for this case identifies a mixed context around 600 Hope Mills Road. The subject area is designated for Office/Institutional (O/I) uses, which are intended to accommodate medium-intensity nonresidential development. This character area supports a broad range of uses, including light industrial operations, professional and administrative offices, flex space, warehousing, and large schools or institutional facilities. Development within O/I areas is often organized in coordinated groupings or business park settings, promoting efficient land use and shared infrastructure. These areas also serve as appropriate locations for utilities and essential city services, reinforcing their role in supporting the community's economic base and public service needs.

Policy alignment is direct. The plan's "Strategic, Compatible Growth" policies call for growth where urban services already exist (LU-1) and for strategic economic development (LU-2). It also encourages redevelopment along under-utilized commercial strips and reinvestment in distressed residential areas (LU-3). Changing this historically underutilized portion of Hope Mills Road to better match the surrounding zoning and uses will help spark its redevelopment.

The plan's implementation section further instructs staff and boards to use the FLU map and the plan to guide land-use decisions and to remove barriers to reinvestment and redevelopment in targeted areas. Converting this property to LC eliminates a mapping barrier that currently complicates reinvestment. Strategy #1 (use the plan/map in decisions) and Strategy #3 (remove reinvestment barriers).

The plan's citywide Suitability Analysis supports focusing commercial activity in existing nodes and along corridors and understanding the "impacts and externalities of corridors." In practice, standardizing the site's zoning as LC reinforces an existing commercial corridor.

Public-preference guidance inside the plan also points to outcomes consistent with this request: strong support for "Infill & Reuse" and for walkable mixed-use/commercial settings, and a desire to avoid new strip-style commercial patterns. The map change enables reinvestment in an existing commercial address and does not extend

commercial zoning into new frontage, which aligns with those preferences.

According to the submitted application:

Consistency with Comprehensive Plan and Other Long-Range Planning Documents

A. Consistency with adopted plans The proposed amendment is consistent with the City of Fayetteville's Comprehensive Plan and applicable long-range planning documents. The subject property is located within an established urban corridor served by existing public infrastructure. The plan encourages context-sensitive development, reinvestment in underutilized properties, and efficient use of land and infrastructure. Rezoning to Limited Commercial supports a broader range of low-impact, community-serving uses that are compatible with surrounding development patterns and advance the City's goals for balanced growth and corridor revitalization.

Changed Conditions

B. Changed conditions supporting the amendment Yes. Changed conditions support the proposed amendment. The surrounding area has experienced increased investment, infrastructure improvements, and evolving land use patterns. Nearby parcels have transitioned to more flexible zoning classifications, reflecting shifts in market demand and development trends. In addition, reduced demand for traditional standalone office uses and the City's emphasis on mixed-use and walkable environments indicate that the existing Office & Institutional designation no longer represents the highest and best use of the property.

Community Need

C. Demonstrated community need The proposed amendment addresses a demonstrated community need by allowing greater flexibility in land use within a corridor experiencing reinvestment and growth. The Limited Commercial district permits low-impact, neighborhood-serving uses that support changing community needs, promote local services, and enhance corridor vitality. This flexibility is consistent with the City's goals for inclusive growth, efficient land utilization, and neighborhood resilience.

Compatibility and Appropriate Zoning

D. Compatibility with surrounding uses and appropriateness of district The proposed amendment is compatible with existing and proposed uses in the surrounding area. The subject property is located along a primary corridor where adjacent parcels are already zoned Limited Commercial, establishing a clear precedent. Rezoning will create continuity along the corridor and reinforce a cohesive development pattern. The Limited Commercial district is appropriate given the site's access to infrastructure, proximity to mixed-use areas, and alignment with surrounding zoning classifications.

Logical and Orderly Development

E. Logical and orderly development pattern The proposed amendment supports a logical and orderly development pattern by aligning the subject property with adjacent Limited Commercial-zoned parcels along the corridor. This continuity strengthens the zoning framework, promotes compatible land uses, and supports orderly reinvestment in a transitional area. The amendment is consistent with the City's corridor-based planning strategy and long-range growth objectives.

Premature Development

F. Premature development The proposed amendment does not encourage premature

development. The site is located within a developed corridor served by existing transportation infrastructure and public utilities. The surrounding area has already experienced incremental growth and zoning transitions, indicating that the market and infrastructure can support additional development. The amendment represents a logical progression of development rather than speculative expansion.

Strip-Style Commercial Development

G. Strip-style development The proposed amendment does not result in strip-style commercial development. The subject property is located within an established corridor that already includes Limited Commercial zoning, creating an intentional and cohesive land use pattern. The Limited Commercial district supports low-impact, neighborhood-scale uses and includes development standards that discourage auto-oriented sprawl, excessive curb cuts, and fragmented development.

Isolated Zoning District

H. Isolated zoning The proposed amendment does not create an isolated zoning district. The property is located among parcels with similar zoning and within a broader mixed-use corridor context. The amendment reinforces existing zoning patterns and promotes continuity rather than fragmentation, supporting orderly growth and land use compatibility.

Impact on Property Values

I. Impact on surrounding property values The proposed amendment is not expected to result in significant adverse impacts on surrounding property values. The rezoning is consistent with the existing development pattern and promotes compatible, low-impact uses. By encouraging reinvestment in an underutilized parcel, the amendment may enhance the overall character and stability of the area. Development standards within the Limited Commercial district will help ensure visual and functional compatibility with adjacent properties.

Environmental Impacts

J. Environmental impacts The proposed amendment is not expected to result in significant adverse impacts on the natural environment. The site is located within a developed urban corridor and does not involve encroachment into environmentally sensitive areas. Any future development will be subject to applicable environmental regulations, including stormwater management, erosion control, tree preservation, and riparian buffer requirements.

Consistency and Reasonableness Statement

Consistency with the Comprehensive Plan and Land Use Map

The proposed rezoning is **consistent with the City of Fayetteville 2040 Comprehensive Plan and Future Land Use Map**, which designate the subject property for **Office/Institutional and Commercial uses**. This land use category is intended to accommodate medium-intensity nonresidential development, including offices, institutional uses, flex space, light industrial, warehousing, utilities, and city services. The requested zoning district supports these intended uses and provides the appropriate regulatory framework to implement the plan's vision for this corridor.

The Comprehensive Plan encourages efficient use of existing infrastructure, reinvestment in developed areas, and the clustering of employment and service uses along major corridors. The subject property is located in an area with established public infrastructure

and access to transportation facilities, making it suitable for office, institutional, and commercial development as contemplated by the plan. The requested zoning classification aligns with these objectives and facilitates development that is compatible with surrounding land uses.

Reasonableness of the Request

The proposed rezoning is **reasonable and in the public interest**. The subject property is located within a developed corridor characterized by a mix of office, institutional, commercial, and service-oriented uses. Rezoning the property to a district that permits office and institutional commercial uses is appropriate given the surrounding development pattern, access to infrastructure, and the City's long-range planning goals. The request does not constitute spot zoning, as similar zoning and land use patterns exist in the immediate vicinity. The rezoning will promote a logical and orderly development pattern, support economic development, and allow for reinvestment consistent with the City's vision for this area. There is no evidence that the proposed rezoning will have a negative impact on public health, safety, morals, or general welfare.

Conclusion

Based on the analysis above, the proposed rezoning is consistent with the City of Fayetteville 2040 Comprehensive Plan and Future Land Use Map, is compatible with surrounding development, and supports a logical and orderly growth pattern. The request is reasonable and in the public interest, promotes efficient use of existing infrastructure, and advances the City's goals for corridor-based development and economic vitality. Staff finds no evidence that the proposed amendment would be detrimental to public health, safety, morals, or general welfare and recommends approval.

Budget Impact:

Approval of the proposed rezoning does not, in and of itself, obligate the City to any new capital expenditures or operational costs. Any fiscal impacts would occur only if and when the property is developed. The site is located within an area already served by existing public infrastructure and services, including water, sewer, transportation, public safety, and stormwater systems.

Future development may generate one-time revenues in the form of plan review, permitting, and inspection fees, as well as ongoing ad valorem tax revenue and utility revenues. Development-related infrastructure improvements, if required, will be addressed through the subdivision, site plan, and permitting processes and are typically the responsibility of the developer.

Currently, the proposed rezoning is anticipated to be **fiscally neutral to modestly positive** for the City, with no immediate impact to the General Fund.

Options:

1. Approve as Presented (Recommended)

Move to approve the map amendment to **Limited Commercial (LC)** as presented, based on the competent, material, and substantial evidence in the record, and adopt the attached **Plan Consistency and Statement of Reasonableness** finding the request consistent with the Future Land Use Plan.

2. Approve with Modification to a More Restrictive District

Move to approve a map amendment to a more restrictive base zoning district in lieu of

Limited Commercial (LC), based on the competent, material, and substantial evidence in the record, and adopt an amended **Plan Consistency and Statement of Reasonableness** finding the modified request consistent with the Future Land Use Plan; and direct staff to prepare the corresponding ordinance.

3. Deny

Move to deny the map amendment request, based on the competent, material, and substantial evidence in the record, and adopt the **Plan Inconsistency and Statement of Reasonableness** setting forth why the request is inconsistent with the Future Land Use Plan and not in the public interest.

Recommended Action:

The Zoning Commission and Professional Planning Staff recommend **approval of the map amendment to Limited Commercial (LC) as presented**, based on the competent, material, and substantial evidence in the record, and adoption of the attached **Plan Consistency and Statement of Reasonableness** finding the request consistent with the Future Land Use Plan. The proposed rezoning supports the Plan's Office/Institutional and commercial policy direction, promotes context-sensitive reinvestment along an established corridor, and advances the City's goals for orderly growth, efficient infrastructure use, and compatible land development.

Attachments:

1. Plan Application
2. Aerial Notification Map
3. Zoning Map
4. Land Use Plan Map
5. Subject Property
6. Surrounding Property Photos
7. Consistency and Reasonableness Statement

Planning & Zoning
433 Hay Street
Fayetteville, NC 28301
910-433-1612
www.fayettevillenc.gov

Project Overview #1931867

Project Title: 600 Hope Mills Road
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review
Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN: 600 HOPE MILLS RD (0416184349000)
Zip Code: 28304

Is it in Fayetteville? 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 delays and penalties for not doing so.

GIS Verified Data

Project Address: 600 HOPE MILLS RD

General Project Information

Has the land been the subject of a map amendment application in the last five years?: No
Previous Amendment Approval Date:
Previous Amendment Case #:
Proposed Zoning District: LC - Limited Commercial
Acreage to be Rezoned: 3.72
Is this application related to an annexation?: No
Water Service: Public
Sewer Service: Public

A) Please describe all existing uses of the land and existing structures on the site, if any:
Land is vacant.

B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:
Adjacent uses are Neighborhood Commercial and Office and Institutional. Across the street is SF-10 and Limited Commercial.

Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:
The proposed amendment is consistent with Fayettevilles comprehensive plan and long-range planning documents, particularly those encouraging context-sensitive development and adaptive reuse of underutilized parcels. The site is located within a developed urban corridor with existing infrastructure, aligning with goals for efficient land use and sustainable growth. Rezoning to Limited Commercial supports a broader range of low-impact, community-serving uses that complement surrounding development patterns and enhance land value. This change promotes flexibility for future investment while remaining compatible with adjacent zoning and the Citys vision for balanced, resilient neighborhoods.

B) Are there changed conditions that require an amendment? :
Yes, changed conditions support the proposed amendment. The subject property is located within a corridor experiencing increased investment, infrastructure upgrades, and evolving land use patterns. Adjacent parcels have transitioned toward more flexible zoning categories, reflecting market demand for context-sensitive development. The Office & Institutional designation no longer reflects the highest and best use for the site, given shifts in employment patterns, reduced demand for standalone office space, and the Citys emphasis on mixed-use, walkable environments. Rezoning to Limited Commercial better aligns with current development trends and supports Fayettevilles long-range planning goals.

C) State the extent to which the proposed amendment addresses a demonstrated community need.:
The proposed amendment addresses a demonstrated community need by enabling flexible land use in a corridor experiencing growth and reinvestment. Fayettevilles long-range planning documents emphasize the importance of adaptive zoning that responds to evolving demographic, economic, and infrastructure conditions. The Limited Commercial designation allows for context-sensitive development that can accommodate a range of low-impact, community-serving uses. This flexibility supports the Citys goals for inclusive growth, efficient land utilization, and neighborhood resilience, particularly in areas where traditional office demand has declined and diversified land use is needed to meet changing community priorities.

D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:
The proposed amendment is compatible with both existing and emerging land uses surrounding the subject property. The parcel is located along a primary traffic corridor where adjacent sites are already zoned Limited Commercial, establishing a clear precedent for this designation. Rezoning this site would create continuity along the corridor, supporting a cohesive development pattern and reinforcing the Citys goals for orderly growth. The Limited Commercial district is appropriate for this location given its access to infrastructure, proximity to mixed-use nodes, and alignment with surrounding zoning. This amendment enhances land use compatibility while enabling reinvestment in a transitional area.

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:
The proposed amendment supports a logical and orderly development pattern by aligning the subject property with adjacent parcels that are already zoned Limited Commercial along the same primary corridor. This continuity reinforces a cohesive zoning framework and promotes compatible land uses that respect existing infrastructure and traffic flow. The amendment facilitates reinvestment in a transitional area, enabling context-sensitive development that complements surrounding uses while avoiding fragmentation or spot zoning. It reflects Fayettevilles planning principles for corridor-based growth, efficient land utilization, and balanced neighborhood evolution.

F) State the extent to which the proposed amendment might encourage premature development.:
The proposed amendment does not encourage premature development. The subject property is located within a developed corridor with existing infrastructure, including roadway access, utilities, and nearby commercial and institutional uses. The area has already experienced incremental growth and zoning transitions, indicating that the market and infrastructure can support additional context-sensitive development. Rezoning to Limited Commercial aligns with the Citys long-range planning goals and reflects a logical next step in the corridors evolution, rather than speculative or unsupported expansion.

G) State the extent to which the proposed amendment results in strip-style commercial development.:
The proposed amendment does not result in strip-style commercial development. The subject property is located within a corridor that already includes Limited Commercial zoning on adjacent parcels, creating a cohesive and intentional land use pattern. The amendment supports context-sensitive development that complements surrounding uses without introducing fragmented or linear retail sprawl. Limited Commercial zoning allows for a range of low-impact, neighborhood-scale uses that are compatible with existing infrastructure and urban form. This change reinforces orderly growth and avoids the characteristics typically associated with strip-style development, such as excessive curb cuts, disconnected parcels, and auto-centric design.

H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:
The proposed amendment does not result in the creation of an isolated zoning district. The subject property is located along a primary traffic corridor where adjacent and nearby parcels are already zoned Limited Commercial, establishing a consistent and compatible zoning pattern. This amendment reinforces the existing land use framework and promotes continuity rather than fragmentation. By aligning the subject parcel with surrounding zoning districts, the proposed change supports Fayettevilles goals for orderly development, corridor-based planning, and land use compatibility.

I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:

The proposed amendment is not expected to result in significant adverse impacts on the property values of surrounding lands. The subject property is located within a corridor that already includes Limited Commercial zoning, and the proposed change aligns with the existing development pattern. By promoting compatible, low-impact uses and encouraging reinvestment in an underutilized parcel, the amendment may enhance the overall character and vitality of the area. Furthermore, the Limited Commercial district includes development standards that help ensure visual and functional compatibility with adjacent properties, thereby preserving neighborhood stability and supporting long-term property values.

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:

The proposed amendment is not expected to result in significantly adverse impacts on the natural environment. The subject property is located within a developed urban corridor already served by public infrastructure, and the rezoning does not involve expansion into environmentally sensitive areas. Any future development will be subject to Fayettevilles environmental regulations, including stormwater management, tree preservation, and erosion control standards. The Limited Commercial district supports low- to moderate-intensity uses that can be designed to minimize impervious surfaces and preserve natural features, ensuring that environmental stewardship remains a priority throughout the development process.

Primary Contact Information

Project Owner

Corey Mabus
Waypoint Land Company
3299 Cypress Church Rd
Cameron, NC 28326
P:9107285714
corey@waypointlandco.com

Project Contact - Agent/Representative

Corey Mabus
Waypoint Land Company
3299 Cypress Church Rd
Cameron, NC 28326
P:9107285714
corey@waypointlandco.com

Indicate which of the following project contacts should be included on this project:

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:

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
Case #: P26-01

1,000 Foot Notification Area

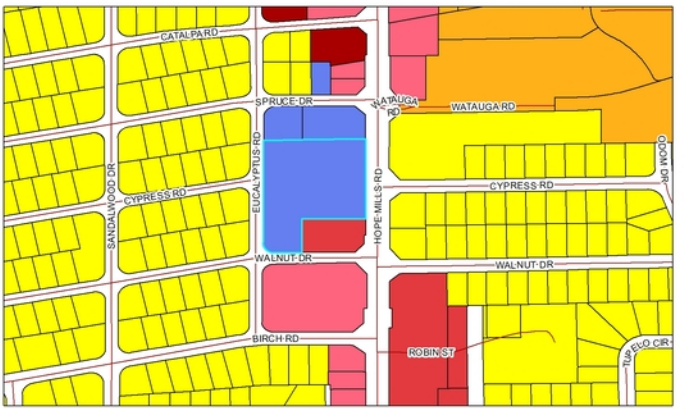
Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.

REQUEST: OI to LC

LOCATION: 600 Hope Mills Rd

N

FAYETTEVILLE
AMERICA'S CAN DO CITY



Zoning

Streets
CC - Community Commercial
LC - Limited Commercial
MR-5 - Mixed Residential 5
NC - Neighborhood Commercial
OI - Office & Institutional
SF-10 - Single-Family Residential 10

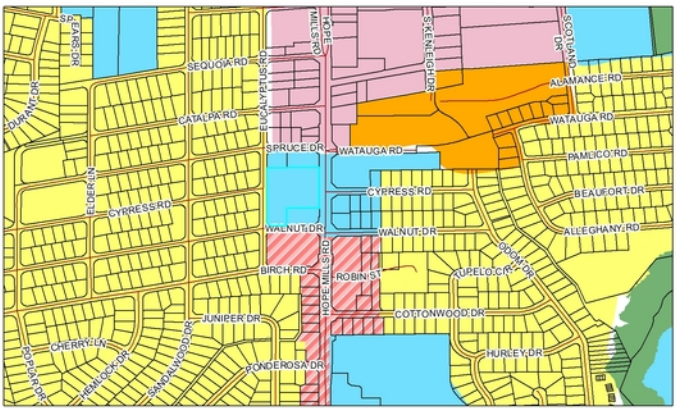
Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

Case #: P26-01

REQUEST: Rezoning OI to LC

LOCATION: 600 Hope Mills Road

N



Future Land Use

Case #: P26-01

REQUEST: Rezoning OI to LC

LOCATION: 600 Hope Mills Road

Streets

PARKOS - PARK / OPEN SPACE

LDR - LOW DENSITY

HDR - HIGH DENSITY RESIDENTIAL

NMU - NEIGHBORHOOD MIXED USE

CSR - COMMERCIAL STRIP REDEVELOPMENT

OI - OFFICE / INSTITUTIONAL

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

N

FAYETTEVILLE NC

Subject Property





FAYETTEVILLE NC

Surrounding Properties







Consistency and Reasonableness Statement

Map Amendments

Pursuant to N.C.G.S §§160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case P26-01 is consistent with the City of Fayetteville's Future Land Use Map and Plan (Comprehensive Plan). The following analysis examines the proposed amendment relative to the goals and land-use policies and strategies of the Comprehensive Plan and follows the Commission's established consistency format.

Consistency

1. **GOALS**

GOAL(S)	CONSISTENT	INCONSISTENT
• Goal 1: Focus value and investments around infrastructure and strategic nodes. o The site is fully served by public water and sewer. It is located within an established rail-served distribution and industrial node off Ramsey Street and I-295, directing new investment to a serviceable employment corridor rather than outlying areas.	X	
• Goal 2: Promote compatible economic and commercial development in key identified areas. o Rezoning to LI in an existing industrial/distribution corridor allows modernization of a long-standing wholesale business. It aligns the site's zoning with adjacent LI-zoned properties to the northwest and southeast. • Goal 3: Encourage infill/redevelopment where services exist. o The request facilitates redevelopment of an already-developed tract – currently occupied by multiple Healy Wholesale buildings that will be demolished and rebuilt – in a fully serviced employment area rather than extending development into new greenfield locations. • Goal 4: Foster safe, stable, and attractive neighborhoods. o Neighborhood compatibility is addressed through the UDO's buffering, setback, and height standards at the interface with nearby residential zoning (SF-6 mobile home estate across Distribution Drive), with site access maintained on an industrial street rather than local neighborhood streets.	X X X	

• Goal 5: Preserve and enhance environmental features. o No mapped sensitive environmental features are identified on the subject tract; the applicant indicates the redevelopment will reduce impervious area and increase vegetation, with detailed stormwater and landscaping review occurring at the TRC/site-plan stage.	X	
• Goal 6: Compliment and capitalize on strategic economic institutions and employment areas. o The request reinforces an existing Employment Center corridor by supporting reinvestment in a major local employer in proximity to rail and regional highway infrastructure, strengthening the City's employment base in a planned industrial area.	X	

2. LAND USE POLICES AND STRATEGIES:

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
• LU-1 (Strategic, infrastructure-served growth) – Directs growth to areas well served by infrastructure and urban services. o The site lies within a built-out industrial/distribution corridor with existing utilities, roadway capacity, and freight access, rather than requiring leap-frog extensions of service.	X	
• LU-1.6 (Infrastructure concurrent with development) – Require infrastructure to be in place concurrent with development. o Any utility or transportation upgrades needed to support redevelopment will be addressed through standard TRC and building permit review processes; the site is already on public water and sewer.	X	
• LU-2 (Targeted economic development in Employment/Industrial Areas) – Encourage economic development in designated employment and industrial areas. o The amendment positions an existing wholesale/distribution use for reinvestment and long-term operation in a designated Employment Center corridor, alongside other LI and CC industrial/commercial uses.	X	
• LU-3 (Redevelopment of strip commercial and underutilized sites) – Encourage redevelopment and reinvestment where services already exist.	X	

○ Converting a CC-zoned site that functions as an industrial/warehouse operation into LI supports reinvestment in an under-performing commercial designation, better matching the corridor's industrial character and improving site design and aesthetics.		
• LU-6 (Neighborhood Quality) – Promote buffering, screening, and design transitions where employment areas interface with residential areas. ○ LI development standards require screening, landscaping, and increased setbacks where industrial uses adjoin or face residential zoning, which will help mitigate visual and operational impacts toward the SF-6 mobile home estate across Distribution Drive.	**X**	

3. **Future Land Use Map Consistency**
   - **Text Consistency:** The proposal aligns with Future Land Use Plan goals and policies that focus on employment-intensive uses, such as warehousing and light industrial operations, within serviced employment corridors and nodes with strong transportation access. **(Consistent)**
   - **Map Consistency:** The site lies within the Employment Center (EC) character area on the Future Land Use Map for this corridor, which anticipates office, industrial, warehousing, and other employment-oriented uses served by regional transportation and utilities. Rezoning from CC to LI maintains and reinforces that employment function and does not introduce a new or incompatible land-use type. **(Consistent)**

Reasonableness

The proposed zoning amendment is reasonable and in the public interest because it supports the policies of the Comprehensive Plan as stated above and the City's Strategic Plan, particularly Goal II (Diverse & Viable Economy) and Goal III (City Investment Planning), by strengthening an existing employment corridor and directing reinvestment to a fully serviced industrial node.

It is further reasonable and in the public interest because:

X The size, physical conditions, and other attributes of the proposed use(s) will benefit the surrounding community by allowing the demolition of multiple older buildings and the redevelopment of a 4.21-acre tract into a modernized distribution facility with improved circulation, site design, and landscaping in an appropriate industrial setting.

____ The amendment includes conditions that limit potential negative impacts on neighboring uses. *Not applicable – this is a straight rezoning to LI; mitigation of any potential impacts will occur through the City's development standards, buffering, and TRC/site-plan review at the time of future permits.*

____

X The proposed uses address the needs of the area and/or the City by supporting reinvestment in a long-standing local employer, retaining and potentially expanding jobs, and reinforcing the corridor's role as a distribution and light-industrial cluster rather than strip commercial.

X The proposal adapts the zoning map to reflect current land-use patterns by converting Community Commercial (CC) – which is intended for medium- to high-intensity retail and service uses – to Light Industrial (LI) on a site already operating as a wholesale/distribution facility and bordered by LI-zoned land, thereby reducing zoning/use mismatch along Distribution Drive.

The amendment is also in the public interest because it:

X Improves consistency with the long-range plan by aligning zoning with the Employment Center (EC) future land use designation and associated policies for this corridor.

X Improves the tax base by facilitating capital reinvestment and long-term operational stability at a key employment site, with an anticipated neutral-to-positive fiscal impact over time.

___ Preserves environmental and/or cultural resources.

X Facilitates a desired kind of development by encouraging employment-oriented light-industrial reinvestment in a fully served corridor with rail access, consistent with the City's economic development objectives.

X Provides a needed employment/industrial area by strengthening an existing cluster of LI-zoned properties and avoiding incremental encroachment of incompatible uses into nearby residential neighborhoods.

Additional comments: Redevelopment is expected to reduce impervious area and increase vegetation relative to the existing development pattern, improving on-site stormwater performance and visual quality along Distribution Drive, subject to detailed design at TRC review.

January 13, 2026
Date

Chair Signature

R. Kevin Wright
Print

City of Fayetteville

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

City Council Action Memo

File Number: 26-0118

Agenda Date: 2/23/2026 **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: **Kelly Strickland - Assistant City Manager**
Dr. Gerald Newton, AICP - Development Services Director

FROM: **Craig M. Harmon - Senior Planner**
Demetrios Moutos - Planner II

DATE: **February 23, 2026**

RE:
Approve P26-02. A request to amend the MR-5/CZ conditional zoning conditions for property located at 0 Mount Rainer Rd and 0 Rock Creek Ln (PINs 0439300490000 and 0439302525000), consisting of 17.61 acres and owned by Northridge Towns, LLC, et al. to allow up to 200 residential units.

COUNCIL DISTRICT(S):
3 - Jones

Relationship To Strategic Plan:
Strategic Operating Plan FY 2025
This conditional rezoning request - amending the MR-5/CZ conditions to allow no more than 200 residential units - tracks closely with the Strategic Plan's core intent: providing "quality and sustainable public service" and supporting communities and business growth. It's also consistent with the MR-5 district purpose of accommodating a wide variety of housing types at moderate to high densities.
Goal I (Safety & Security). The applicant cites a Fire Marshal access requirement - ingress/egress from Rosehill Road - as a driver for revising the prior plan. That directly touches the Strategic Plan's emphasis on emergency preparedness/response and traffic/pedestrian safety. In practice, the rezoning decision point is less "does housing support safety" and more "do the access/connection conditions and resulting street design support safe response and safe daily movement."
Goal II (Diverse & Viable Economy). Adding housing units generally supports a stronger tax base and a favorable development climate - both explicit objectives of Goal II. The applicant also asserts the change would have "only… positive impacts" on surrounding property values through reinvestment in existing infrastructure, which is the same basic mechanism Goal II is trying to cultivate (private investment outcomes alongside quality-of-life improvements).
Goal III (City Investment Planning). Goal III is where this case most cleanly lands: managing future growth and strategic land use is an explicit objective, and the applicant's justification is fundamentally an infrastructure-and-access argument (water/sewer already established; changes would be cost-prohibitive; access requirements force a redesign). Put simply: this is a request to adjust entitlements to match real-world infrastructure

constraints and emergency-access expectations - exactly the “invested in today and tomorrow” frame Goal III is written around.

Goal IV (Live, Work, & Recreate). Goal IV includes the plain objective of ensuring “a place for people to live in great neighborhoods” and a strategic priority explicitly emphasizing affordable housing needs. The applicant ties the request to Fayetteville’s “shortfall of homes needed”. Whether the units end up affordable (in the strict income-based sense) isn’t established in the submittal, but the request still aligns with the Plan’s broader housing-supply and neighborhood-stability direction.

Goal V (Financially Sound City). Goal V is about fiduciary accountability and aligning resources with priorities. More housing can expand the tax base (Goal II) while also increasing service demand (Goal V’s “resource sustainability” lens). This rezoning fits Goal V best when it is paired with clear infrastructure/service assumptions - because Goal V is explicitly about keeping that alignment disciplined, not just approving growth in the abstract.

Goal VI (Collaborative Government). The conditional rezoning process itself is a public-facing decision workflow - public notice, hearings, and a record - so it’s inherently tied to the Plan’s objectives on transparency, customer service, and public outreach/dialogue. In other words: even when the underlying project is “just housing units,” the way the City processes and conditions it is part of delivering Goal VI.

Executive Summary:

Case P26-02 (Northridge Park) is a request to amend the existing MR-5/CZ conditional zoning conditions on approximately 17.61 acres at 0 Mount Rainer Rd. / 0 Rock Creek Ln. (PINs 0439300490000 and 0439302525000) to allow up to 200 residential units. The applicant cites changed conditions - existing water/sewer infrastructure where modification would be cost-prohibitive (for the developer and PWC) and a Fire Marshal access requirement from Rosehill Road - that together make the previously contemplated 125-unit plan “moot,” while asserting consistency with the Future Land Use Plan goals LU-6 (quality neighborhoods) and LU-7 (mix of housing types). Adjacent context noted in the application includes SF-10 and SF6/CZ with single-family neighborhoods and two churches, and public notification is shown as mailing to property owners within a 1,000-foot buffer. The map amendment fee ($1,000) is shown as paid for project #1954501, with the application entered 12/8/25. As with City submittals, the package relies on standard requirements like a signed/notarized Affidavit of Ownership and scaled site drawings.

On January 13 the Zoning Commission held a Legislative Hearing regarding this case. There two speakers in favor, none in opposition. The Commission voted 5-0 to recommend approval. The applicant agreed to reduce their requested conditions to only one, which is to allow up to 200 residential units. This change in conditions was offered by the owner and accepted by the Commission.

Background:

Owner: Northridge Towns, LLC, et al. (Deed Book/Page: 11893/0322; 11899.0300)

Applicant: The Charleston Group (Catherine R. Iwashita Bamba), on behalf of Northridge Towns, LLC, et al.

Requested Action: Conditional rezoning request to amend the MR-5/CZ conditions to

allow up to 200 residential units. (Submitted by the applicant and accepted by the Zoning Commission)
Zoning District: MR-5/CZ -Mixed Residential 5 Conditional
Property Address: 0 Mount Rainer Rd. and 0 Rock Creek Ln., Fayetteville, NC 28301 (PINs 0439300490000 and 0439302525000)
Size: 17.61 acres ±
Existing Land Use: Undeveloped/vacant tract (Northridge Park area).
Surrounding Zoning and Land Uses: SF-10 and SF-6/CZ nearby (single-family residential) and two churches
Letters Mailed: 243 within a 1,000-ft. buffer (per the generated notice list); rezoning notice area shown as a 1,000-ft. buffer on City maps.

Issues/Analysis:
The request is to amend the existing MR-5/CZ conditional zoning conditions for 0 Mount Rainer Road and 0 Rock Creek Lane, a combined 17.61-acre tract, to allow up to 200 residential units - envisioned as a mix of townhomes and apartments - “without restriction on use.”
The project history shows a consistent through-line: connectivity and access have been central to staff review and public response across multiple cycles. Early TRC comments dated November 30, 2020 reflect a subdivision-style framework focused on final plat requirements, easements, common-area maintenance disclosures, future street-connection notes, and provisions for governmental access on private streets, with those early expectations embedding the same connectivity tools that surface later (stub-outs, cross-access easements, and “future connection” signage).
In the P21-26 conditional rezoning (LC to LC/CZ), the minutes document that the Fire Department required secondary access, which drove the need for access to Rosehill Road. The applicant described a 66-lot single-family pattern and stated the neighborhood would not be gated, while opponents raised concerns about cumulative development and prior expectations related to gating/design and the Rosehill Road connection. The Zoning Commission approval recommendation carried 3-2.
By March 13, 2024, TRC comments had shifted squarely into the MR-5/CZ framework and explicitly identified the operative conditional limit as “MR5/CZ number of units (max 125).” TRC also flagged mechanics that matter for a multi-parcel, multi-building layout (recombination and final plat sequencing) and reiterated the MR-5 unit/area math concept used in prior review. The P24-10 amendment then set or confirmed that 125-unit maximum as the controlling condition for the site, establishing the “previously contemplated development” baseline referenced by the applicant now.
On December 8, 2025, the applicant filed the current P26-02 request, proposing a revised condition of “no more than 200 residential units without restriction on use.” The application describes the surrounding area as primarily SF-10 and SF-6(CZ) single-family development plus two churches, and it asserts changed conditions - established water/sewer infrastructure that is costly to modify and a Fire Marshal requirement for ingress/egress from Rosehill Road - that together make the earlier 125-unit concept “moot.”
In the current TRC cycle (December 17, 2025), staff reiterates MR-5 dimensional compliance expectations (setbacks and building spacing) and requires parking calculations demonstrating a minimum of 1.8 spaces per dwelling unit with stall/aisle

dimensions. TRC also requires an open-space plan with a calculation table distinguishing usable versus non-usable open space (including ADA access, shade and seating, furnishings, and tree planting expectations). In addition, TRC requires colored elevations showing design-standard compliance for clubhouse and apartment buildings, along with a sidewalk connection (with ramps and striping) tied into the public sidewalk system.

With that context, the core issues for decision-makers are straightforward. The proposed condition is intentionally broad because it caps units at 200 but does not constrain unit mix, building count, massing, phasing, or internal circulation, and that breadth matters here because the record repeatedly shows access and connectivity - especially Rosehill Road - driving both technical requirements and neighborhood expectations. The practical decision is whether the Commission intends only to adjust the unit cap and leave form and impacts to later site plan review, or whether the Commission needs the conditional rezoning to provide more predictability about the outcomes that most affect neighbors.

Although MR-5 is designed to accommodate a range of housing types at moderate to high densities with associated design standards and potentially complementary neighborhood-serving uses, the surrounding context described in the application remains largely single-family with institutional uses, and the FLUP context in the record has been consistently described as low-density residential. That makes the policy question less about introducing multifamily in the abstract and more about what level of intensity - and what guardrails - are compatible at the edges and across the street network.

Numerically, 200 units on 17.61 acres implies roughly 11.36 dwelling units per acre gross, which is below MR-5's maximum gross density range, but the recurring impacts raised in the file - traffic distribution, emergency access, and cut-through behavior - are driven as much by access-point configuration and network design as by raw density. That is why transportation and emergency access remain the deepest issue: secondary access has been a hard requirement in prior approvals, the applicant now claims fire ingress/egress from Rosehill Road is required, and current fire access guidance ties unit count to the number of required access points - meaning a 200-unit concept triggers a different access-point expectation than the 125-unit baseline, changing circulation patterns, neighborhood experience, and even basic feasibility without redesign. Traffic Engineering is also indicating a Traffic Impact Analysis will be needed to validate assumptions and mitigation.

At the same time, many of the recurring "quality and predictability" items TRC flags - dimensional compliance, parking ratios and geometry, elevations, sidewalk connections, and open-space calculations - are enforceable through normal site plan review under the UDO, so they are not usually the best use of conditional-zoning language unless the City needs commitments beyond the baseline requirements. The applicant's main justifications should be read through that lens: even if 200 units can be argued as below a theoretical maximum yield, the more decision-relevant comparison in this record is how 200 units changes access-point requirements, traffic distribution, and edge compatibility relative to the previously conditioned 125-unit baseline. Likewise, the "cost prohibitive" utility argument is strongest when backed by a specific constraint statement rather than general assertions, particularly since TRC already anticipates coordination with utilities and easements.

Ultimately, the few items most likely to drive outcomes are the number and location of access points (especially if 161+ units implies a third access), the scope and conclusions of the required traffic analysis, the strength of edge compatibility measures where the site

meets SF-10 and SF-6(CZ) areas (buffers, building placement, height transitions, lighting and operation impacts), the functionality of open space rather than minimum compliance, and the predictability of the final built form given the requested condition's breadth. Framed fairly, the central question is not "neighbors versus housing," but whether the amended conditions produce a development that can be served safely and efficiently by infrastructure and emergency access, while remaining legible and predictable enough that adjacent property owners can understand the likely end state - particularly on access routing - before the decision shifts to administrative site plan review.

Future Land Use Plan Analysis

The Future Land Use Plan (FLUP) is intended to function as the City's citywide framework for "sound development patterns," with staff specifically directed to review rezonings (including conditional rezonings) and other land-use petitions for consistency with the Future Land Use Map *and* the plan's goals, policies, and strategies. The FLUP is organized around (1) the planning/public-input process, (2) the Future Land Use Map and character areas, (3) goals and policies, and (4) implementation strategies. For Case P26-02, the adopted Future Land Use Map context shown in the case materials includes LDR (Low Density Residential) as a mapped designation in the immediate area (with additional mapped categories nearby, including Park/Open Space and Office/Institutional). This matches the City's prior public-hearing record for these same parcels: during the 2024 conditional-zoning amendment (P24-10), the Zoning Commission minutes explicitly note the FLUP "calls for the area to be designated low-density residential." Against that framework, the current proposal seeks to revise the conditional-zoning condition to allow up to 200 total residential units and explicitly contemplates a mix of townhomes and apartments.

Looking at the FLUP in its entirety (not just the map color), three plan-wide threads matter most for how P26-02 relates to the FLUP. First, the FLUP's planning-process results show Fayetteville residents expressed split preferences between low-density and medium-density single-family forms, while showing a strong preference for neighborhood character patterns that include mixed use and conservation subdivisions (more open space/parks). At the same time, the plan records mixed support for apartments/duplexes/townhomes, with the key qualifier that most people viewed those housing types as appropriate "only in certain places." That qualifier becomes a central consistency question when a Low-Density Residential area is asked to absorb a larger multi-family component: the FLUP's narrative does not read as a blanket endorsement of apartments anywhere; it reads as a location-dependent tool.

Second, the FLUP's goals/policies create a two-part test: (a) whether the location is appropriate for growth intensity, and (b) whether site design mitigates impacts and delivers "quality neighborhood" outcomes. The plan's land-use policy set begins with "Strategic, Compatible Growth," including a policy direction to encourage growth in areas served by infrastructure and public services (roads, utilities, parks, schools, police/fire). The applicant's narrative argues changed conditions and existing infrastructure (e.g., established water/sewer) support revisiting the prior condition set. Separately, the plan's "Safe, Stable, and Attractive Neighborhoods" policies emphasize development standards tied to connectivity and livability - connected streets and stub-outs, sidewalks, open space, street trees, and CPTED principles. The FLUP also supports a broader mix of housing types, including attached and multi-family, but it frames that support as being especially appropriate within/near Downtown and designated Centers, and calls out

medium-density and neighborhood-improvement areas as the places to intentionally allow smaller-scale attached types. In other words: the FLUP supports housing diversity as a citywide objective, but it pairs that objective with an implied geography. With the subject area mapped as LDR in the case record, the key FLUP-consistency issue becomes whether the site can be credibly treated as one of those "certain places" where a higher-intensity, mixed-format residential program is appropriate - *and* whether the proposal's conditions meaningfully secure compatibility outcomes rather than relying on aspirational statements.

Third, the FLUP repeatedly elevates environmental performance and resilience as core land-use expectations, not add-ons. It directs the City to require reservation of open space and unique natural features in new development, including stronger open-space expectations, connected open space where practical, and clarity about what counts as open space. It also calls for a connected system of parks/greenways and for site design/capital improvements that reduce flooding impacts - specifically emphasizing on-site stormwater controls that mimic pre-development conditions, reduce downstream impacts, and carefully control development in floodplains. Even where a specific parcel is not documented in the case file as being flood-prone, the FLUP's broader "natural resources and environmental constraints" discussion frames floodplains/hydric soils as areas generally unsuitable for intense development and encourage minimizing development in floodplains as a protective strategy. For P26-02, that means FLUP alignment is strengthened when the conditional rezoning (or subsequent site plan) clearly commits to open-space structure, tree/feature preservation where feasible, and stormwater/resiliency practices that track the plan's intent - not merely minimum compliance language.

Put together: the FLUP clearly recognizes a citywide need to manage growth, enable housing variety, and require better neighborhood/environmental outcomes, but it also anchors these choices in mapped character (here, Low Density Residential) and in the "only in certain places" public expectations record for multi-family formats. Since the prior amendment case for these parcels treated low-density FLUP designation as compatible with MR-5/CZ *when capped at 125 units*, the shift to a 200-unit cap with an explicit townhome/apartment mix is the FLUP-critical change: it increases the burden on the rezoning record to demonstrate (1) why this site is one of the plan's "certain places," and (2) how the project will deliver the FLUP's quality-neighborhood and environmental-performance expectations in a way that is legible at the zoning-decision level (which is exactly how the FLUP instructs the map and policies to be used).

Budget Impact:

Approval of this conditional rezoning amendment does not, by itself, authorize or appropriate any City funds and is not expected to create an immediate, direct budget impact. The action primarily changes the allowable intensity under the existing MR-5/CZ framework; any site-specific construction obligations would occur later through the normal development review and permitting process.

If the rezoning is approved and the property is subsequently developed, there may be indirect fiscal effects over time. A higher unit cap can increase demand for public services (fire, police, solid waste, parks, and transportation operations) and may prompt the need for roadway or access improvements identified through traffic review or required to meet emergency access standards. In general, on-site infrastructure and

developer-triggered improvements are addressed through TRC review, required construction, and utility connection charges/fees as applicable, while any broader, discretionary capital upgrades beyond required improvements would only occur if separately programmed and funded by the City or the utility provider. Over the longer term, redevelopment of the site may also increase the tax base relative to the current condition, but the magnitude and timing of any revenue change depends on the final development program and assessed value at buildout.

Options:

Following staff review and the close of the legislative hearing, the Zoning Commission must make a recommendation - by majority vote of a quorum present - based on the conditional rezoning standards. For Case P26-02 (0 Mount Rainer Rd. / 0 Rock Creek Lane.; 17.61 acres; request to amend MR-5/CZ conditions to allow up to 200 residential units, the recommendation options are:

Approve as submitted. Recommend approval subject to the conditions included in the application (i.e., the requested amendment/condition as filed).

Approve with revised or additional conditions. Recommend approval subject to revisions or added conditions, but only if those changes are agreed to by the applicant *in writing.* The Commission may suggest changes during its review; however, only written applicant agreement can make those changes part of the recommendation. **(The applicant agreed to reduce their requested conditions to only one, which is to allow up to 200 residential units. This change in conditions was offered by the owner and accepted by the Commission.) Recommended**

Approve with a reduction in area. Recommend approval of the application, but with a smaller land area included than what was requested.

Deny. Recommend denial of the application.

Regardless of the option selected, the Zoning Commission's recommendation must include a written statement addressing plan consistency and the reasonableness of the amendment.

Recommended Action:

The Professional Planning Staff and the Zoning Commission recommend that City Council approve the proposed map amendment to the requested Mixed Residential 5 (MR-5/CZ) conditional zoning to allow up to 200 residential units on approximately 17.61 acres located at unaddressed Mount Rainer Rd. and unaddressed Rock Creek Ln, based on the following:

- Policy Consistency: The Future Land Use Plan (FLUP) serves as Fayetteville's citywide framework for guiding sound development patterns and directs staff to evaluate rezonings and land-use petitions for consistency with the Future Land Use Map, goals, and policies. For Case P26-02, the subject property is mapped Low Density Residential (LDR), consistent with prior public-hearing records, yet the current proposal seeks to amend the conditional zoning to allow up to 200 residential units, including townhomes and apartments, representing a higher-intensity, mixed-format development. While the FLUP supports housing diversity and strategic growth in areas served by infrastructure, it emphasizes that attached and multi-family housing is appropriate only in certain locations and must be compatible with neighborhood character. The plan further calls for

high-quality design outcomes-connectivity, sidewalks, open space, trees, and CPTED principles-as well as environmental stewardship through preserved open space, stormwater controls, and resilient site planning. Accordingly, consistency hinges on demonstrating that this site can function as one of the plan's intended "certain places" for increased intensity and that enforceable conditions will ensure compatibility, livability, and environmental performance aligned with the FLUP's expectations.

• Contextual Appropriateness: The rezoning is contextually appropriate given the established land use pattern along Distribution Drive. The property is already developed as a beer and wine distribution campus, is surrounded by other LI-zoned industrial uses, and is buffered by a rail corridor and additional commercial properties, with residential uses located across the street. Required setbacks, separation standards, and Article 30-5 development regulations will help ensure continued compatibility and maintain appropriate visual and operational buffers between industrial activities and nearby homes.

Public Interest: The proposed amendment is in the public interest because it supports the City's goals of managing growth responsibly, encouraging reinvestment in areas served by existing infrastructure, and expanding housing opportunities to meet evolving community needs. By allowing a broader mix of residential options while maintaining appropriate development standards and compatibility with surrounding neighborhoods, the request promotes efficient land use, strengthens the local housing supply, and advances the City's long-term vision for orderly, sustainable, and context-sensitive development.

Attachments:

- Rezoning application + proposed amended conditions (and any submitted narrative/exhibits).
- Owner authorization/affidavit.
- Primary concept plan / plan exhibit being relied on for the conditions.
- Zoning map exhibit (existing zoning/context).
- Future Land Use map exhibit (plan context).
- Aerial + notification/buffer map (supports the record for notice/outreach).
- TRC comments for this submittal (what agencies flagged; what remains open).
- Prior approval record that established/modified the current CZ conditions (minutes/decision record).
- MR-5 dimensional standards (one-page reference to ground the density/standards discussion).
- Older TRC history (access, utilities, subdivision framework, etc.)
- Signed Consistency and Reasonableness Statement P26-02

Planning & Zoning
433 Hay Street
Fayetteville, NC 28301
910-433-1612
www.fayettevillenc.gov

Project Overview #1954501

Project Title: Northridge Park
Application Type: 5.2) Conditional Rezoning
Workflow: Staff Review
Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN:
- 0 MOUNT RAINER RD (0439300490000)
- 0 ROCK CREEK LN (0439302525000)

Zip Code: 28301

Is it in Fayetteville? 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 delays and penalties for not doing so.

GIS Verified Data

Project Address:
- 0 MOUNT RAINER RD
- 0 ROCK CREEK LN

General Project Information

Proposed Conditional Zoning District: MR-5/CZ - Conditional Mixed Residential 5
Lot or Site Acreage to be rezoned: 17.61
Was a neighborhood meeting conducted?: No
Date of Neighborhood Meeting:
Number of Residential Units:
Nonresidential Square Footage:

Landowner Information

Landowner Name: Northridge Towns, LLC, et al.
Deed Book and Page Number: 11893/0322; 11899/0300

Written Description of Request - Answer all the questions under this section (upload additional sheets as needed).

A) Describe the proposed use of the rezoned land, including the proposed types of site improvements, buildings, uses, proposed activities, hours of operation, and operating characteristics.:
The proposed use is for multifamily residential units consisting of a mix of townhomes and apartments.

B) Describe the proposed conditions that should be applied.:
The proposed condition is to allow for no more than 200 residential units without restriction on use.

C) Please describe the zoning district designation and existing uses of lands adjacent to and across the street

from the subject site.:
The surrounding lots includes SF-10 and SF-6(CZ), consisting of single family residential units and two churches.

Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:
The project is compatible with LU-6: Encourage development standards that result in quality neighborhoods; and LU-7: Encourage a mix of housing types for all ages and incomes. The requested conditional zoning will limit the residential units to no more than 200 residential units, which is less than the maximum single family density allowance for these properties, which single family density allowance is approximately 400 units.

B) Are there changed conditions that require an amendment? :
Water and sewer infrastructure is established for these properties. Modification of the established infrastructure would be cost prohibitive to the development and the PWC. Additionally, the Fire Marshall requires ingress/egress from Rosehill Road, which requires modification of the previously planned development. These two conditions combined make the previously contemplated development of 125 residential units moot.

C) State the extent to which the proposed amendment addresses a demonstrated community need.:
This development addresses the shortfall of homes needed in the City.

D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:
This development allows for additional residential housing that will set up this area towards the City's future growth plans.

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:
This development is keeping with the City's proposed uses of this area and helps the city close the gap between the number of homes needed and those presently available.

F) State the extent to which the proposed amendment might encourage premature development.:
The need for housing in the City has outpaced what has been constructed over the last several years. Rather than being a premature development, this project is a portion of a remedy for developments that have been delayed or postponed.

G) State the extent to which the proposed amendment results in strip-style commercial development.:
This is a redevelopment of an existing parcel and will not contribute to additional strip-style commercial development.

H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:
The requested rezoning is for the same type usage of the property presently. The only differentiation is for the modification of the condition from 125 residential units to 200 residential units. No use restriction was previously imposed.

I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:
There should only be positive impacts to the surrounding lands. The redevelopment will increase the values of adjacent properties through reinvestment in existing infrastructure.

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:
These rezone plans are not substantial enough to have adverse impacts on the natural environment.

Primary Contact Information

Project Owner
Darrin Collins

Project Contact - Agent/Representative
Darrin Collins

Northridge Towns LLC
324 Mason St
Fayetteville, NC 28301
P:910-222-8763
admin@cresfund.com

Northridge Towns LLC
324 Mason St
Fayetteville, NC 28301
P:910-222-8763
admin@cresfund.com

Indicate which of the following project contacts should be included on this project: Attorney,Other

Project Contact - Attorney
R. Jonathan Charleston, Esq.
The Charleston Group
201 Hay Street, Suite 2000
Fayetteville, NC 28301
P:910-466-6208
F:910-485-2599
jcharleston@charlestongroup.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:

NC State General Contractor's License Number:

NC State Mechanical Contractor's #1 License Number:

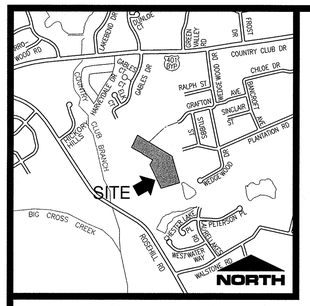
NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

Other
Catherine R. Iwashita Bamba, Esq.
The Charleston Group
201 Hay Street, Suite 2000
Fayetteville, NC 28301
P:910-466-6207
F:910-485-2599
cbamba@charlestongroup.com



VICINITY MAP
NOT TO SCALE

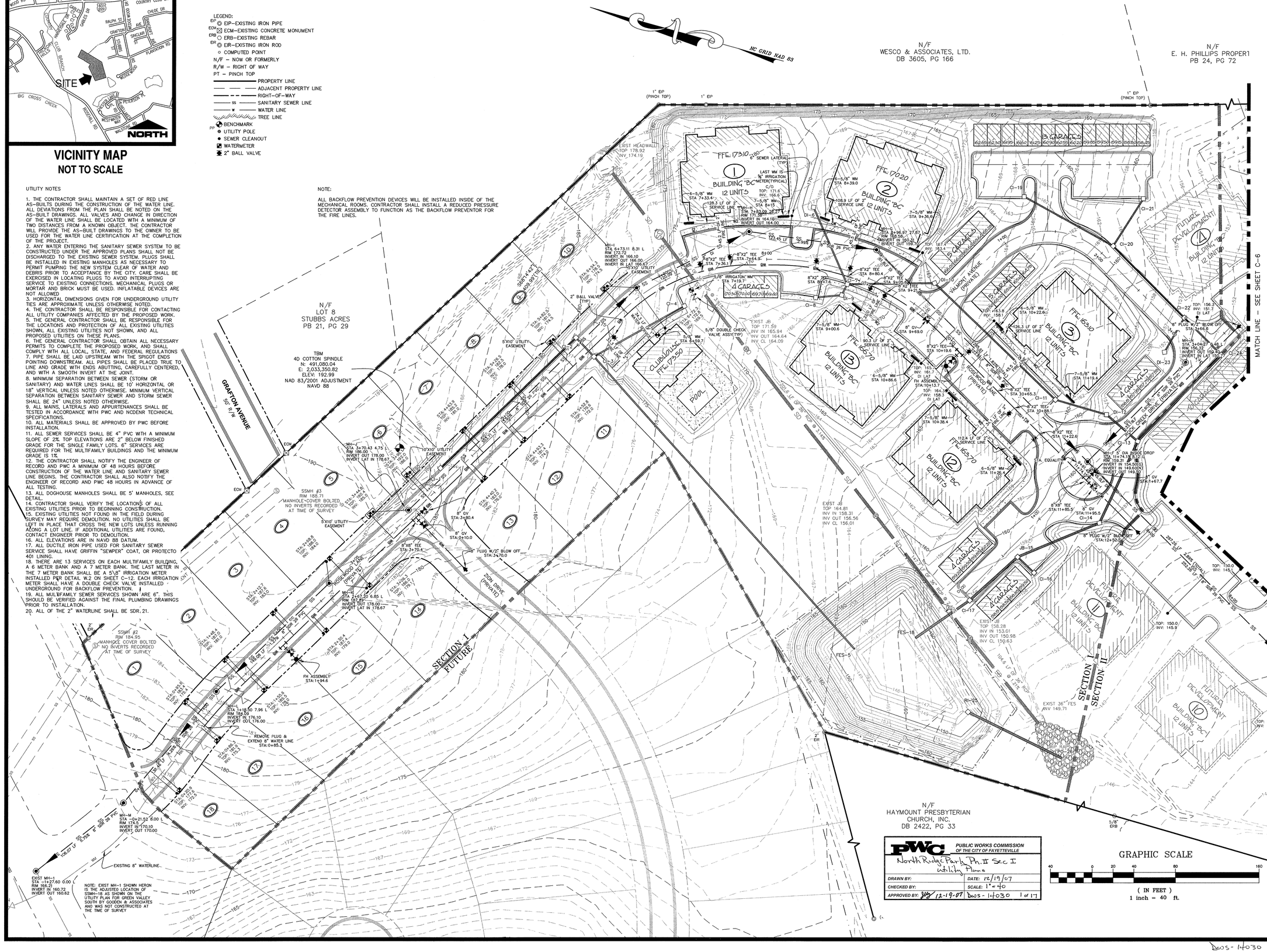
LEGEND:
- EIP – EIP–EXISTING IRON PIPE
- ECM – ECM–EXISTING CONCRETE MONUMENT
- ERB – ERB–EXISTING REBAR
- EIR – EIR–EXISTING IRON ROD
- COMPUTED POINT
- N/F – NOW OR FORMERLY
- R/W – RIGHT OF WAY
- PT – PINCH TOP
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT–OF–WAY
- SS – SANITARY SEWER LINE
- W – WATER LINE
- TREE LINE
- PP – BENCHMARK
- UTILITY POLE
- SEWER CLEANOUT
- WATERMETER
- 2" BALL VALVE

UTILITY NOTES

1. THE CONTRACTOR SHALL MAINTAIN A SET OF RED LINE AS–BUILTS DURING THE CONSTRUCTION OF THE WATER LINE. ALL DEVIATIONS FROM THE PLAN SHALL BE NOTED ON THE AS–BUILT DRAWINGS. ALL VALVES AND CHANGE IN DIRECTION OF THE WATER LINE SHALL BE LOCATED WITH A MINIMUM OF TWO DISTANCES FROM A KNOWN OBJECT. THE CONTRACTOR WILL PROVIDE THE AS–BUILT DRAWINGS TO THE OWNER TO BE USED FOR THE WATER LINE CERTIFICATION AT THE COMPLETION OF THE PROJECT.
2. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THE APPROVED PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SEWER SYSTEM. PLUGS SHALL BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE BY THE CITY. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICE TO EXISTING CONNECTIONS. MECHANICAL PLUGS OR MORTAR AND BRICK MUST BE USED. INFLATABLE DEVICES ARE NOT ALLOWED
3. HORIZONTAL DIMENSIONS GIVEN FOR UNDERGROUND UTILITY TIES ARE APPROXIMATE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AFFECTED BY THE PROPOSED WORK.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS.
6. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS
7. PIPE SHALL BE LAID UPSTREAM WITH THE SPIGOT ENDS POINTING DOWNSTREAM. ALL PIPES SHALL BE PLACED TRUE TO LINE AND GRADE WITH ENDS ABUTTING, CAREFULLY CENTERED, AND WITH A SMOOTH INVERT AT THE JOINT.
8. MINIMUM SEPARATION BETWEEN SEWER (STORM OR SANITARY) AND WATER LINES SHALL BE 10' HORIZONTAL OR 18" VERTICAL UNLESS NOTED OTHERWISE. MINIMUM VERTICAL SEPARATION BETWEEN SANITARY SEWER AND STORM SEWER SHALL BE 24" UNLESS NOTED OTHERWISE.
9. ALL MAINS, LATERALS AND APPURTENANCES SHALL BE TESTED IN ACCORDANCE WITH PWC AND NCDENR TECHNICAL SPECIFICATIONS.
10. ALL MATERIALS SHALL BE APPROVED BY PWC BEFORE INSTALLATION.
11. ALL SEWER SERVICES SHALL BE 4" PVC WITH A MINIMUM SLOPE OF 2% TOP ELEVATIONS ARE 2" BELOW FINISHED GRADE FOR THE SINGLE FAMILY LOTS. 6" SERVICES ARE REQUIRED FOR THE MULTIFAMILY BUILDINGS AND THE MINIMUM GRADE IS 1%
12. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND PWC A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION OF THE WATER LINE AND SANITARY SEWER LINE BEGINS. THE CONTRACTOR SHALL ALSO NOTIFY THE ENGINEER OF RECORD AND PWC 48 HOURS IN ADVANCE OF ALL TESTING.
13. ALL DOGHOUSE MANHOLES SHALL BE 5' MANHOLES, SEE DETAIL.
14. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
15. EXISTING UTILITIES NOT FOUND IN THE FIELD DURING SURVEY MAY REQUIRE DEMOLITION. NO UTILITIES SHALL BE LEFT IN PLACE THAT CROSS THE NEW LOTS UNLESS RUNNING ALONG A LOT LINE. IF ADDITIONAL UTILITIES ARE FOUND, CONTACT ENGINEER PRIOR TO DEMOLITION.
16. ALL ELEVATIONS ARE IN NAVD 88 DATUM.
17. ALL DUCTILE IRON PIPE USED FOR SANITARY SEWER SERVICE SHALL HAVE GRIFFIN "SEWPER" COAT, OR PROTECTO 401 LINING.
18. THERE ARE 13 SERVICES ON EACH MULTIFAMILY BUILDING, A 6 METER BANK AND A 7 METER BANK. THE LAST METER IN THE 7 METER BANK SHALL BE A 5\8" IRRIGATION METER INSTALLED PER DETAIL W.2 ON SHEET C–12. EACH IRRIGATION METER SHALL HAVE A DOUBLE CHECK VALVE INSTALLED UNDERGROUND FOR BACKFLOW PREVENTION.
19. ALL MULTIFAMILY SEWER SERVICES SHOWN ARE 6". THIS SHOULD BE VERIFIED AGAINST THE FINAL PLUMBING DRAWINGS PRIOR TO INSTALLATION.
20. ALL OF THE 2" WATERLINE SHALL BE SDR, 21.

NOTE:

ALL BACKFLOW PREVENTION DEVICES WILL BE INSTALLED INSIDE OF THE MECHANICAL ROOMS. CONTRACTOR SHALL INSTALL A REDUCED PRESSURE DETECTOR ASSEMBLY TO FUNCTION AS THE BACKFLOW PREVENTOR FOR THE FIRE LINES.



PWC — PUBLIC WORKS COMMISSION OF THE CITY OF FAYETTEVILLE

North Ridge Park Ph. II Sec I
Utility Plans

DRAWN BY:	DATE: 12/19/07
CHECKED BY:	SCALE: 1"=40
APPROVED BY: [signature] 12-19-07	DWG - 14030 1 of 17

DWG - 14030

409 Chicago Drive - Suite 112
Fayetteville, North Carolina 28306
Phone: (910) 426-6777
Fax: (910) 426-5777
4D SITE SOLUTIONS, INC
ENGINEERING SURVEYING GPS CONSTRUCTION LAYOUT

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 027452 SCOTT BROWN 12-11-07

REVISIONS

PROJECT NAME

NORTH RIDGE PARK PHASE II SECTION I

UTILITY PLAN

CLIENT

GREEN VALLEY SOUTH, LLC

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 527-2007
Fax: (910) 401-1231

PROJECT INFORMATION

DESIGNED BY:	SCOTT
DRAWN BY:	CHRIS
CHECKED BY:	CHRIS
PROJECT NUMBER:	265

DRAWING SCALE

HORIZONTAL: 1"=40'

DATE DRAWN

DECEMBER 11, 2007

SHEET NUMBER

C-5

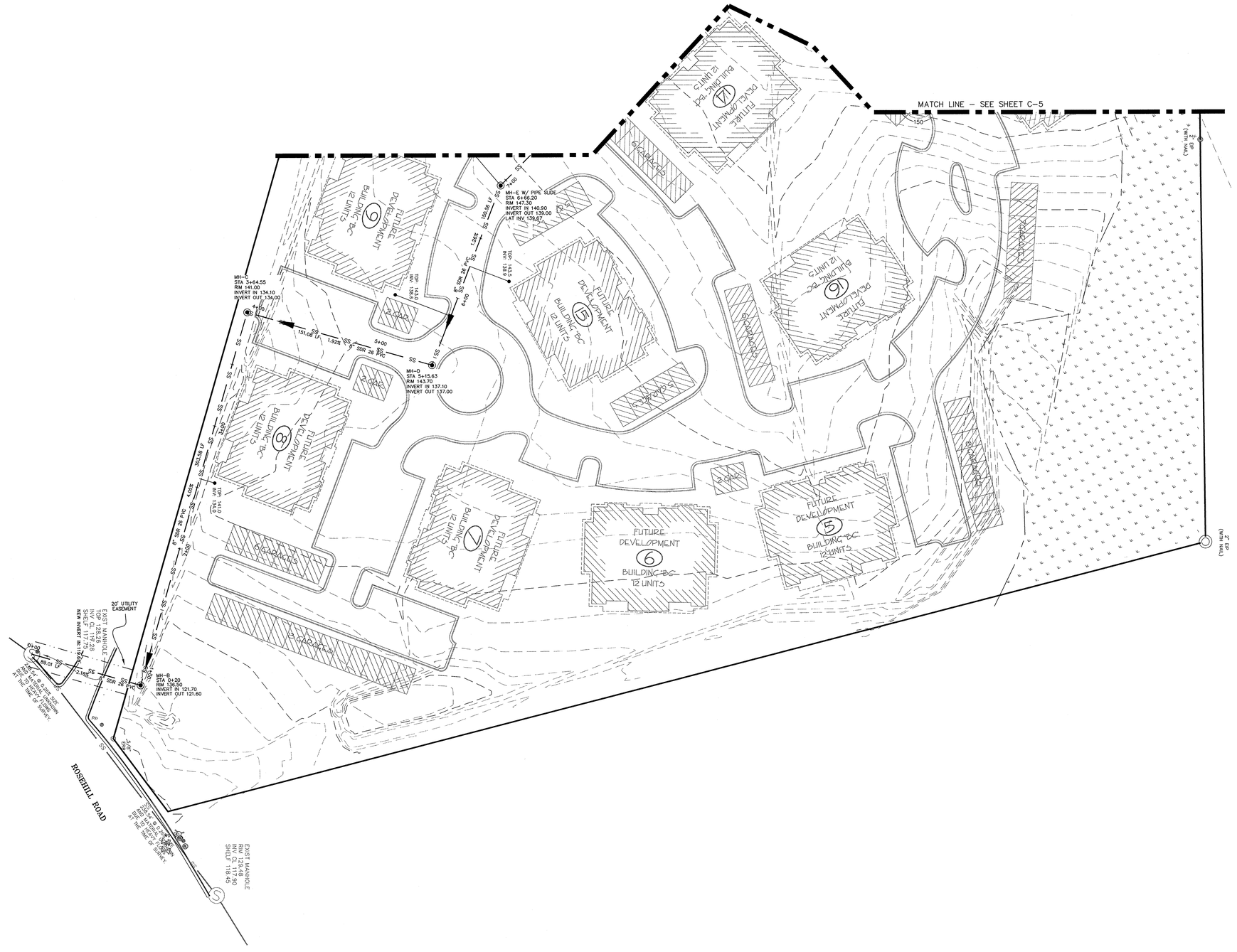
OF 17

LEGEND:
- EIP – EIP–EXISTING IRON PIPE
- ECM – ECM–EXISTING CONCRETE MONUMENT
- ERB – ERB–EXISTING REBAR
- EIR – EIR–EXISTING IRON ROD
- ◇ COMPUTED POINT
- N/F – NOW OR FORMERLY
- R/W – RIGHT OF WAY
- PT – PINCH TOP
- ——— PROPERTY LINE
- — — — ADJACENT PROPERTY LINE
- ——— RIGHT–OF–WAY
- ——— ss ——— SANITARY SEWER LINE
- ——— w ——— WATER LINE
- TREE LINE
- PP BENCHMARK
- UTILITY POLE



UTILITY NOTES

1. THE CONTRACTOR SHALL MAINTAIN A SET OF RED LINE AS–BUILTS DURING THE CONSTRUCTION OF THE WATER LINE. ALL DEVIATIONS FROM THE PLAN SHALL BE NOTED ON THE AS–BUILT DRAWINGS. ALL VALVES AND CHANGE IN DIRECTION OF THE WATER LINE SHALL BE LOCATED WITH A MINIMUM OF TWO DISTANCES FROM A KNOWN OBJECT. THE CONTRACTOR WILL PROVIDE THE AS–BUILT DRAWINGS TO THE OWNER TO BE USED FOR THE WATER LINE CERTIFICATION AT THE COMPLETION OF THE PROJECT.
2. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THE APPROVED PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SEWER SYSTEM. PLUGS SHALL BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE BY THE CITY. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICE TO EXISTING CONNECTIONS. MECHANICAL PLUGS OR MORTAR AND BRICK MUST BE USED. INFLATABLE DEVICES ARE NOT ALLOWED
3. HORIZONTAL DIMENSIONS GIVEN FOR UNDERGROUND UTILITY TIES ARE APPROXIMATE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AFFECTED BY THE PROPOSED WORK.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS.
6. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS
7. PIPE SHALL BE LAID UPSTREAM WITH THE SPIGOT ENDS POINTING DOWNSTREAM. ALL PIPES SHALL BE PLACED TRUE TO LINE AND GRADE WITH ENDS ABUTTING, CAREFULLY CENTERED, AND WITH A SMOOTH INVERT AT THE JOINT.
8. MINIMUM SEPARATION BETWEEN SEWER (STORM OR SANITARY) AND WATER LINES SHALL BE 10' HORIZONTAL OR 18" VERTICAL UNLESS NOTED OTHERWISE. MINIMUM VERTICAL SEPARATION BETWEEN SANITARY SEWER AND STORM SEWER SHALL BE 24" UNLESS NOTED OTHERWISE.
9. ALL MAINS, LATERALS AND APPURTENANCES SHALL BE TESTED IN ACCORDANCE WITH PWC AND NCDENR TECHNICAL SPECIFICATIONS.
10. ALL MATERIALS SHALL BE APPROVED BY PWC BEFORE INSTALLATION.
11. ALL SEWER SERVICES SHALL BE 4" PVC WITH A MINIMUM SLOPE OF 2%. TOP ELEVATIONS ARE 2" BELOW FINISHED GRADE. IF 6" SERVICE IS REQUIRED, MINIMUM GRADE IS 1%.
12. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND PWC A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION OF THE WATER LINE AND SANITARY SEWER LINE BEGINS. THE CONTRACTOR SHALL ALSO NOTIFY THE ENGINEER OF RECORD AND PWC 48 HOURS IN ADVANCE OF ALL TESTING.
13. ALL DOGHOUSE MANHOLES SHALL BE 5' MANHOLES, SEE DETAIL.
14. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
15. EXISTING UTILITIES NOT FOUND IN THE FIELD DURING SURVEY MAY REQUIRE DEMOLITION. NO UTILITIES SHALL BE LEFT IN PLACE THAT CROSS THE NEW LOTS UNLESS RUNNING ALONG A LOT LINE. IF ADDITIONAL UTILITIES ARE FOUND, CONTACT ENGINEER PRIOR TO DEMOLITION.
16. ALL ELEVATIONS ARE IN NAVD 88 DATUM.
17. ALL DUCTILE IRON PIPE USED FOR SANITARY SEWER SERVICE SHALL HAVE GRIFFIN "SEWPER" COAT, OR PROTECTO 401 LINING.
18. ALL SERVICE LATERALS THAT TIE DIRECTLY INTO A MANHOLE SHALL BE LAID SUCH THAT THE CROWN OF THE SERVICE LATERAL IS AT THE SAME ELEVATION AS THE CROWN OF THE MAIN.
19. ALL LATERALS CONNECTING DIRECTLY TO A MANHOLE SHALL BE PLACED SUCH THAT THE INVERT OF THE SERVICE IS 8" ABOVE THE INVERT OUT OF THE MANHOLE.



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

409 Chicago Drive - Suite 112
Fayetteville North Carolina 28306
Phone (910) 426-5777
Fax (910) 426-5777
4D SITE SOLUTIONS, INC
ENGINEERING A SURVEYING A GPS A CONSTRUCTION LAYOUT

JOHN H. CARROLL
SEAL 027452
ENGINEER
C. SCOTT BROWN
12-11-07

REVISIONS

PROJECT NAME

NORTH RIDGE PARK PHASE II SECTION I

UTILITY PLAN

CLIENT

GREEN VALLEY SOUTH, LLC

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 423-3555
Fax: (910) 480-2006

PROJECT INFORMATION

DESIGNED BY:	CHRIS
DRAWN BY:	CHRIS
CHECKED BY:	SCOTT
PROJECT NUMBER:	265

DRAWING SCALE

HORIZONTAL: 1"=40'

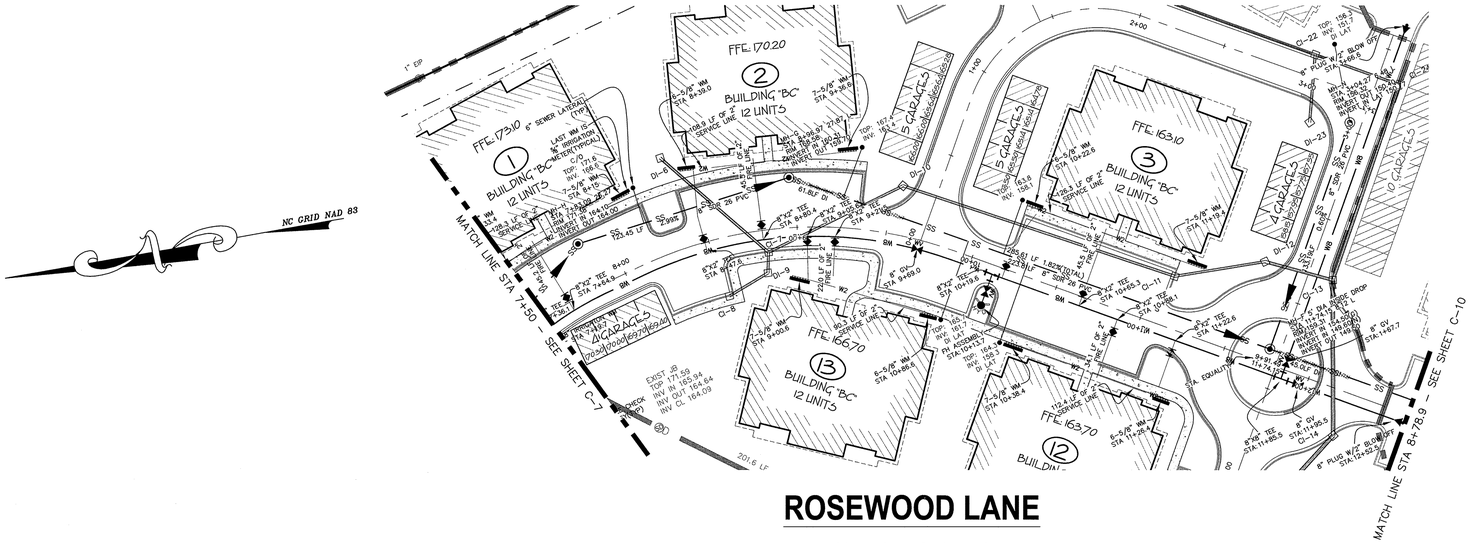
DATE DRAWN

DECEMBER 11, 2007

SHEET NUMBER

C-6

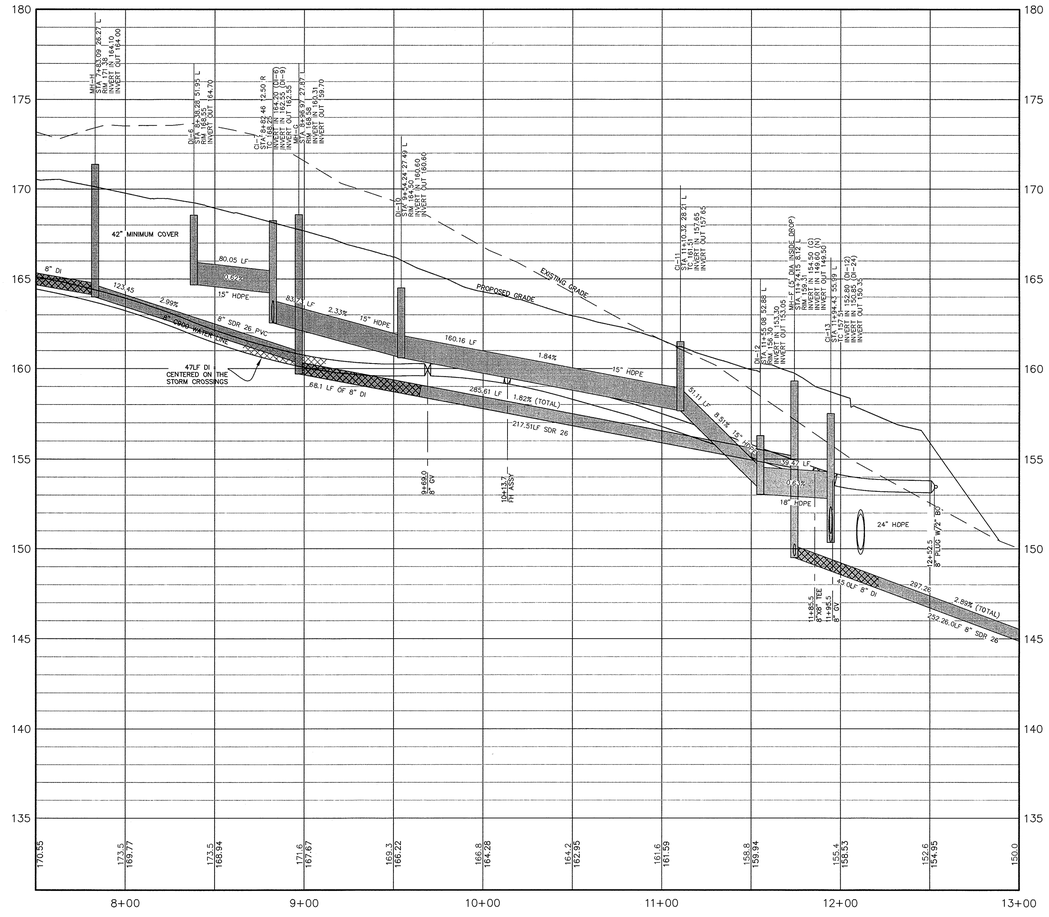
DWS - 14030



ROSEWOOD LANE

(PRIVATE STREET)

ROADWAY PROFILE 7+50 TO 13+00



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

4D SITE SOLUTIONS, INC
409 Chicago Drive - Suite 12
Fayetteville, North Carolina 28306
Phone (910) 426-5777
Fax (910) 426-5777
ENGINEERING A SURVEYING A GPS A CONSTRUCTION LAYOUT

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 027452 C. SCOTT BROWN 12-11-07

REVISIONS

PROJECT NAME

NORTH RIDGE PARK PHASE II SECTION I

ROSEWOOD LANE 7+50 TO 13+00 PROFILE

CLIENT

GREEN VALLEY SOUTH, LLC

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 423-3555
Fax: (910) 480-2006

PROJECT INFORMATION

DESIGNED BY:	CHRIS
DRAWN BY:	CHRIS
CHECKED BY:	SCOTT
PROJECT NUMBER:	265

DRAWING SCALE

HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

DATE RELEASED

DECEMBER 11, 2007

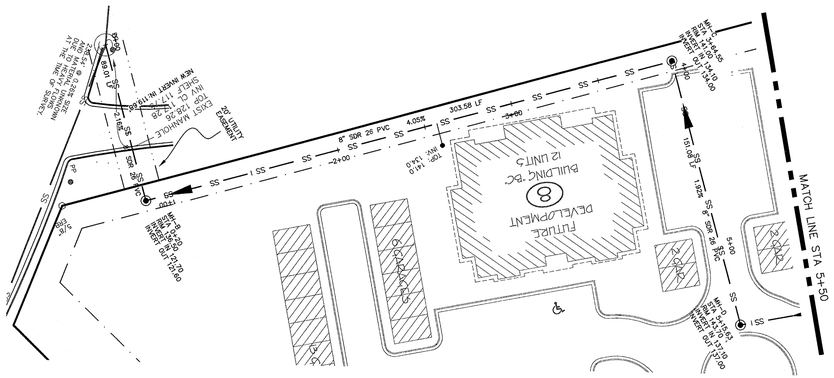
SHEET NUMBER

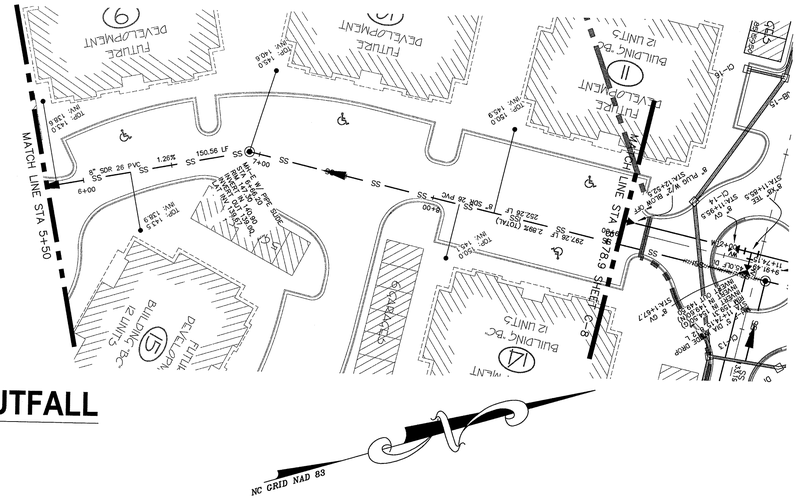
C-8

OF 17

DEC 13 2007 DEVELOPMENT SERVICES

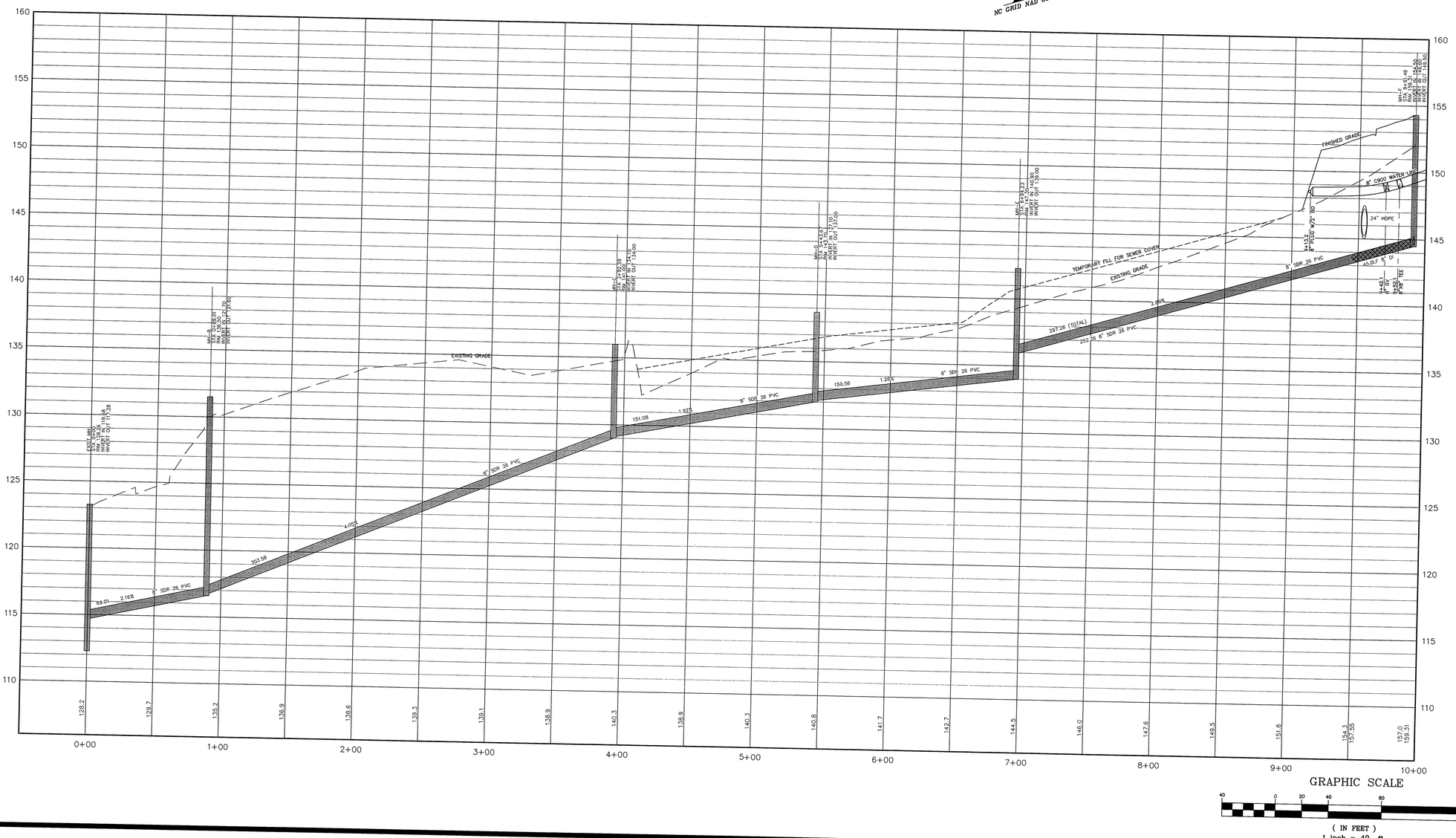
265-N030





SANITARY SEWER OUTFALL

SEWER PROFILE



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

409 Chicago Drive - Suite 112
Fayetteville, North Carolina 28306
Phone (910) 426-5777
Fax (910) 426-5777

4D SITE SOLUTIONS, INC
ENGINEERING SURVEYING GPS CONSTRUCTION LAYOUT

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 027452 ENGINEER SCOTT BROWN 12-11-07

REVISIONS

PROJECT NAME

NORTH RIDGE PARK PHASE II SECTION I

SANITARY SEWER OUTFALL PROFILE

CLIENT

GREEN VALLEY SOUTH, LLC

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 527-2007
Fax: (910) 401-1231

PROJECT INFORMATION

DESIGNED BY:	CHRIS
DRAWN BY:	CHRIS
CHECKED BY:	SCOTT
PROJECT NUMBER:	265

DRAWING SCALE

HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

DATE RELEASED

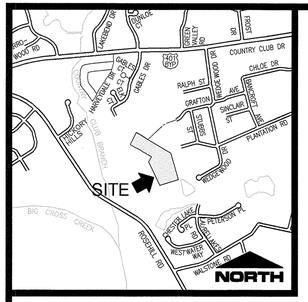
DECEMBER 11, 2007

SHEET NUMBER

C-10

OF 17

RECEIVED DEC 13 2007 Cumberland County Engineering & Infrastructure



VICINITY MAP
NOT TO SCALE

LEGEND:
- EIP – EIP–EXISTING IRON PIPE
- ECM – ECM–EXISTING CONCRETE MONUMENT
- ERB – ERB–EXISTING REBAR
- EIR – EIR–EXISTING IRON ROD
- COMPUTED POINT
- N/F – NOW OR FORMERLY
- R/W – RIGHT OF WAY
- PT – PINCH TOP
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT–OF–WAY
- SS — SANITARY SEWER LINE
- W — WATER LINE
- TREE LINE
- BENCHMARK
- UTILITY POLE
- SEWER CLEANOUT
- WATERMETER
- 2" BALL VALVE

NC GRID NAD 83

UTILITY NOTES

1. THE CONTRACTOR SHALL MAINTAIN A SET OF RED LINE AS–BUILTS DURING THE CONSTRUCTION OF THE WATER LINE. ALL DEVIATIONS FROM THE PLAN SHALL BE NOTED ON THE AS–BUILT DRAWINGS. ALL VALVES AND CHANGE IN DIRECTION OF THE WATER LINE SHALL BE LOCATED WITH A MINIMUM OF TWO DISTANCES FROM A KNOWN OBJECT. THE CONTRACTOR WILL PROVIDE THE AS–BUILT DRAWINGS TO THE OWNER TO BE USED FOR THE WATER LINE CERTIFICATION AT THE COMPLETION OF THE PROJECT.
2. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THE APPROVED PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SEWER SYSTEM. PLUGS SHALL BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE BY THE CITY; CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICE TO EXISTING CONNECTIONS. MECHANICAL PLUGS OR MORTAR AND BRICK MUST BE USED. INFLATABLE DEVICES ARE NOT ALLOWED
3. HORIZONTAL DIMENSIONS GIVEN FOR UNDERGROUND UTILITY TIES ARE APPROXIMATE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AFFECTED BY THE PROPOSED WORK.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS.
6. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS
7. PIPE SHALL BE LAID UPSTREAM WITH THE SPIGOT ENDS POINTING DOWNSTREAM. ALL PIPES SHALL BE PLACED TRUE TO LINE AND GRADE WITH ENDS ABUTTING, CAREFULLY CENTERED, AND WITH A SMOOTH INVERT AT THE JOINT.
8. MINIMUM SEPARATION BETWEEN SEWER (STORM OR SANITARY) AND WATER LINES SHALL BE 10' HORIZONTAL OR 18" VERTICAL UNLESS NOTED OTHERWISE. MINIMUM VERTICAL SEPARATION BETWEEN SANITARY SEWER AND STORM SEWER SHALL BE 24" UNLESS NOTED OTHERWISE.
9. ALL MAINS, LATERALS AND APPURTENANCES SHALL BE TESTED IN ACCORDANCE WITH PWC AND NCDENR TECHNICAL SPECIFICATIONS.
10. ALL MATERIALS SHALL BE APPROVED BY PWC BEFORE INSTALLATION.
11. ALL SEWER SERVICES SHALL BE 4" PVC WITH A MINIMUM SLOPE OF 2%. TOP ELEVATIONS ARE 2' BELOW FINISHED GRADE FOR THE SINGLE FAMILY LOTS. 6" SERVICES ARE REQUIRED FOR THE MULTIFAMILY BUILDINGS AND THE MINIMUM GRADE IS 1%.
12. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND PWC A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION OF THE WATER LINE AND SANITARY SEWER LINE BEGINS. THE CONTRACTOR SHALL ALSO NOTIFY THE ENGINEER OF RECORD AND PWC 48 HOURS IN ADVANCE OF ALL TESTING.
13. ALL DOGHOUSE MANHOLES SHALL BE 5' MANHOLES, SEE DETAIL.
14. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
15. EXISTING UTILITIES NOT FOUND IN THE FIELD DURING SURVEY MAY REQUIRE DEMOLITION. NO UTILITIES SHALL BE LEFT IN PLACE THAT CROSS THE NEW LOTS UNLESS RUNNING ALONG A LOT LINE. IF ADDITIONAL UTILITIES ARE FOUND, CONTACT ENGINEER PRIOR TO DEMOLITION.
16. ALL ELEVATIONS ARE IN NAVD 88 DATUM.
17. ALL DUCTILE IRON PIPE USED FOR SANITARY SEWER SERVICE SHALL HAVE GRIFFIN "SEWPER" COAT, OR PROTECTO 401 LINING.
18. THERE ARE 13 SERVICES ON EACH MULTIFAMILY BUILDING, A 6 METER BANK AND A 7 METER BANK. THE LAST METER IN THE 7 METER BANK SHALL BE A 5/8" IRRIGATION METER INSTALLED PER DETAIL W.2 ON SHEET C–12. EACH IRRIGATION METER SHALL HAVE A DOUBLE CHECK VALVE INSTALLED UNDERGROUND FOR BACKFLOW PREVENTION.
19. ALL MULTIFAMILY SEWER SERVICES SHOWN ARE 6". THIS SHOULD BE VERIFIED AGAINST THE FINAL PLUMBING DRAWINGS PRIOR TO INSTALLATION.
20. ALL OF THE 2" WATERLINE SHALL BE SDR 21.

NOTE:
ALL BACKFLOW PREVENTION DEVICES WILL BE INSTALLED INSIDE OF THE MECHANICAL ROOMS. CONTRACTOR SHALL INSTALL A REDUCED PRESSURE DETECTOR ASSEMBLY TO FUNCTION AS THE BACKFLOW PREVENTOR FOR THE FIRE LINES.

N/F
WESCO & ASSOCIATES, LTD.
DB 3605, PG 166

N/F
E. H. PHILLIPS PROPERTY
PB 24, PG 72

N/F
LOT 8
STUBBS ACRES
PB 21, PG 29

N/F
HAYMOUNT PRESBYTERIAN
CHURCH, INC.
DB 2422, PG 33

TBM
4D COTTON SPINDLE
N: 491,080.04
E: 2,033,350.82
ELEV: 192.99
NAD 83/2001 ADJUSTMENT
NAVD 88

GRAFTON AVENUE
50' R/W

ROSSWOOD LANE
(PRIVATE)

ZION DRIVE
(PRIVATE)

VALMONT AVENUE
(PRIVATE)

SECTION I
FUTURE

SECTION I
SECTION II

MATCH LINE – SEE SHEET C–6

EXIST MH–1
STA –1+27.60 0.00 L
RIM 166.21
INVERT IN 160.72
INVERT OUT 160.62

NOTE: EXIST MH–1 SHOWN HERON IS THE ADJUSTED LOCATION OF SSMH–18 AS SHOWN ON THE UTILITY PLAN FOR GREEN VALLEY SOUTH BY GOODEN & ASSOCIATES AND WAS NOT CONSTRUCTED AT THE TIME OF SURVEY

PUBLIC WORKS COMMISSION OF THE CITY OF FAYETTEVILLE
North Ridge Park Phase II Section I

DRAWN BY: 4D	DATE: 10-26-07
CHECKED BY: GAR	SCALE: 1"=40'
APPROVED BY: GAR 10/26/07	DWS-14030 9 of 9

DWS-14030

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

409 Chicago Drive - Suite 12
Fayetteville North Carolina 28306
Phone: (910) 426-6777
Fax: (910) 426-5777
4D SITE SOLUTIONS, INC
ENGINEERING & SURVEYING & GPS & CONSTRUCTION LAYOUT

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 027452 SCOTT BROWN 10-24-07

REVISIONS
PWC Water Resources Engineering APPROVED FOR CONSTRUCTION Project Name: North Ridge Park Phase II Section I Water Permit #: DWS-14030-W087 Sewer Permit #: DWS-14030-S087 10-30-07 Date
Joseph F. Glass, PE Engineering Manager

PROJECT NAME
NORTH RIDGE PARK PHASE II SECTION I

UTILITY PLAN

CLIENT
GREEN VALLEY SOUTH, LLC

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 527-2007
Fax: (910) 401-1231

PROJECT INFORMATION

DESIGNED BY:	SCOTT
DRAWN BY:	CHRIS
CHECKED BY:	CHRIS
PROJECT NUMBER:	265

DRAWING SCALE
HORIZONTAL: 1"=40'

DATE DRAWN
SEPTEMBER 11, 2007

SHEET NUMBER
C-5
OF 17
DWS-14030 70

LEGEND:
- EIP – EIP–EXISTING IRON PIPE
- ECM – ECM–EXISTING CONCRETE MONUMENT
- ERB – ERB–EXISTING REBAR
- EIR – EIR–EXISTING IRON ROD
- COMPUTED POINT
- N/F – NOW OR FORMERLY
- R/W – RIGHT OF WAY
- PT – PINCH TOP
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT–OF–WAY
- SS – SANITARY SEWER LINE
- W – WATER LINE
- TREE LINE
- BENCHMARK
- UTILITY POLE



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

UTILITY NOTES

1. THE CONTRACTOR SHALL MAINTAIN A SET OF RED LINE AS–BUILTS DURING THE CONSTRUCTION OF THE WATER LINE. ALL DEVIATIONS FROM THE PLAN SHALL BE NOTED ON THE AS–BUILT DRAWINGS. ALL VALVES AND CHANGE IN DIRECTION OF THE WATER LINE SHALL BE LOCATED WITH A MINIMUM OF TWO DISTANCES FROM A KNOWN OBJECT. THE CONTRACTOR WILL PROVIDE THE AS–BUILT DRAWINGS TO THE OWNER TO BE USED FOR THE WATER LINE CERTIFICATION AT THE COMPLETION OF THE PROJECT.
2. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THE APPROVED PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SEWER SYSTEM. PLUGS SHALL BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE BY THE CITY. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICE TO EXISTING CONNECTIONS. MECHANICAL PLUGS OR MORTAR AND BRICK MUST BE USED. INFLATABLE DEVICES ARE NOT ALLOWED
3. HORIZONTAL DIMENSIONS GIVEN FOR UNDERGROUND UTILITY TIES ARE APPROXIMATE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AFFECTED BY THE PROPOSED WORK.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS.
6. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS
7. PIPE SHALL BE LAID UPSTREAM WITH THE SPIGOT ENDS POINTING DOWNSTREAM. ALL PIPES SHALL BE PLACED TRUE TO LINE AND GRADE WITH ENDS ABUTTING, CAREFULLY CENTERED, AND WITH A SMOOTH INVERT AT THE JOINT.
8. MINIMUM SEPARATION BETWEEN SEWER (STORM OR SANITARY) AND WATER LINES SHALL BE 10' HORIZONTAL OR 18" VERTICAL UNLESS NOTED OTHERWISE. MINIMUM VERTICAL SEPARATION BETWEEN SANITARY SEWER AND STORM SEWER SHALL BE 24" UNLESS NOTED OTHERWISE.
9. ALL MAINS, LATERALS AND APPURTENANCES SHALL BE TESTED IN ACCORDANCE WITH PWC AND NCDENR TECHNICAL SPECIFICATIONS.
10. ALL MATERIALS SHALL BE APPROVED BY PWC BEFORE INSTALLATION.
11. ALL SEWER SERVICES SHALL BE 4" PVC WITH A MINIMUM SLOPE OF 2%. TOP ELEVATIONS ARE 2" BELOW FINISHED GRADE. IF 6" SERVICE IS REQUIRED, MINIMUM GRADE IS 1%.
12. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND PWC A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION OF THE WATER LINE AND SANITARY SEWER LINE BEGINS. THE CONTRACTOR SHALL ALSO NOTIFY THE ENGINEER OF RECORD AND PWC 48 HOURS IN ADVANCE OF ALL TESTING.
13. ALL DOGHOUSE MANHOLES SHALL BE 5' MANHOLES, SEE DETAIL.
14. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
15. EXISTING UTILITIES NOT FOUND IN THE FIELD DURING SURVEY MAY REQUIRE DEMOLITION. NO UTILITIES SHALL BE LEFT IN PLACE THAT CROSS THE NEW LOTS UNLESS RUNNING ALONG A LOT LINE. IF ADDITIONAL UTILITIES ARE FOUND, CONTACT ENGINEER PRIOR TO DEMOLITION.
16. ALL ELEVATIONS ARE IN NAVD 88 DATUM.
17. ALL DUCTILE IRON PIPE USED FOR SANITARY SEWER SERVICE SHALL HAVE GRIFFIN "SEWPER" COAT, OR PROTECTO 401 LINING.
18. ALL SERVICE LATERALS THAT TIE DIRECTLY INTO A MANHOLE SHALL BE LAID SUCH THAT THE CROWN OF THE SERVICE LATERAL IS AT THE SAME ELEVATION AS THE CROWN OF THE MAIN.
19. ALL LATERALS CONNECTING DIRECTLY TO A MANHOLE SHALL BE PLACED SUCH THAT THE INVERT OF THE SERVICE IS 8" ABOVE THE INVERT OUT OF THE MANHOLE.

DWS-14030

409 Chicago Drive - Suite 112
Fayetteville, North Carolina 28306
Phone: (910) 426-5777
Fax: (910) 426-5777
4D SITE SOLUTIONS, INC
ENGINEERING SURVEYING GPS CONSTRUCTION LAYOUT

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 027452 C. SCOTT BROWN 10-25-07

REVISIONS

PROJECT NAME

NORTH RIDGE PARK PHASE II SECTION I

UTILITY PLAN

CLIENT

GREEN VALLEY SOUTH, LLC

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 423-3555
Fax: (910) 480-2006

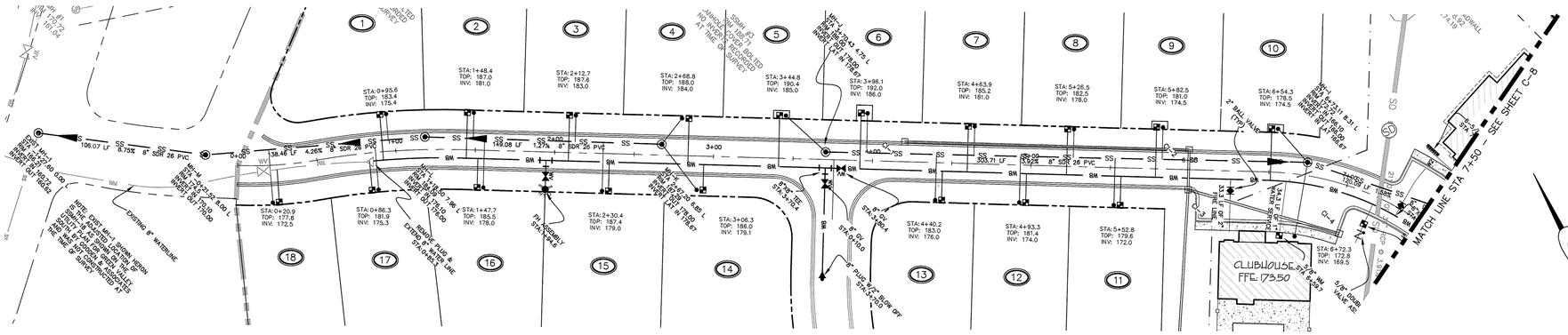
PROJECT INFORMATION

DESIGNED BY:	CHRIS
DRAWN BY:	CHRIS
CHECKED BY:	SCOTT
PROJECT NUMBER:	265

DRAWING SCALE
HORIZONTAL: 1"=40'

DATE DRAWN
SEPTEMBER 11, 2007

SHEET NUMBER
C-6
OF 17



ROSEWOOD LANE

(PRIVATE STREET)

ROADWAY PROFILE 0+00 TO 7+50

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DWS-14030

409 Chicago Drive - Suite 12
Fayetteville, North Carolina 28306
Phone: (910) 426-6777
Fax: (910) 426-5777
4D SITE SOLUTIONS, INC
ENGINEERING | SURVEYING | GPS | CONSTRUCTION LAYOUT

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 027452 C. SCOTT BROWN 10-24-07

REVISIONS

PROJECT NAME

NORTH RIDGE PARK PHASE II SECTION I

ROSEWOOD LANE 0+00 TO 7+50 PROFILE

CLIENT

GREEN VALLEY SOUTH, LLC

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 527-2007
Fax: (910) 401-1231

PROJECT INFORMATION

DESIGNED BY:	CHRIS
DRAWN BY:	CHRIS
CHECKED BY:	SCOTT
PROJECT NUMBER:	265

DRAWING SCALE

HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

DATE RELEASED

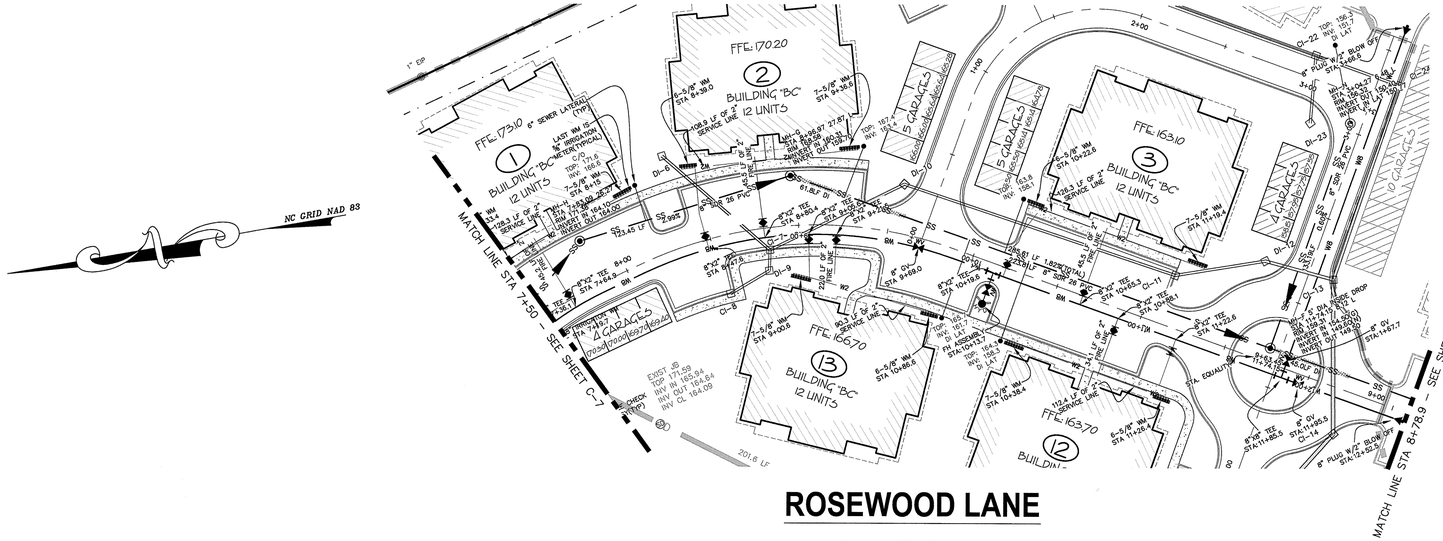
SEPTEMBER 11, 2007

SHEET NUMBER

C-7

OF 17

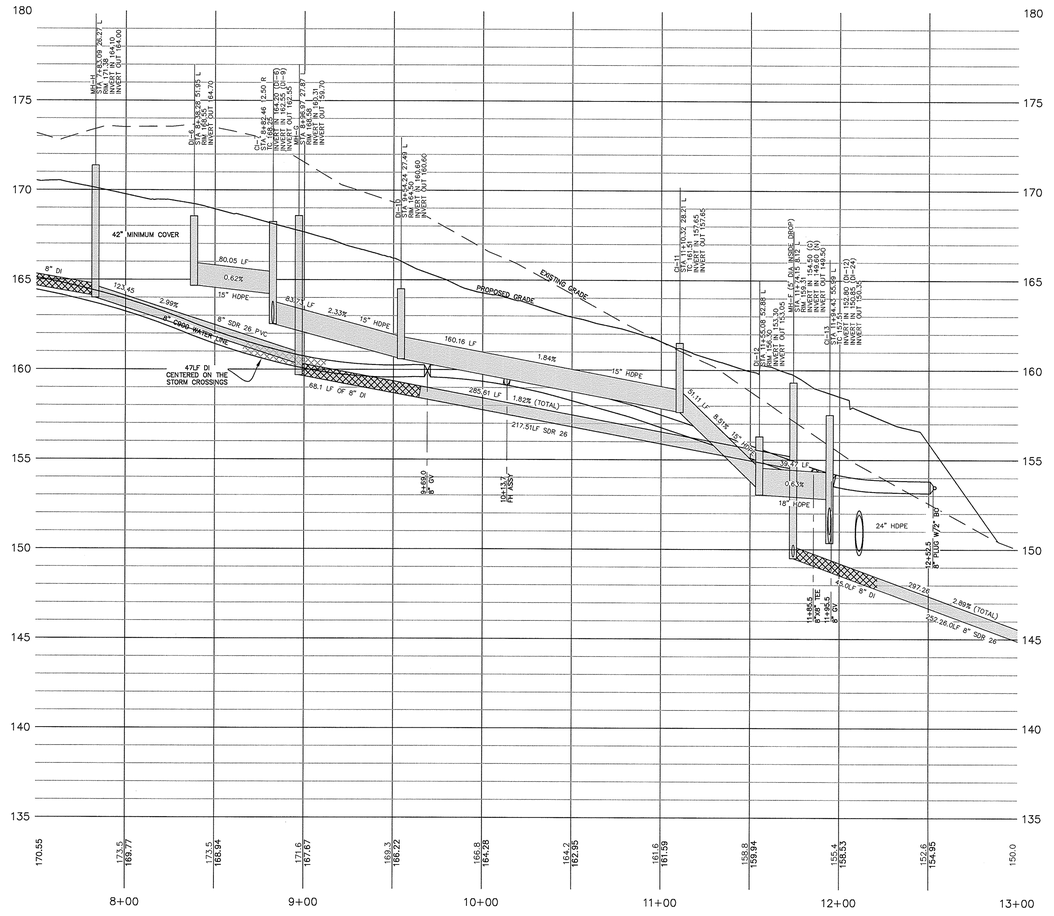
DWS-14030



ROSEWOOD LANE

(PRIVATE STREET)

ROADWAY PROFILE 7+50 TO 13+00



DWS-14030

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

409 Chicago Drive - Suite 112
Fayetteville, North Carolina 28306
Phone: (910) 426-5777
Fax: (910) 426-5777

4D SITE SOLUTIONS, INC
ENGINEERING SURVEYING GPS CONSTRUCTION LAYOUT

NORTH CAROLINA PROFESSIONAL SEAL 027452 ENGINEER C. SCOTT BROWN 10-24-07

REVISIONS

PROJECT NAME

NORTH RIDGE PARK PHASE II SECTION I

ROSEWOOD LANE 7+50 TO 13+00 PROFILE

CLIENT

GREEN VALLEY SOUTH, LLC

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 423-3555
Fax: (910) 480-2006

PROJECT INFORMATION

DESIGNED BY:	CHRIS
DRAWN BY:	CHRIS
CHECKED BY:	SCOTT
PROJECT NUMBER:	265

DRAWING SCALE

HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

DATE RELEASED

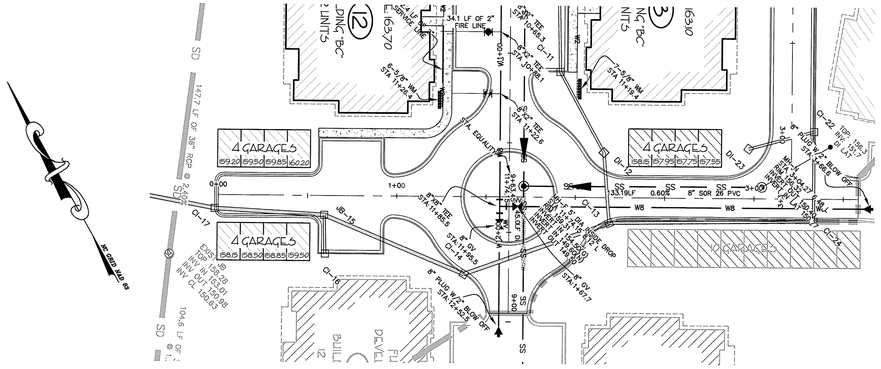
SEPTEMBER 11, 2007

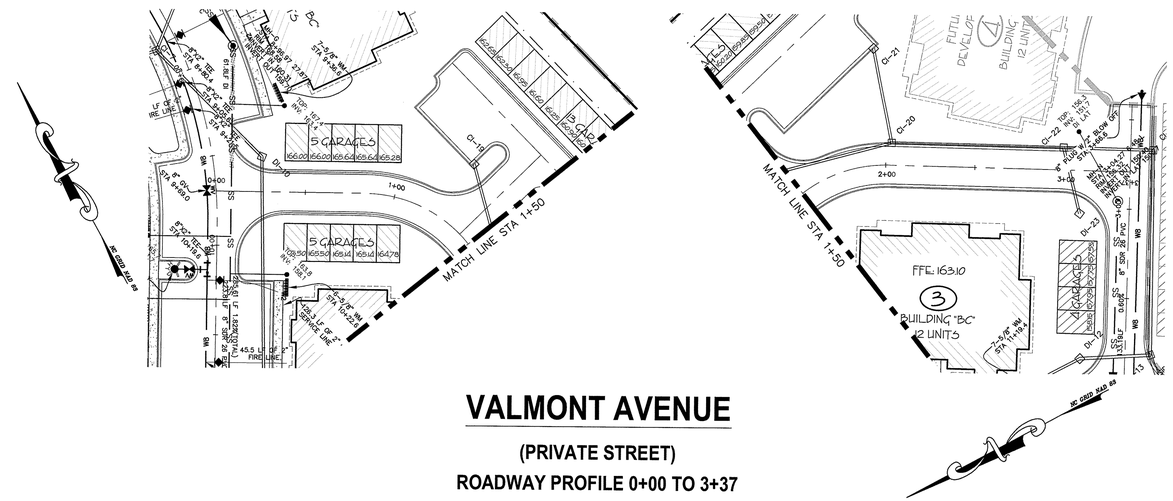
SHEET NUMBER

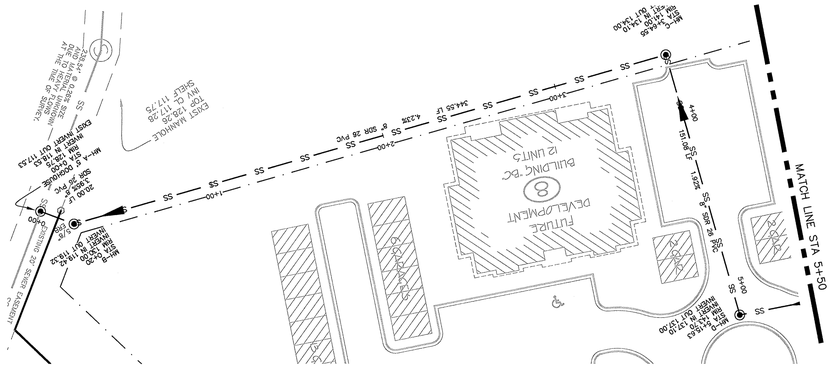
C-8

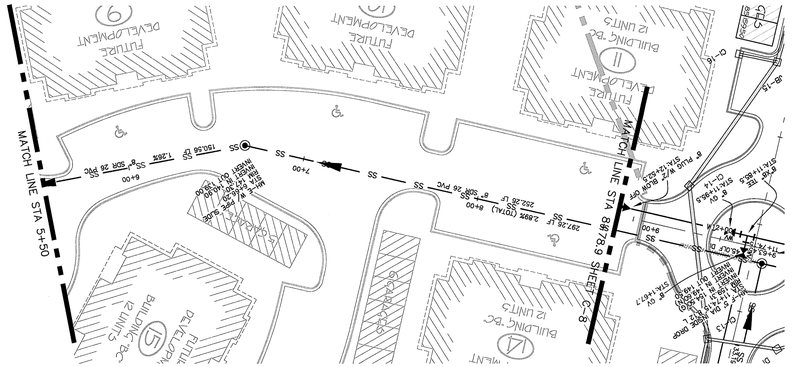
OF 17

DWS-14030 73



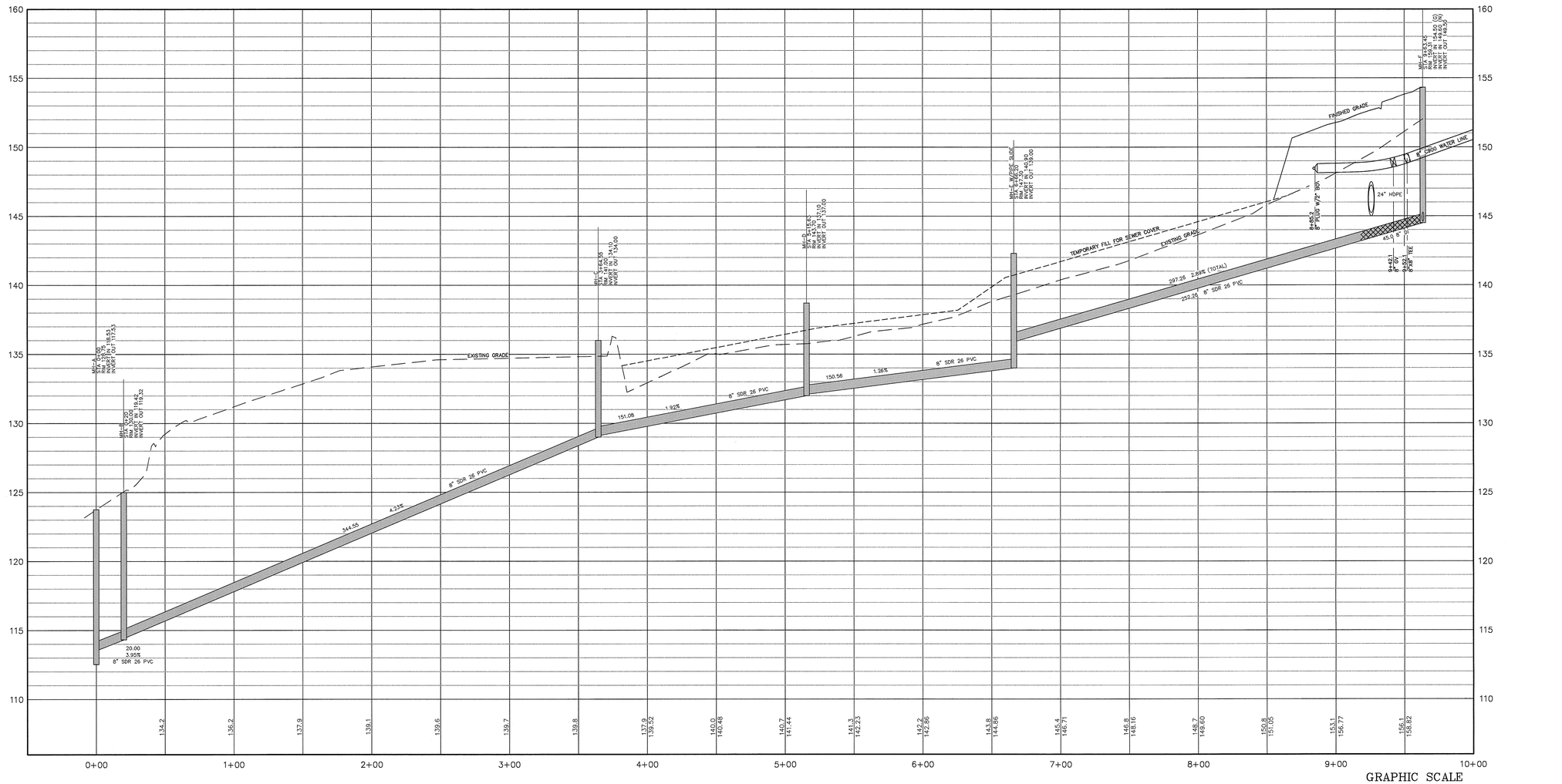

5 GARAGES
4 GARAGES
12 UNIT BUILDING "BC"
FFE: 163.10
FFE: 163.30
FFE: 163.10
FFE: 163.10
FFE: 163.10





SANITARY SEWER OUTFALL

SEWER PROFILE



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DWS-14030

409 Chicago Drive - Suite 12
Fayetteville, North Carolina 28306
Phone: (910) 426-5777
Fax: (910) 426-5777

4D SITE SOLUTIONS, INC
ENGINEERING | SURVEYING | GPS | CONSTRUCTION LAYOUT

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 027452 SCOTT D. BROWN 10-24-07

REVISIONS

PROJECT NAME

NORTH RIDGE PARK PHASE II SECTION I

SANITARY SEWER OUTFALL PROFILE

CLIENT

GREEN VALLEY SOUTH, LLC

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 527-2007
Fax: (910) 401-1231

PROJECT INFORMATION

DESIGNED BY:	CHRIS
DRAWN BY:	CHRIS
CHECKED BY:	SCOTT
PROJECT NUMBER:	265

DRAWING SCALE

HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

DATE RELEASED

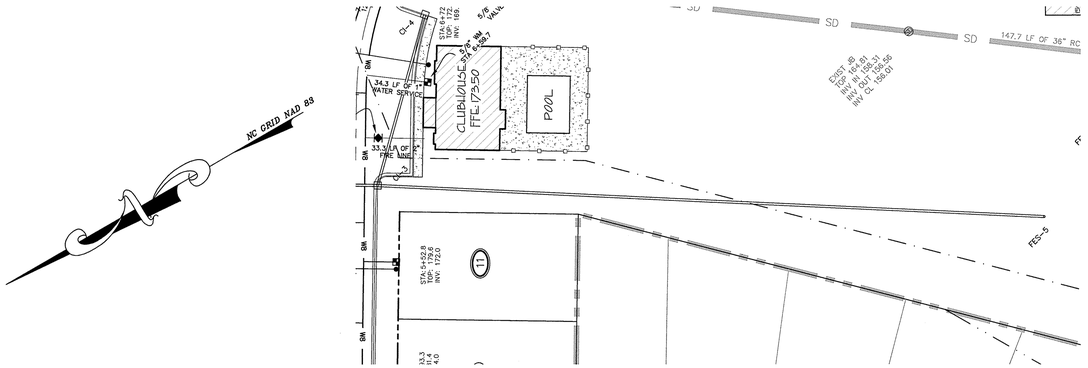
SEPTEMBER 11, 2007

SHEET NUMBER

C-10

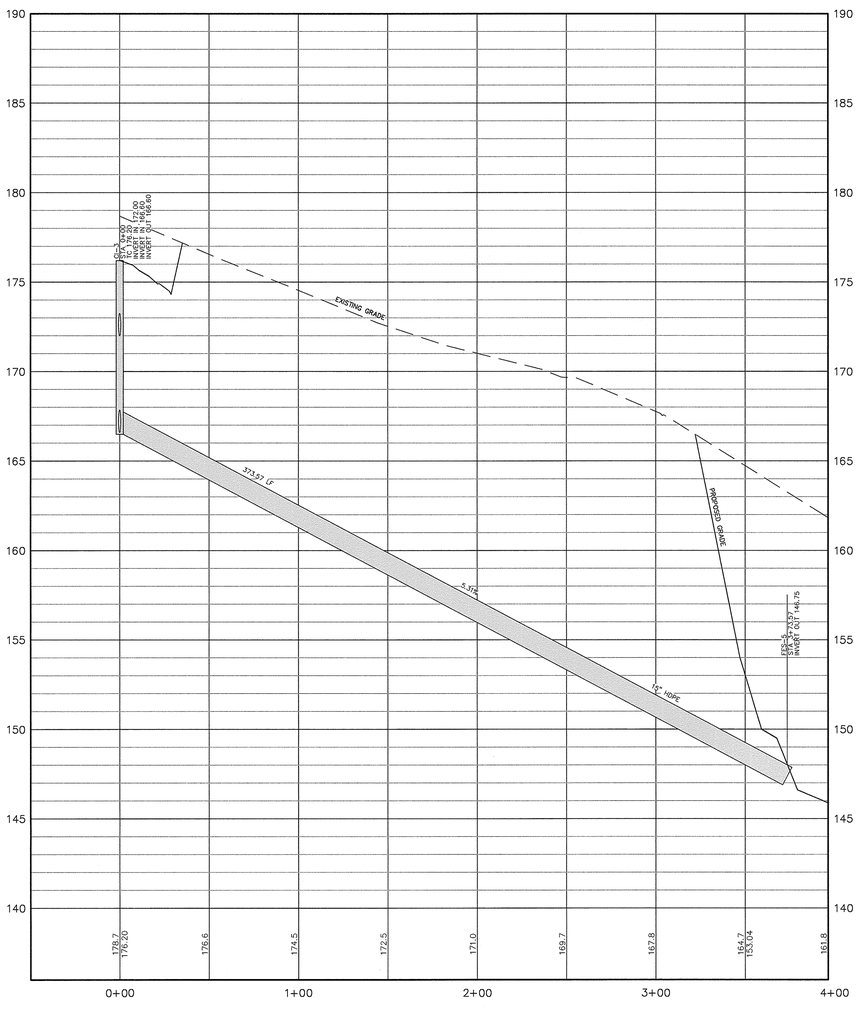
OF 17

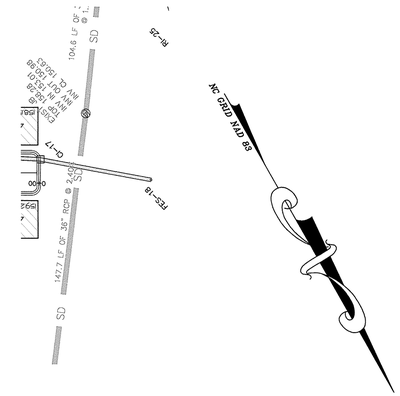
DWS-14030



FES-5 OUTFALL

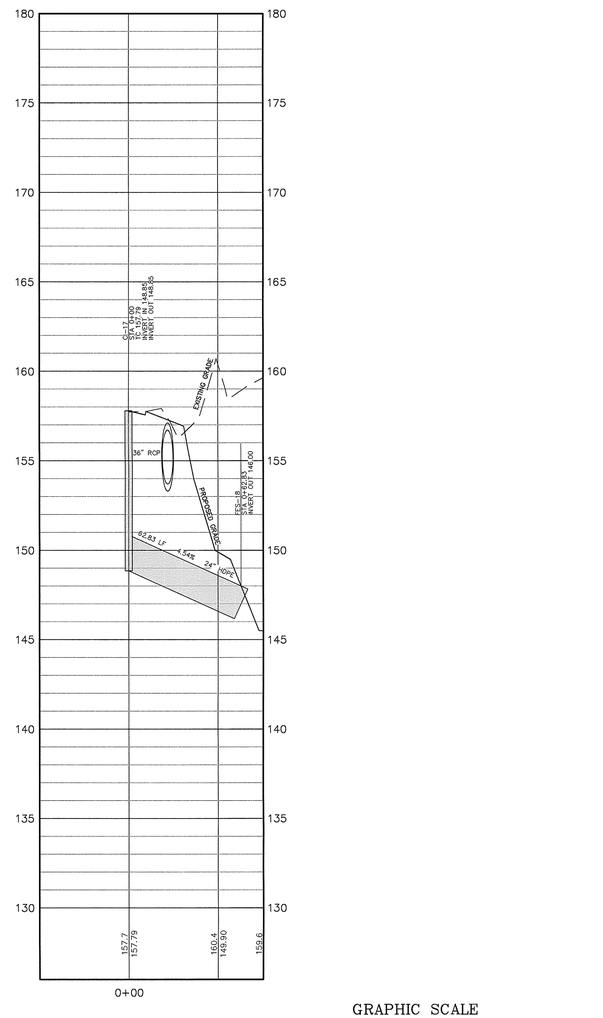
STORM PROFILE





FES-18 OUTFALL

STORM PROFILE



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DWS-14030

409 Chicago Drive - Suite 112
Fayetteville, North Carolina 28306
Phone (910) 426-6777
Fax (910) 426-5777
4D SITE SOLUTIONS, INC
ENGINEERING SURVEYING GPS CONSTRUCTION LAYOUT

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 027452 ENGINEER C. SCOTT BROWN 10-24-07

REVISIONS

PROJECT NAME

NORTH RIDGE PARK PHASE II SECTION I

STORM OUTFALL PROFILES

CLIENT

GREEN VALLEY SOUTH, LLC

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 527-2007
Fax: (910) 401-1231

PROJECT INFORMATION

DESIGNED BY:	CHRIS
DRAWN BY:	CHRIS
CHECKED BY:	SCOTT
PROJECT NUMBER:	265

DRAWING SCALE

HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

DATE RELEASED

SEPTEMBER 11, 2007

SHEET NUMBER

C-11

OF 17

DWS-14030

WATER

1. CONTRACTOR SHALL REPAIR ALL WATER LATERALS, AND MAINS DAMAGED DURING CONSTRUCTION (NO SEPARATE PAYMENT). THE CONTRACTOR SHALL REPORT IMMEDIATELY ALL WATER MAIN AND LATERAL BREAKS TO PWC DISPATCHER AND TO THE OWNER'S REPRESENTATIVE AND SHALL INITIATE IMMEDIATE REPAIRS TO PWC STANDARDS. CONTRACTOR SHALL NOT OPERATE PWC WATER MAIN VALVES WITHOUT PWC APPROVAL AND SHALL COORDINATE ALL VALVE CLOSINGS WITH THE PWC. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH WATER SYSTEM IN THE AREA SO AS TO LESSEN THE CHANCE OF SERVICE INTERRUPTION.

2. THE CONTRACTOR SHALL NOT USE HOUSE HOSE BIBBS OR ANY OTHER METHOD OF BLOW OFF WHICH ALLOWS DOMESTIC WATER CONTAINING SEDIMENTS OR HIGH LEVELS OF CHLORINE TO PASS THRU RESIDENTS METERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM ALLOWING "DIRTY" WATER TO ENTER RESIDENT'S PLUMBING SYSTEM, SUCH AS WATER HEATERS, STAINED CLOTHING, CLOGGED SCREENS, ETC.

3. WHERE PLANS INDICATE EXISTING WATER VALVE TOP RIM AND INVERT, THE INVERT IS THE ELEVATION OF THE TOP OF THE VALVE OPERATING NUT.

4. DUE TO THE QUESTIONABLE INTEGRITY OF THE EXISTING WATER SYSTEM AS RELATING TO NEW CONSTRUCTION, CONTRACTOR SHALL INSTALL NEW WATER AND TRANSFER ALL SERVICES PRIOR TO BEGINNING SANITARY SEWER CONSTRUCTION, THIS MAY BE ACCOMPLISHED STREET BY STREET TO ALLOW SIMULTANEOUS WATER AND SEWER CONSTRUCTION. WATER SHALL BE INSTALLED UTILIZING A PWC APPROVED CUT-SHEET INDICATING WATER MAIN INSTALLATION DEPTH BELOW ENGINEER SUPPLIED REFERENCE POINTS.

5. TRANSFER OF WATER SERVICES SHALL BE ACCOMPLISHED AS FOLLOWS:

A. INSTALL TEST AND STERILIZE NEW MAIN AND LATERALS. LATERALS SHALL BE INSTALLED ADJACENT TO EXISTING SERVICE 18" INSIDE R/W, (EXISTING SERVICE IS ACTIVE).

B. TRANSFER EXISTING METER TO NEW METER BOX AND TIE NEW WATER LATERAL TO EXISTING DOMESTIC SERVICE. BLOW-OFF SERVICE AT HOSE BIBB ON HOUSE ONLY IF EXISTING METER HAS NO LOCK VALVE OR IS INDIRERABLE WHEN MAIN IS NOT TO BE ABANDONED, CONTRACTOR SHALL UNCOVER OLD CORPORATION AT MAIN AND CLOSE CORPORATION TO ABANDON OLD SERVICE, (NO SEPARATE PAYMENT).

C. AFTER ALL SERVICES ARE TRANSFERRED TO THE NEW SYSTEM IN A STREET OR VALVE TO VALVE, CUT OFF VALVE ON EXISTING SYSTEM AND ABANDON EXISTING MAINS AS INDICATED IN THE DETAILS.

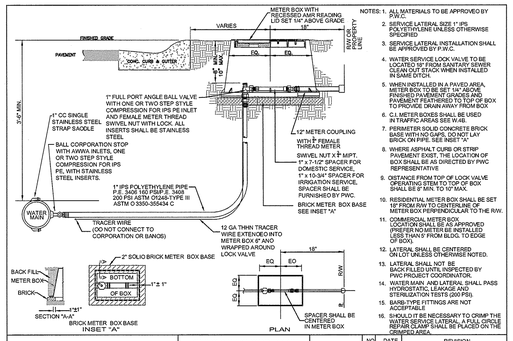
D. CONTRACTOR SHALL SUPPLY NEW METER BOXES AND DISPOSE OF UNSUITABLE EXISTING METER BOXES. SALVAGEABLE METER BOXES SHALL BE DELIVERED TO PWC WAREHOUSE ON BELT BOULEVARD FAYETTEVILLE N.C.

E. CONTRACTOR SHALL CHANGE OVER OLD METER TO NEW SERVICES OR INSTALL NEW METER FURNISHED BY PWC. SAME METER NUMBER SHALL BE INSTALLED ON SAME ADDRESS AND/OR CUSTOMER.

WATER UTILITY NOTES	PUBLIC WORKS COMMISSION FAYETTEVILLE, N.C.	
SHEET NO. 1 OF 1	DWG. NO. W.1	DWG. BY PWC
	DATE JAN. 01, 2005	APPROVED BY J.E.G.
	WATER RESOURCES ENGINEERING DEPARTMENT	

NO.	DATE	REVISION
1	JAN 06	REVISED NOTE 5A

FILE NAME: WATER UTILITY NOTES.DWG

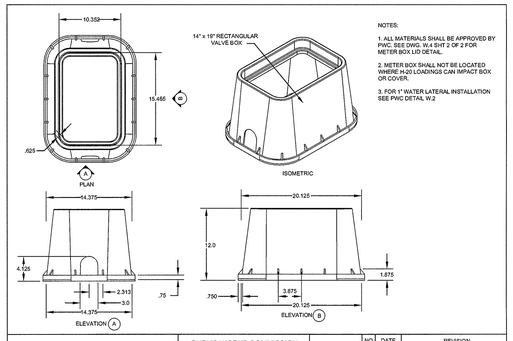


NOTES:
1. ALL MATERIALS TO BE APPROVED BY PWC.
2. SERVICE LATERAL SIZE 1" IPS POLYETHYLENE UNLESS OTHERWISE SPECIFIED
3. SERVICE LATERAL INSTALLATION SHALL BE APPROVED BY P.W.C.
4. WATER SERVICE LOCK VALVE TO BE LOCATED 90° FROM SANITARY SEWER CLEAN OUT STACK WHEN INSTALLED IN SAME DITCH.
5. WHEN INSTALLED IN A PAVED AREA, METER BOX TO BE SET 1/4" ABOVE PAVEMENT/PAVEMENT GRADE. 1" OF BOX TO BE EXPOSED ABOVE TOP OF BOX TO PROVIDE DRAIN AWAY FROM BOX
6. C.I. METER BOXES SHALL BE USED IN TRAFFIC AREAS SEE W.4B.
7. PERIMETER SOLID CONCRETE BRICK BASE WITH NO GAPS, DO NOT LAY BRICK ON PIPE. SEE INSET "A"
8. WHERE ASPHALT CURB ON STRIP PAVEMENT EXIST, THE LOCATION OF BOX SHALL BE AS DIRECTED BY PWC REPRESENTATIVE
9. DISTANCE FROM TOP OF LOCK VALVE OPERATING STEM TO TOP OF BOX SHALL BE 9" MIN. TO 10" MAX.
10. RESIDENTIAL METER BOX SHALL BE SET 18" FROM R/W TO CENTERLINE OF METER BOX PERPENDICULAR TO THE R/W.
11. COMMERCIAL METER BOX LOCATION SHALL BE AS APPROVED (PREFER NO METER BE INSTALLED LESS THAN 9' FROM BLDG. TO EDGE OF BOX).
12. LATERAL SHALL BE CENTERED ON LOT UNLESS OTHERWISE NOTED.
13. LATERAL SHALL NOT BE INSTALLED UNLESS DIRECTED BY PWC PROJECT COORDINATOR.
14. WATER MAIN AND LATERAL SHALL PASS HYDROSTATIC, LEAKAGE AND STERILIZATION TESTS (200 PSI).
15. BARB TYPE FITTINGS ARE NOT ACCEPTABLE
16. SHOULD IT BE NECESSARY TO CRIMP THE WATER SERVICE LATERAL, A FULL CIRCLE REPAIR CLAMP SHALL BE PLACED ON THE CRIMPED AREA.

PROPOSED 1" WATER SERVICE LATERAL	PUBLIC WORKS COMMISSION FAYETTEVILLE, N.C.	
SHEET NO. 1 OF 1	DWG. NO. W.2	DWG. BY PWC
	DATE: Aug 1, 2006	APPROVED BY J.E.G.
	WATER RESOURCES DEPARTMENT	

NO.	DATE	REVISION
1	MAY 05	VALVE CHANGE
2	SEPT 05	VALVE CHANGE, ADD NOTE 16.
3	JULY 06	RESIZED METER COUPLING

D:\ACAD\DETAILS\WLAT.DWG

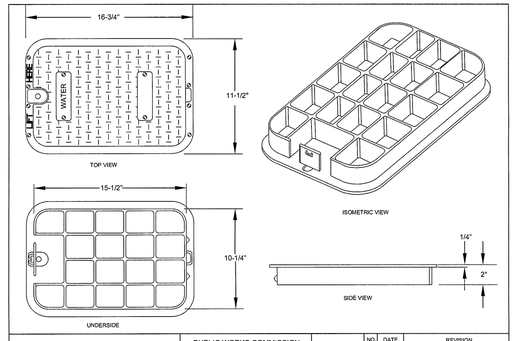


NOTES:
1. ALL MATERIALS SHALL BE APPROVED BY PWC. SEE DWG. W.4 SHT 2 OF 2 FOR METER BOX LID DETAIL.
2. METER BOX SHALL NOT BE LOCATED WHERE H-20 LOADINGS CAN IMPACT BOX OR COVER.
3. FOR 1" WATER LATERAL INSTALLATION SEE PWC DETAIL W.2

1-INCH METER BOX DETAILS	PUBLIC WORKS COMMISSION FAYETTEVILLE, N.C.	
SHEET NO. 1 OF 2	DWG. NO. W.4	DWG. BY PWC
	DATE JAN. 01,2008	APPROVED BY J.E.G.
	WATER RESOURCES ENGINEERING DEPARTMENT	

NO.	DATE	REVISION

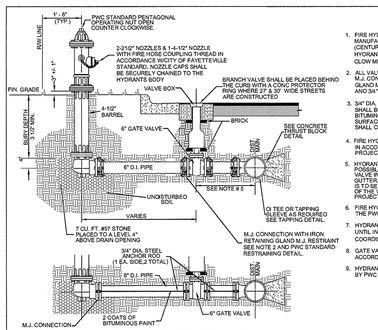
FILE NAME: 1IN METERBOX.DWG



1-INCH METER BOX LID	PUBLIC WORKS COMMISSION FAYETTEVILLE, N.C.	
SHEET NO. 2 OF 2	DWG. NO. W.4	DWG. BY PWC
	DATE JAN. 01, 2006	APPROVED BY J.E.G.
	WATER RESOURCES ENGINEERING DEPARTMENT	

NO.	DATE	REVISION
1.	7/07	REVISED LID

FILE NAME: 1IN METERBOX.DWG

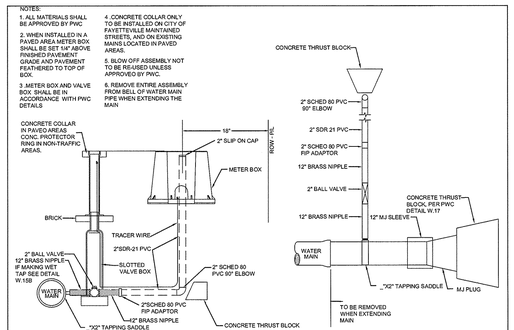


NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH PWC STANDARDS.
2. RESILIENT WEDGE GATE VALVE SHALL BE AS MANUFACTURED BY MUELLER CORP. AMERICAN DARLING, CLOW CORP., OR APPROVED EQUAL.
3. ALL VALVES SHALL HAVE 2" SQUARE OPERATING NUT AND SHALL OPEN COUNTERCLOCKWISE.
4. VALVE BODY, BONNET & GATE SHALL BE DUCTILE IRON CONFORMING TO ASTM A-536.
5. VALVE BODY AND BONNET SHALL BE COATED ON ALL INTERIOR AND EXTERIOR SURFACES WITH A FUSION BONDED EPOXY IN ACCORDANCE WITH AWWA C-550-90.
6. ALL VALVES 24" AND SMALLER SHALL HAVE A SAFE WORKING PRESSURE OF 200 PSI.
7. SEE VALVE BOX DETAIL FOR ADDITIONAL INFORMATION.
8. SEE VALVE BOX PROTECTOR RING DETAIL FOR ADDITIONAL INFORMATION.
9. CONCRETE COLLAR ONLY TO BE INSTALLED ON CITY OF FAYETTEVILLE MAINTAINED STREETS, AND ON VALVES INSTALLED ON EXISTING MAINS (INCLUDING TAPPING SLEEVES AND VALVES) LOCATED IN PAVED AREAS.

GATE VALVE	PUBLIC WORKS COMMISSION FAYETTEVILLE, N.C.	
SHEET NO. 1 OF 1	DWG. NO. W.6	DWG. BY PWC
	DATE AUG 1, 2006	APPROVED BY JEG
	WATER RESOURCES ENGINEERING DEPARTMENT	

NO.	DATE	REVISION
1	6/06	ADDED NOTE #9

DFILE NAME: GATEVALVE.DWG

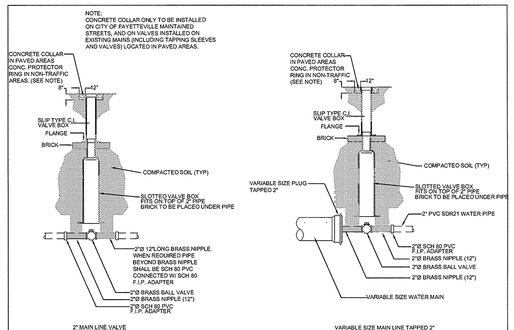


NOTES
1. VALVE BOX SHALL BE 3-PART SLIP-TYPE MANUFACTURED BY ALABAMA PIPE CO., CHAPMAN VALVE CO., COLOMBIAN IRON WORKS R.D. WOOD CO. OR APPROVED EQUAL.
2. VALVE BOX SHALL BE SUPPLIED IN GRAY IRON SLIP-TYPE VALVE BOX WITH A MINIMUM THICKNESS OF 3/16".
3. VALVE BOX SHALL HAVE RAISED LETTERS "WATER" CAST INTO COVER.
4. VALVE BOX ACCOMMODATES 4" THRU 12" VALVES.
5. VALVE BOX SHALL HAVE 3/8" HOLE DRILLED IN TOP SECTION THRU WHICH A 5/16"-18" GALVANIZED BOLT SHALL BE USED TO SECURE A 12GA. THHN TRACER WIRE FOR NON-FERROUS PIPE. A 1/2" WASHER SHALL BE USED BETWEEN NUT AND INSIDE OF BOX. TIGHTEN HAND TIGHT.
6. SCREW TYPE VALVE BOXES ARE NOT ACCEPTABLE.
7. DIMENSIONS SHOWN ARE FOR INFORMATION ONLY AND VARY BASED UPON THE MANUFACTURER.

VALVE BOX	PUBLIC WORKS COMMISSION FAYETTEVILLE, N.C.	
SHEET NO. 1 OF 1	DWG. NO. W.7	DWG. BY PWC
	DATE JAN. 01, 2005	APPROVED BY J.E.G.
	WATER RESOURCES ENGINEERING DEPARTMENT	

NO.	DATE	REVISION

file name: VALVEBOX.DWG



NOTES:
1. CONCRETE PROTECTOR RING SHALL BE 2500 P.S.I. PRECAST REINFORCED CONCRETE
2. VALVE BOX SHALL BE AT GRADE W/PROTECTOR RING EXTENDING 1/2" ABOVE GRADE
3. SEE GATE VALVE AND BOX DETAIL.
4. VALVE BOX PROTECTOR RINGS SHALL BE INSTALLED AROUND VALVE BOX IN UNPAVED NON-TRAFFIC AREAS AND SHALL NOT CREATE A HINDERANCE TO MOWING OPERATIONS.

VALVE BOX PROTECTOR RING	PUBLIC WORKS COMMISSION FAYETTEVILLE, N.C.	
SHEET NO. 1 OF 1	DWG. NO. W.8	DWG. BY PWC
	DATE JAN. 01, 2005	APPROVED BY J.E.G.
	WATER RESOURCES ENGINEERING DEPARTMENT	

NO.	DATE	REVISION

FILE NAME: CONC PROTECTOR RING.DWG

(TYPICAL - NEW FIRE HYDRANTS CONNECTED TO EXISTING WATER MAINS)

1. PROPOSED FIRE HYDRANTS SHALL BE INSTALLED IN ADVANCE OF SEWER MAIN CONSTRUCTION. THE CONTRACTOR SHALL SEQUENCE THE HYDRANT INSTALLATION TO PROVIDE AND/OR SUPPLEMENT WATER MAIN FLUSHING IF BREAKS OCCUR.

2. FIRE HYDRANT CONNECTIONS TO EXISTING WATER MAINS SHALL BE MADE USING A TAPPING SLEEVE AND VALVE BY WET TAP CONNECTION. THE TAPPING SLEEVE AND VALVE SHALL BE PRESSURE TESTED PRIOR TO AND AFTER THE COMPLETION OF THE TAP IN THE PRESENCE OF THE ENGINEER. TAPPING SLEEVE SHALL BE FILLED WITH WATER PRIOR TO PRESSURIZATION FOR SAFETY PURPOSES.

3. THE CONTRACTOR SHALL HAVE THE EXISTING UTILITIES LOCATED IN THE VICINITY OF THE PROPOSED FIRE HYDRANT PRIOR TO REQUESTING CONSTRUCTION STAKES. THE PROPOSED LOCATION MAY BE SHIFTED OR RELOCATED BY THE ENGINEER IF CONFLICTS EXIST (I.E. GAS SERVICES, UGE TELEPHONE, ETC.)

4. THE CONTRACTOR SHALL VERIFY (BY DIGGING), IN ADVANCE OF INSTALLATION AND MATERIAL PROCUREMENT, THE EXISTING WATER MAIN MATERIAL, SIZE, CLASS, DEPTH AND LOCATION FOR EACH INDIVIDUAL FIRE HYDRANT LOCA TION IN ORDER TO SUPPLY PROPER SLEEVE TYPES, BARREL LENGTHS AND OTHER REQUIRED MATERIALS TO ACCOMMOCATE EXISTING MATERIALS ENCOUNTERED AND SITE CONDITIONS.

5. THE INFORMATION CONTAINED IN THE "FIRE HYDRANT DATA CHART" WAS PRODUCED USING EXISTING PWC RECORDS AND AVAILABLE FIELD INFORMATION. THE INFORMATION IS INTENDED TO ASSIST THE CONTRACTOR, BUT IS NOT GUARANTEED. THE CONTRACTOR IS ENCOURAGED TO VERIFY ALL THE FIELD INFORMATION. THIS INFORMATION IS APPROXIMATE AND MAY NOT BE ACCURATE.

6. THE CONTRACTOR WILL BE REQUIRED TO SUPPLY VARIOUS LENGTHS OF BARRELS AND HYDRANT EXTENSIONS TO ADJUST FOR WATER MAIN DEPTHS IN RELATION TO TOP OF EXISTING CURB GRADE, TOP OF PAVEMENT, EXISTING DITCH GRADE AND/OR RIGHT-OF-WAY GROUND ELEVATIONS AS NECESSARY. ADDITIONAL FITTINGS AND/OR HYDRANT EXTENSIONS OR OFFSET CONNECTORS MAY BE REQUIRED TO MAINTAIN PROPER COVER. (NO SEPARATE PAY).

7. EXISTING VALVE DEPTHS ARE MEASURED FROM EXISTING ASPHALT AND/OR VALVE COVER TO THE TOP OF THE OPERATING NUT. THE BARREL INFORMATION SHOWN IS CALCULATED USING AN INTERPOLATION BETWEEN THE TWO NEAREST VALVES. THE GROUND ELEVATION AND/OR CURB FOR THE PROPOSED FIRE HYDRANT IS INTERPOLATED FROM CROSS SECTIONS AND THE FLANGE ELEVATION SHOWN IS APPROXIMATE. FIRE HYDRANT SHALL BE INSTALLED IN ACCORDANCE WITH THE FIRE HYDRANT AND VALVE INSTALLATION DETAIL.

8. THE CONTRACTOR SHALL SUBSTITUTE VARIOUS BARREL DEPTHS WITHIN THE PROJECT (I.E. FIRE HYDRANT NO. 1 INDICATES A 3'-0" DEPTH OF BURY, ACTUAL CONDITIONS CALL FOR A 6'-0" DEPTH OF BURY, FIRE HYDRANT NO. 1 SHALL BECOME A 6'-0" DEPTH OF BURY, FIRE HYDRANT NO. 2 BECOME A 5'-0" DEPTH OF BURY, THEN A SUBSTITUTION WILL BE REQUIRED). ALL EXTENSIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION AND ONLY AFTER ALL EFFORTS OF SUBSTITUTION ARE EXHAUSTED.

9. WHERE INDICATED TO TIE EXISTING FIRE HYDRANT TO NEW MAIN, CONTRACTOR SHALL PROVIDE ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, ETC. NECESSARY TO PROVIDE A COMPLETE INSTALLATION. FIRE HYDRANT SHALL BE TRANSFERRED TO NEW MAIN BRANCH LINE AFTER MAIN IS ACCEPTED. HYDRANTS SHALL NOT BE OUT OF SERVICE FOR GREATER THAN 24 HOURS. CONTRACTOR SHALL NOTIFY FAYETTEVILLE FIRE DEPARTMENT OF OUT OF SERVICE FIRE HYDRANTS PRIOR TO CONSTRUCTION.

10. SOD SHALL BE REPLACED WHERE APPLICABLE. DAMAGE TO PROPERTY OWNER'S LANDSCAPING, FENCES, ETC. SHALL BE REPAIRED OR REPLACED TO THE PROPERTY OWNER'S SATISFACTION, TO INCLUDE WITHIN RIGHT-OF-WAY. (NO SEPARATE PAYMENT).

11. THE UNIT PRICE BID SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, TESTING, FIELD INVESTIGATION, UTILITY LOCATIONS AND ANY AND ALL OTHER INCIDENTALS REQUIRED FOR PROPER FIRE HYDRANT INSTALLATION INCLUDING BUT NOT LIMITED TO FIRE HYDRANT MATERIALS AND LABOR, VARIOUS BARREL DEPTHS, EXTENSIONS, OFFSET CONNECTORS, TAPPING SLEEVE, TESTING, TAPPING VALVE, TAPPING OF EXISTING MAIN, FITTINGS, TRAFFIC CONTROL AND SIGNAGE, SOD, SEEDING, PAVEMENT REPAIR, REMOVING AND REPLACING PAVEMENT, PAINTING IN ACCORDANCE WITH PWC STANDARDS, REMOVING AND REPLACING LANDSCAPING AND EXISTING FEATURES, ADJUSTMENTS REQUIRED DUE TO EXISTING UTILITY CONFLICTS, EROSION AND SEDIMENT CONTROL MEASURES, REPAIRING AND/OR REPLACING ALL DAMAGES, FIELD INVESTIGATIONS AND ALL ELSE REQUIRED FOR COMPLETE INSTALLATION.

FIRE HYDRANT ADDITIONAL GENERAL NOTES	PUBLIC WORKS COMMISSION FAYETTEVILLE, N.C.	
SHEET NO. 1 OF 1	DWG. NO. W.12	DWG. BY PWC
	DATE JAN. 01, 2005	APPROVED BY J.E.G.
	WATER RESOURCES ENGINEERING DEPARTMENT	

NO.	DATE	REVISION

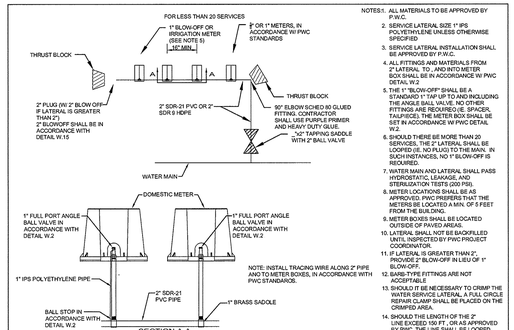
FILE NAME: FH NOTES.DWG

NOTES:
1. FIRE HYDRANT SHALL BE MODELS MANUFACTURED BY MUELLER CO. (CENTURIAN), AMERICAN VALVE AND HYDRANT CO. (MODEL MARK 76), GLOW MEDALLION OR APPROVED EQUAL.
2. ALL VALVES AND HYDRANTS SHALL HAVE M.J. CONNECTIONS WITH IRON RETAINING GLAND M.J. RESTRAINT OR ANCHOR LUGS AND 3/4" DIA. STEEL ANCHOR RODS.
3. 3/4" DIA. STEEL RODS AND ALL BURIED SURFACES SHALL BE PAINTED WITH 2 COATS OF BITUMINOUS PAINT. MARRED OR SCRATCHED SURFACES SHALL BE REPAINTED. PAINT SHALL CURE PRIOR TO BACK FILLING TRENCH.
4. FIRE HYDRANT SHALL BE FIELD PAINTED IN ACCORDANCE WITH PWC STANDARDS, BEFORE PROJECT IS ACCEPTED.
5. HYDRANT VALVE SHALL BE PLACED AS CLOSE AS POSSIBLE TO TEE, BUT DO NOT PLACE VALVE IF PROPOSED OR EXISTING CURB AND GUTTER, IF THE STREET IS SOIL AND NO PAVING IS TO BE DONE AT THIS TIME, THE LOCATION OF THE VALVE IS TO BE DETERMINED BY THE PWC PROJECT COORDINATOR.
6. FIRE HYDRANTS SHALL BE PLACED AS DIRECTED BY THE PWC PROJECT COORDINATOR.
7. HYDRANT BRANCH SHALL NOT SIE BACK FILLED UNTIL INSPECTED AND APPROVED BY PWC PROJECT COORDINATOR.
8. GATE VALVE AND BOX SHALL BE IN ACCORDANCE WITH PWC STANDARD DETAIL.
9. HYDRANT EXTENSIONS SHALL BE APPROVED BY PWC PROJECT COORDINATOR.

FIRE HYDRANT AND VALVE INSTALLATION	PUBLIC WORKS COMMISSION FAYETTEVILLE, N.C.	
SHEET NO. 1 OF 1	DWG. NO. W.13	DWG. BY PWC
	DATE JAN. 01, 2005	APPROVED BY J.E.G.
	WATER RESOURCES ENGINEERING DEPARTMENT	

NO.	DATE	REVISION
1.	10/23/03	REVISED NOTE #4

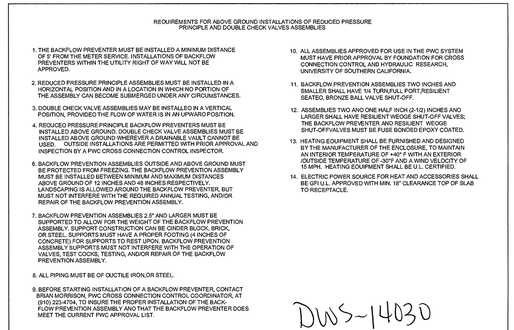
FILE NAME: FHCC.DWG



WATER SERVICE DETAILS FOR MULTI-FAMILY BUILDINGS	PUBLIC WORKS COMMISSION FAYETTEVILLE, N.C.	
SHEET NO. 1 OF 1	DWG. NO. W.23	DWG. BY PWC
	DATE: JAN 1,2007	APPROVED BY J.E.G.
	WATER RESOURCES DEPARTMENT	

NO.	DATE	REVISION

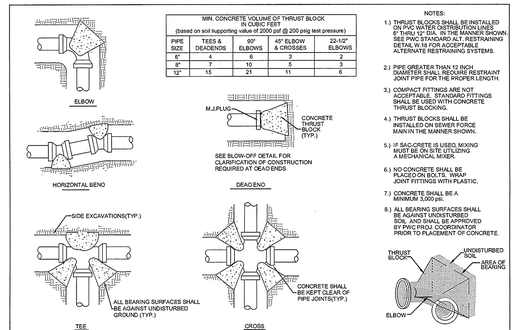
O:\ACAD\DETAILS\WLAT.DWG



2" VALVE INSTALLATION	PUBLIC WORKS COMMISSION FAYETTEVILLE, N.C.	
SHEET NO. 1 OF 1	DWG. NO. W.15A	DWG. BY PWC
	DATE AUG 1, 2006	APPROVED JEG
	WATER RESOURCES ENGINEERING DEPARTMENT	

NO.	DATE	REVISION
1	6/06	ADDED NOTE ON CONC. COLLAR.

2_VALVE_INSTALLATION



NOTES:
1.) THRUST BLOCKS SHALL BE INSTALLED ON PVC WATER DISTRIBUTION LINES 6" THRU 12" DIA. IN THE MANNER

1. CLEANOUT ELEVATIONS AND/OR LOCATIONS MAY BE ADJUSTED IN THE FIELD AS DIRECTED BY THE ENGINEER WHEN NECESSARY. CLEANOUT STACK TOP ELEVATION IS DETERMINED BY INTERPOLATING FIELD DATA AND MAY NOT BE EXACT. CLEANOUT ELEVATION TOP SHALL BE SET IN ACCORDANCE WITH THE PUBLIC WORKS COMMISSION TYPICAL DETAIL. (NO SEPARATE PAYMENT).

2. WHERE SANITARY SEWER MAINS ARE TO BE CONSTRUCTED WITHIN 20' OF EXISTING RESIDENCES SPECIAL CONSIDERATION SHALL BE GIVEN TO MINIMIZE UNDERMINING OR OTHERWISE DISTURBING EXISTING RESIDENCES ADJACENT TO THE SEWER MAIN. THE CONTRACTOR SHALL USE A RUBBER TIRED BACK HOE AND NO MECHANICAL COMPACTION EQUIPMENT IN THESE AREAS. THE TRENCH SHALL BE SHORED ADEQUATELY TO PREVENT ANY SLOTHING OF THE SIDE SLOPES. SUITABLE BACK FILL SHALL BE PLACED IN THE TRENCH. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND FOLLOW RECOMMENDATIONS. CONSTRUCTION METHODS AND MEASURES SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND RECOMMENDATIONS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REPAIR OF STRUCTURES, FOUNDATIONS, FOOTINGS, ETC. DAMAGED DUE TO CONSTRUCTION.

3. SANITARY SEWER HOUSE SELECTIONS ANGLES ARE 180 DEGREES UNLESS NOTED OTHERWISE. ALL INVERT ELEVATIONS ARE SHOWN TO THE MANHOLE CENTERLINE.

GENERAL NOTES
SANITARY SEWER UTILITY

PUBLIC WORKS COMMISSION
FAYETTEVILLE, N.C.

WATER RESOURCES
ENGINEERING DEPARTMENT

SHEET NO. 1 OF 1 | DWG. NO. S.1 | DWG. BY PWC | DATE JAN. 01, 2005 | APPROVED BY J.E.G.

NO	DATE	REVISION

FILE NAME:SEWER NOTES.DWG

PIPE SIZES	MANHOLE SIZE	MIN. WALL THICKNESS	MIN. REINF. STEEL	MIN. BASE THICKNESS
21"& LESS	48" DIAMETER	5"	ASTM A-615 (.15 SQ.IN)	8"
24" - 36"	60" DIAMETER	6"	ASTM A-615 (.15 SQ.IN)	8"
42"	72" DIAMETER	7"	ASTM A-615 (.15 SQ.IN)	8"

MANHOLE DIAMETER SIZES MAY BE ADJUSTED ON THE PLANS TO ACCOMMODATE ADDITIONAL PIPES OR SMALLER PIPES WHERE ACCEPTABLE OR MANHOLES LESS THAN OR EQUAL TO 6' DIAMETER.

CAST IRON FRAME & COVER SEE DETAIL

MAX. 2 GRADE RINGS

12" MAX. ADJUST

2" - 12"

JOINT SEALER

1'-0" MIN. 4'-0" MAX.

4'-0" MIN.

48" MIN. SEE CHART

SEE NOTE 5 FOR PLUG, BOOT CONNECTOR

1'-0" MIN. 3'-0" MAX.

SEE CHART

SEAL ANNULUS AROUND PIPE AT ENTRANCE WITH NON-SHRINK GROUT.

FLEXIBLE BUTYL RESIN SEALANT BETWEEN JOINT.

SEAL INSIDE AND OUTSIDE OF JOINT WITH FAST SET NON-SHRINK GROUTH FINISH

LIFT HOLES THAT EXTEND THROUGH WALL SHALL BE SEALED WITH NON-SHRINK GROUT AFTER LIFTING THAT DO NOT EXTEND THRU THE WALL SHALL NOT REQUIRE GROUT SEALANT.

MANUFACTURER INSTALLED POLY PROPYLENE COATED STEP OVER INVERT OUT SEE STEP DETAIL.

CONC. BRICK AND MORTAR INVERT PLACED IN OFFSET TO ALIGN SEE SHELF DETAIL.

SEE CHART

SEE NOTE 3

FLEXIBLE EPDM RUBBER BOOT

SANITARY SEWER (OUT)

UNDISTURBED SUBGRADE

NO.57 STONE

PWC RING AND COVER. SEE DETAIL (2 TYPES OF RING AND COVER APPVD)

CONC. GRADE RING (2 MAX.)

ECCENTRIC REDUCER

JOINT SEALER

SEAL LIFT HOLES

JOINT SEALER

SEE SHELF DETAILS

FLEXIBLE EPDM RUBBER BOOT

SANITARY SEWER (OUT)

NO.57 STONE

NOTES

1. PRECAST REINFORCED CONCRETE MANHOLES SHALL BE IN ACCORDANCE WITH ASTM C-478.
2. MIN. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI.
3. MANHOLES GREATER THAN 12' DEPTH SHALL HAVE MIN. 6' EXTENDED BASE.
4. FLEXIBLE BUTYL RESIN JOINT SEALANT SHALL BE IN ACCORDANCE W ASTM C990. RUBBER GASKET JOINTS SHALL BE IN ACCORDANCE WASTM C-443.
5. FLEXIBLE EPDM RUBBER BOOT CONNECTORS SHALL BE IN ACCORDANCE W/ ASTM C923, INSTALLED BY MANUFACTURER WISTAN-LESS STEEL CORRUGATION RING AND STAINLESS STEEL CONSTRUCTION TO MAIN. SHALL BE BY CONTRACTOR WITH STAINLESS STEEL PIPE CLAMP.
6. CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING MAN-HOLE AND FIELD INSTALLING A FLEX. BOOT CONNECTOR TO ALLOW SLEEVE TO ENTER INTERIOR
7. MORTAR SHALL BE QUICK SETTING, NON-SHRINK GROUT MIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. MANHOLE STEPS SHALL BE IN ACCORDANCE WITH ASTM C478 AND OSHA REGULATIONS ALIGN VERTICALLY.
9. PREFORMED MANHOLE INVERTS ARE NOT ACCEPTABLE UNLESS SPECIFICALLY APPROVED BY PWC IN WRITING. STAND-ARD INVERTS FOR LIP MANHOLE IS NOT ACCEPTABLE.
10. VERTICAL DROPS BETWEEN THE INFLOW PIPES AND OUTFLOW PIPES SHALL REQUIRE THE FOLLOWING:
    A- GREATER THAN 2.5' SEE DROP STRUC-TURE DETAIL (MIN. 2 DIA. M.H. REQ'D.)
    B- 1' TO 2.5' SEE PIPE SLIDE DETAIL
    C- LESS THAN 1' SEE SLIDE DETAIL
11. MANHOLE RING AND COVER AND STEPS SHALL BE MANUFACTURED IN ACCORD-ANCE WITH PWC APPROVED STANDARDS. SEE APPLIC-ABLE DETAIL.
12. INVERT ON PLANS IS TO MH CL.

STANDARD MANHOLE
PUBLIC WORKS COMMISSION
FAYETTEVILLE, N.C.
WATER RESOURCES
ENGINEERING DEPARTMENT

SHEET NO. 1 OF 1 | DWG. NO. S.2 | DWG. BY PWC | DATE JAN. 01, 2005 | APPROVED BY J.E.G.

NO.	DATE	REVISION

FILE NAME: STANDARD MANHOLE.DWG

COLLAR TYPICAL

13 DIPS TYP.

MANHOLE

CONC. COLLAR

NEW SANITARY SEWER

13 DIPS TYP.

SEE SHELF DETAIL

SECTION A-A

NOTES

1. MANHOLE MEETS ALL REQ. OF ASTM C-478.
2. CONCRETE IS MINIMUM 4500 PSI COMPRESSIVE STRENGTH.
3. MATERIAL USED TO SEAL AROUND PIPE SHALL BE NON-SHRINK GROUT.
4. MANHOLE SHALL BE CONSTRUCTED OF PRECAST CONCRETE. FIBERGLASS MANHOLE IS NOT ACCEPTABLE.
5. DROP STRUCTURE SHALL BE PLACED WHERE THERE IS VERTICAL SEPARATION BETWEEN INVERTS EXCEEDS 2.50'.
6. WITH THE EXCEPTION OF THE MANHOLE BASE SECTION, ALL MANHOLE SECTIONS SHALL BE ALIGN AND VERTICALLY PLUMB AND BE IN ACCORDANCE WITH THE PWC STANDARD MANHOLE DETAILS.
7. IN ORDER TO PROVIDE A WATERTIGHT CONNECTION AT EXIST. PIPE ENTRANCES TO DOGHOUSE MANHOLE CONTRACTOR SHALL DRILL PILOT HOLE. ABOVE PIPE. CUT OUT AND REMOVE ENTIRE SECTION OF MANHOLE AND INJECT POLYURETHANE GROUT WITH CAULKING GUN 30 DAYS MIN. 60 DAYS MAX. AFTER MH. IS BACKFILLED.
8. MANHOLES GREATER THAN 12' IN DEPTH SHALL HAVE MIN. 6' EXTENDED BASE.
9. SEE STANDARD MANHOLE DETAIL FOR ADDITIONAL REQUIREMENTS.

SEE NOTE 7

48" MIN.

NEW SANITARY SEWER

NON-SHRINK GROUT

1.50 MAX.

1'-0" MIN.

3'-0" MAX.

CONCRETE INVERT AND BASE POURED IN FIELD TO SPRINKLING OF PIPE SEE SHELF DETAIL FOR SHELF CONSTRUCTION ABOVE SPRINGLINE.

SEE SHELF DETAIL

REINFORCING TO MEET ASTM A-185 (12 SQ. IN.

MORTAR SLIDE

SHELF

CONCRETE COLLAR NOT SHOWN FOR CLARITY

FLEXIBLE RUBBER BOOT FASTENED W/ T304 STAINLESS STEEL KORSAND TO MH

T-300 STAINLESS STEEL PIPE CLAMP

NEW SANITARY SEWER

MANHOLE BASE SECTION SHALL BE SUPPORTED ON 4"x8"x16" SOLID CONCRETE BLOCKS STACKED 2 HIGH 180° APART.

REMOVE EXISTING TOP OF PIPE ABOVE SPRING LINE AFTER ACCEPTANCE OF MANHOLE BASE BY PWC CONTRACTOR SHALL SAW CUT AND REMOVE EXISTING PIPE CROWN TO FORM OPEN INVERT TROUGH. NO DEBRIS SHALL BE ALLOWED TO ENTER SANITARY SEWER

SEAL ANNULUS OVER AND AROUND PIPE AT DOGHOUSE WITH CONCRETE OR SOLID BRICK AND MORTAR

CONCRETE COLLAR

EXIST. SANITARY SEWER OUT

6x6-W8xW8 WWM BASE ONLY

6" MIN. COMPACTED NO. 57 STONE

4"x8"x16" SOLID CONCRETE BLOCKS STACKED 2 HIGH 180° APART.

UNDISTURBED SUB GRADE

SECTION B-B

NO	DATE	REVISION

DOGHOUSE MANHOLE
PUBLIC WORKS COMMISSION
FAYETTEVILLE, N.C.
WATER RESOURCES
ENGINEERING DEPARTMENT

SHEET NO. 1 OF 1 | DWG. NO. S.3 | DWG. BY PWC | DATE JAN. 01, 2005 | APPROVED BY J.E.G.

FILE NAME: DOGHOUSEMH.DWG

SEAL AROUND PIPE

ALIGN STEPS OVER INVERT OUT

SPRINGLINE OF PIPE

NON-SHRINK GROUT SLIDE WITH 1/2 PIPE PLACED IN FIELD TO SPRINKLING OF PIPE. ADD BRICK AND MORTAR CONC TO BUILD UP INVERT TO REDUCE MORTAR QUANTITIES.

+12 PIPE

SHELF

FLOW CHANNEL SHAPE TO 3/4 HEIGHT OF OUTLET PIPE.

SLIDE SHALL BE 2.00' MAX. FOR TOP OF SHELF

2.00' MAX. 1.00' MIN.

SAN. SEWER MAIN

S.S.

PIPE SLIDE DETAIL

NTS

NOTES

1. MORTAR SLIDE SHALL BE USED FOR LESS THAN 1 FOOT SEPARATION BETWEEN INVERT OUT & INVERT IN OF STRUCTURE.
2. PIPE SLIDE REQ'D WHERE VERTICAL SEPARATION BETWEEN PIPE INVERTS IS GREATER THAN 1' AND LESS THAN OR EQUAL TO 2.5'.
3. INTERIOR DROP STRUCTURE REQUIRED WHERE VERTICAL SEPARATION BETWEEN INVERTS EXCEEDS 2.5'. SEE INTERIOR DROP STRUCTURE DETAIL.
4. VERIFY SLIDE INSTALLATION WITH PROJECT COORDINATOR PRIOR TO CONSTRUCTION.
5. MANHOLE AND CONNECTIONS SHALL BE IN ACCORDANCE WITH PWC STANDARD MANHOLE DETAIL.
6. BRICK USED FOR INVERT AND SHELF CONSTRUCTION SHALL BE SOLID AND STANDARD CONCRETE, JUMBO BRICK, MEETING ASTM C55 GRADE N-1 WITH 7 DAY ABSORPTION LESS THAN 10.0 LBS/CU.FT.
7. MANHOLES GREATER THAN 12' IN DEPTH SHALL HAVE MIN. 6' EXTENDED BASE.
8. THE MINIMUM ELEVATION DIFFERENCE BETWEEN THE CENTERLINE INVERT OF THE ENTRANCE PIPE AND THE CENTERLINE INVERT OUT SHALL BE 0.10 FT. UNLESS OTHERWISE APPROVED BY PWC.
9. SEE STANDARD MANHOLE DETAIL FOR ADDITIONAL REQUIREMENTS.

SEAL AROUND PIPE

ALIGN STEPS OVER INVERT OUT

SHELF

SPRINGLINE OF PIPE

BEGIN SHELF TRANSITION AT 3/4 HEIGHT OF OUTLET PIPE 1/12 MIN.

CONCRETE SHELF PLACED IN FIELD TO SPRINKLING OF PIPE. ON EXISTING MANHOLES BOTTOM OF BOOT SHALL BE SET 1" ABOVE SHELF

8" MIN. FORMED UNPAINTED BENCH SLOPE TO FLOW CHANNEL AND UP TO SPRINKLING OF PIPE

6" MIN. COMPACTED NO. 57 STONE

SEAL ANNULUS OVER AND AROUND PIPE AT DOGHOUSE WITH CONCRETE OR SOLID BRICK AND MORTAR

6x6-W8xW8 WWM BASE ONLY

SAN. SEWER MAIN

S.S.

6.00 MAX.

FLOW CHANNEL SHAPE TO 3/4 HEIGHT OF OUTLET PIPE.

INVERT SHALL ENTER MANH. AT NO GREATER THAN 90° ANGLE

MORTAR SLIDE DETAIL

NTS

SLOPE TOP OF CHANNEL SHELF 1.12 MIN./12 MAX. TOWARD TROUGH

SHELF DETAIL

NTS

NO	DATE	REVISION
1.	JAN. 05	ADDED NOTE 8.

PIPE SLIDE, MORTAR SLIDE AND SHELF DETAILS
PUBLIC WORKS COMMISSION
FAYETTEVILLE, N.C.
WATER RESOURCES
ENGINEERING DEPARTMENT

SHEET NO. 1 OF 1 | DWG. NO. S.4 | DWG. BY PWC | DATE JAN 1, 2005 | APPROVED BY J.E.G.

FILE NAME: PSLIDE.DWG

NEW SANITARY SEWER

PLAN

SDR 26 PVC SW TEE WITH OPEN END ON SPIGOT SIDE.

FLEXIBLE BOOT CONNECTED TO MH WITH SS EXP. RING

NON-SHRINK GROUT SEAL

SDR 26 PVC

FOR TRANSITION FROM D.I. TO PVC USE A C900 BELL X SDR 26 SPIGOT ADAPTOR.

12" MIN.

5' MIN.

2' MIN. COMPACTED NO. 57 STONE FROM UNDISTURBED SOIL TO SPRING-LINE OF PIPE AS DIRECTED BY PWC PROJECT COORDINATOR.

12" MIN.

6" MIN

SDR 26 PVC

1"x 1/8" STAINLESS STEEL STRAPS CONFORMING TO C-1 THE PIPE ANCHORED WITH STAINLESS STEEL ANCHOR BOLTS AND WEDGE ANCHORS. 2 STRAPS MINIMUM. STRAPS SHALL BE 3' O.C. MAX.

SDR 26 SW PVC 1/4 BEND TOWARD INVERT OUT

SW TEE SDR 26

GROUT SEALED

FOR TRANSITION FROM D.I. TO PVC USE A C900 BELL X SDR 26 SPIGOT ADAPTOR.

FLEXIBLE BOOT

UNDISTURBED SOIL

SDR 26 PVC

SS STRAPS

SDR 26

SECTION "A-A"

NOTES

1. MANHOLE SHALL BE IN ACCORDANCE WITH PWC STANDARDS, SEE MANHOLE DETAIL FOR ADDITIONAL INFORMATION
2. ALL PVC PIPING AND FITTINGS FOR DROP STRUCTURE SHALL BE SDR 26 AND WITH SOLVENT WELD JOINTS
3. MANHOLES GREATER THAN 12' IN DEPTH SHALL HAVE MIN. 6' EXTENDED BASE.
4. DROP STRUCTURE SHALL BE PLACED WHERE SEWER MAIN OR LATERAL VERTICAL DROP BETWEEN INVERTS EXCEEDS 2.50'. SEE PIPE SLIDE DETAILS FOR DROPS LESS THAN 2.50' VERTICAL SEPARATION.
5. DROP STRUCTURE MH. SHALL BE A MIN. OF 5' DIAMETER TO 12" ABOVE TEE. DROP STRUCTURE SHALL BE INSTALLED AGAINST WALL OF MANHOLE AS SHOWN.
6. FLEX. BOOT SHALL BE CONNECTED TO MH. WITH STAINLESS STEEL EXPANSION RING. FLEXIBLE BOOT CONNECTORS SHALL CONFORM TO ASTM C-923 SPEC.
7. CONNECTIONS TO EXISTING MANHOLES SHALL HAVE CORE AND "BOOT" ONLY UNLESS APPROVED OTHERWISE BY PWC PROJECT COORDINATOR.

INTERIOR DROP STRUCTURE
GRAVITY SEWER MAINS & LATERALS
PUBLIC WORKS COMMISSION
FAYETTEVILLE, N.C.
WATER RESOURCES
ENGINEERING DEPARTMENT

SHEET NO. 1 OF 1 | DWG. NO. S.5 | DWG. BY PWC | DATE JAN. 01, 2007 | APPROVED BY J.E.G.

NO	DATE	REVISION
1.	10/23/03	REVISED NOTE.
2.	JAN 05	REVISED DROP MATERIAL
3.	JAN 07	REVISED ADAPTOR, NOTE 2.

FILE NAME: DROPMH.DWG

(2) CAM LOCKS SEE DETAIL

LETTERING

(2) PICK BARS SEE DETAIL

COVER FACE

(2) CAM LOCKS

(2) STAINLESS STEEL PICK BARS 1/2" DIA. X1-3/4"

WIPER GASKET

CAM LOCK

CAM LOCK DETAIL

COVER SECTION

PICK BAR AND GASKET GRDOVE DETAIL

5/8" DIA. SS ROD

COVER

FRAME

FRAME SECTION

NOTES:

1. MANHOLE FRAME AND COVER SHALL BE MADE OF GRAY CAST IRON CONFORMING TO ASTM SPEC. A48-83, CLASS 35 , MANUFACTURED BY SAME MANUFACTURER. ALL CASTINGS SHALL CONFORM TO THE SHAPE AND DIMENSIONS SHOWN. THEY SHALL BE CLEAN AND PERFECT, WITHOUT BLOW OR SAND HOLES OR DEFECTS OF ANY KIND, TENDING TO IMPAIR THEIR STRENGTH. NO PLUGGING OR STOPPING OF DEFECTIVE HOLES WILL BE PERMITTED.
2. CASTINGS SHALL BE UNPAINTED AND SHALL HAVE THE LETTERS "PWC-FAY-NC" AND "SANITARY SEWER" CAST INTO COVER. LETTERS SHALL BE RAISED AND CLEARLY VISIBLE.
3. MANHOLE RING AND COVER SHALL WITHSTAND H-20 VEHICULAR TRAFFIC. ROCKING COVERS SHALL NOT BE ACCEPTABLE.
4. MINIMUM AVERAGE WEIGHT: PLUS OR MINUS 5% RING 165 LBS., COVER 160 LBS. UNIT 315 LBS.
5. PERFORATED COVERS WILL NOT BE ALLOWED.
6. CAM-LOCK BOLT HEAD SHALL BE COMPATIBLE WITH STANDARD PWC TOOL FOR TURNING CAM LOCK MECHANISM.

STANDARD NON-TRAFFIC AREA
MANHOLE RING AND COVER
WITH WIPER GASKET & CAM LOCK
PUBLIC WORKS COMMISSION
FAYETTEVILLE, N.C.
WATER RESOURCES
ENGINEERING DEPARTMENT

SHEET NO. 1 OF 1 | DWG. NO. S.6 | DWG. BY PWC | DATE JAN. 01, 2005 | APPROVED BY J.E.G.

NO.	DATE	REVISION

FILE NAME: RING COVER.DWG

23 1/2"

1"

3/4"

4"

23-1/2"

2-7/8"

COVER BACK

COVER SECTION

FRAME A48-83 CL 30

FRAME PLAN

NOTES:

1. MANHOLE FRAME AND COVER SHALL BE MADE OF GRAY CAST IRON CONFORMING TO ASTM SPEC. A48-83 CL. 30/35 RESPECTIVELY, MANUFACTURED BY SAME MANUFACTURER. ALL CASTINGS SHALL CONFORM TO THE SHAPE AND DIMENSIONS SHOWN. THEY SHALL BE CLEAN AND PERFECT, WITHOUT BLOW OR SAND HOLES OR DEFECTS OF ANY KIND, TENDING TO IMPAIR THEIR STRENGTH. NO PLUGGING OR STOPPING OF DEFECTIVE HOLES WILL BE PERMITTED.
2. CASTINGS SHALL BE UNPAINTED AND SHALL HAVE THE LETTERS "PWC-FAY-NC" AND "SANITARY SEWER" CAST INTO COVER. LETTERS SHALL BE RAISED AND CLEARLY VISIBLE.
3. MANHOLE RING AND COVER SHALL WITHSTAND H-20 VEHICULAR TRAFFIC. ROCKING COVERS SHALL NOT BE ACCEPTABLE.
4. MINIMUM AVERAGE WEIGHT: PLUS OR MINUS 5% RING 165 LBS., COVER 150 LBS. UNIT 315 LBS.
5. PERFORATED COVERS WILL NOT BE ALLOWED.

1/2"

3/4"

PICK SLOT DETAIL

12.5"

12" MIN.

VARIES (1' MIN)

BED OF CLEAN FRESH MORTAR (TYP)

CONCRETE COLLAR -PAVED AREAS

25"

23 3/4"

22"

22-1/8"

23-3/4"

31"

BED OF CLEAN FRESH MORTAR (TYP)

COLLAR NON-TRAFFIC AREAS

6" MIN. THICKNESS 3000 PSI CLASS "A" CONCRETE COLLAR 5-8% AIR ENTRAINMENT ALL AROUND FRAME. NOTE: CONCRETE COLLAR ONLY TO BE INSTALLED ON CITY OF FAYETTEVILLE MAINTAINED STREETS, AND ON DOGHOUSE MANHOLES LOCATED IN PAVED AREAS.

4 EA 3/4" DIA X 3" STAINLESS STEEL BOLTS WITH WEDGE ANCHORS

2:1 PORTLAND CEMENT GROUT. OVERLAP MH 2" BELOW FRAME WITH MORTAR. MORTAR SHALL BEGIN 1" BELOW TOP OF COVER

CONTRACTOR SHALL MORTAR BETWEEN FRAME & MANHOLE. SURFACE SHALL BE SMOOTH AND FREE OF ROUGH AND/OR JAGGED EDGES.

COVER A48-83 CL 35 COVER FACE

COVER

FRAME

NO	DATE	REVISION
1.	JAN 05	CHANGED NON TRAFFIC DETAIL
2.	JULY 06	ADDED NOTE ON CONC. COLLAR

STANDARD MANHOLE
RING AND COVER
PUBLIC WORKS COMMISSION
FAYETTEVILLE, N.C.
WATER RESOURCES
ENGINEERING DEPARTMENT

SHEET NO. 1 OF 1 | DWG. NO. S.7 | DWG. BY PWC | DATE AUG 1, 2008 | APPROVED BY JEG

FILE NAME: RING COVER.DWG

1-1/8"

12" GRADE 60 STEEL REINFORCEMENT

SECTION "A-A"

A

10-3/4"

12"

PLAN VIEW

FRONT VIEW

9-1/8"

1-1/4"

3-3/8"

SIDE VIEW

SANIQUIK MALL 6" MIN.

NOTES:

1. COPOLYMER POLYPROPYLENE PLASTIC STEP SHALL BE PLACED 16" O.C. IN ALL STRUCTURES 5 DEPTH OR GREATER.
2. STEPS SHALL BE INSTALLED BY MANUFACTURER AND SHALL BE ALIGNED OVER STRUCTURE INVERT OUT.
3. DIMENSIONS SHOWN ARE TO CONVEY THE DESIRED SIZE OF THE STEP. STEPS OF SIMILAR SIZE AND CONSTRUCTION MAY BE ACCEPTABLE PROVIDED MATERIAL SUBMITTAL IS APPROVED BY PWC.
4. MATERIALS OF CONSTRUCTION AND METHOD OF INSTALLATION SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND ASTM C-478.

SERRATED TREADS WIDE ENOUGH TO STAND ON WITH BOTH FEET

ISOMETRIC VIEW OF STEP

STRUCTURE STEP
PUBLIC WORKS COMMISSION
FAYETTEVILLE, N.C.
WATER RESOURCES
ENGINEERING DEPARTMENT

SHEET NO. 1 OF 1 | DWG. NO. S.8 | DWG. BY PWC | DATE JAN. 01, 2005 | APPROVED BY J.E.G.

NO	DATE	REVISION

FILE NAME: STEP.DWG

NEW SANITARY SEWER

PLAN

SDR 26 PVC SW TEE WITH OPEN END ON SPIGOT SIDE.

FLEXIBLE BOOT CONNECTED TO MH WITH SS EXP. RING

NON-SHRINK GROUT SEAL

SDR 26 PVC

FOR TRANSITION FROM D.I. TO PVC USE A C900 BELL X SDR 26 SPIGOT ADAPTOR.

12" MIN.

5' MIN.

2' MIN. COMPACTED NO. 57 STONE FROM UNDISTURBED SOIL TO SPRING-LINE OF PIPE AS DIRECTED BY PWC PROJECT COORDINATOR.

12"

6" MIN

12" MAX

SDR 26 PVC

1"x 1/8" STAINLESS STEEL STRAPS CONFORMING TO C-1 THE PIPE ANCHORED WITH STAINLESS STEEL ANCHOR BOLTS AND WEDGE ANCHORS. 2 STRAPS MINIMUM. STRAPS SHALL BE 3' O.C. MAX.

SDR 26 SW PVC 1/4 BEND TOWARD INVERT OUT

SW TEE SDR 26

GROUT SEALED

FOR TRANSITION FROM D.I. TO PVC USE A C900 BELL X SDR 26 SPIGOT ADAPTOR.

FLEXIBLE BOOT

UNDISTURBED SOIL

SDR 26 PVC

SS STRAPS

SDR 26

SECTION "A-A"

NOTES

1. MANHOLE SHALL BE IN ACCORDANCE WITH PWC STANDARDS, SEE MANHOLE DETAIL FOR ADDITIONAL INFORMATION
2. ALL PVC PIPING AND FITTINGS FOR DROP STRUCTURE SHALL BE SDR 26 AND WITH SOLVENT WELD JOINTS
3. MANHOLES GREATER THAN 12' IN DEPTH SHALL HAVE MIN. 6' EXTENDED BASE.
4. DROP STRUCTURE SHALL BE PLACED WHERE SEWER MAIN OR LATERAL VERTICAL DROP BETWEEN INVERTS EXCEEDS 2.50'. SEE PIPE SLIDE DETAILS FOR DROPS LESS THAN 2.50' VERTICAL SEPARATION.
5. DROP STRUCTURE MH. SHALL BE A MIN. OF 5' DIAMETER TO 12" ABOVE TEE. DROP STRUCTURE SHALL BE INSTALLED AGAINST WALL OF MANHOLE AS SHOWN.
6. FLEX. BOOT SHALL BE CONNECTED TO MH. WITH STAINLESS STEEL EXPANSION RING. FLEXIBLE BOOT CONNECTORS SHALL CONFORM TO ASTM C-923 SPEC.
7. CONNECTIONS TO EXISTING MANHOLES SHALL HAVE CORE AND "BOOT" ONLY UNLESS APPROVED OTHERWISE BY PWC PROJECT COORDINATOR.

INTERIOR DROP STRUCTURE
GRAVITY SEWER MAINS & LATERALS
PUBLIC WORKS COMMISSION
FAYETTEVILLE, N.C.
WATER RESOURCES
ENGINEERING DEPARTMENT

SHEET NO. 1 OF 1 | DWG. NO. S.5 | DWG. BY PWC | DATE JAN. 01, 2007 | APPROVED BY J.E.G.

NO	DATE	REVISION
1.	10/23/03	REVISED NOTE.
2.	JAN 05	REVISED DROP MATERIAL
3.	JAN 07	REVISED ADAPTOR, NOTE 2.

FILE NAME: DROPMH.DWG

5' MIN.

FLOW

PVC SDR-26 TEE OR DI SEE NOTE # 9 S.11

TEE CONNECTION OPTIONAL

SINGLE WIDE STAINLESS STEEL STRAP

TAPPING SADDLE WITH STRAP AND ALIGNMENT FLANGE. SEE NOTES #8,9,10 ON S.11

TAPPING SADDLE OPTIONAL

EXTEND 4" STACK 18" MIN. ABOVE GROUND WITH GLUE CAP FOR TESTING. AFTER TEST ARE ACCEPTED ADJUST STACK TO PROPER GRADE AND INSTALL PERMANENT CLEANOUT CAP ASSEMBLY

4" INLET

VARIES

RISER SHALL BE SDR 26 PVC EXCEPT IT SHALL BE D.I. IF THE LATERAL ITSELF IS DUCTILE IRON

CAP SHALL HAVE 2" COVER NON TRAFFIC AREAS AND SHALL BE SET AT GRADE IN PAVED AREAS

PERMANENT ASSY (SEE CLEANOUT CAP ASSY)

5'-6" (TYP.)

R/W

PROPERTY LINE

4%

GLUE CAP OR MJ PLUG FOR AIR TESTING (TO REMAIN)

EXTEND SS TO R/W OR PROPERTY LINE (DR OR PVC. DEPENDING ON LATERAL MATERIAL)

PVC SDR26 2 PIECE GASKETED COMBINATION D/R MECH JOINT FITTINGS. IF D.I. LATERAL. (SEE NOTE 21 ON S.11)

STONE SHALL BE EXTENDED TO EDD LATERAL CONNECTION FROM UNDISTURBED SOIL

MIN. SLOPE 1/4" PER FOOT

SEE NOTE 2 DETAIL S.11

UNDISTURBED SOIL

THREADED SLOTTED CAST IRON PLUG

TRAFFIC CAP

THREADED CAST IRON HUB

STAINLESS STEEL HOSE CLAMPS

4" MIN.

4" A.C.,D.I. TO 4" C.I.PLASTIC MIN. 1/4" THICK EPDM COUPLING

C/O CAP ASSEMBLY

FOR SEWER SERVICE LATERAL NOTES SEE DETAIL S.11

SEWER SERVICE LATERAL
PUBLIC WORKS COMMISSION
FAYETTEVILLE, N.C.
WATER RESOURCES
ENGINEERING DEPARTMENT

SHEET NO. 1 OF 1 | DWG. NO. S.10 | DWG. BY PWC | DATE JAN 1, 2007 | APPROVED BY JEG

NO.	DATE	REVISION
1	DEC. 04	PROP. MATERIAL CHANGES
2	NOV 06	REVISED NOTES
3	JAN 07	REVISED CONNECTION

FILE NAME: RESSLAT.DWG

SEWER SERVICE LATERAL NOTES

1. CONTRACTOR SHALL MAKE UP STACK AND SUBMIT TO ENGINEER FOR APPROVAL AND SHALL SUBMIT TAPPING SADDLE IF USED TO ENGINEER FOR APPROVAL.
2. HOLE IN SANITARY SEWER MAIN MUST BE CUT WITH SHELL CUTTER, NO HAMMER TAPS ALLOWED.
3. LATERAL SHALL CONFORM TO ASTM SPECS. D-3034 SDR-26 UNLESS OTHERWISE INDICATED AS DUCTILE IRON.
4. ALL PIPE AND FITTINGS SHALL BE 4" UNLESS OTHERWISE SPECIFIED.
5. ALL D.I. PIPE SHALL HAVE AN INTERIOR LINING OF CERAMIC EPOXY OR FUSED CALCIUM ALUMINATE CEMENT WITH FUSED CALCIUM ALUMINATE AGGREGATES. THE ENTIRE D.I. LATERAL SHALL BE COMPRISED OF D.I. PIPE AND MECHANICAL JOINT FITTINGS.
6. ALL CONNECTIONS SHALL HAVE RUBBER GASKET SEALS INSTALLED.
7. SANITARY SEWER SERVICE C/O STACK SHALL BE LOCATED 10' FROM WATER SERVICE LOCK VALVE WHEN IN SAME DITCH.
8. THE CONTRACTOR MAY USE A TAPPING SADDLE WITH STRAPS & ALIGNMENT FLANGE FOR CONNECTION TO PIPE. TAPPING SADDLES WITHOUT AN ALIGNMENT FLANGE WILL NOT BE ACCEPTABLE.
9. THE CONTRACTOR SHALL USE SDR 26 P.V.C. TEE FOR CONNECTION TO SDR 26 P.V.C. PIPE.OR D.I. TEE FOR CONNECTION TO DUCTILE IRON PIPE. PVC TEE SHALL BE ONE PIECE MOLDED OR FABRICATED. TEE WYES AND TWO HOLE TEES ARE NOT ACCEPTABLE.
10. INSTALLATION OTHER THAN AS SHOWN MUST BE ENGINEER APPROVED BY THE PWC
11. TAPPING PROCESS SHOWN SHALL BE USED FOR ALL SANITARY SEWER MAINS.
12. SLOPE AND DEPTH OF THE SERVICE LATERAL SHALL BE DETERMINED BY THE TOPOGRAPHY OF THE LOT AS APPROVED BY THE PWC ENGINEER OR AS INDICATED ON THE DRAWINGS.
13. LATERAL SHALL CONFORM TO THE 1/4" PER FOOT MINIMUM SLOPE. MAXIMUM CLEAN OUT SPACING FOR 4" PIPE TO 100'
14. SEE INTERIOR DROP STRUCTURE OR SLIDE, MORTAR SLIDE & SHELF DETAIL FOR VERTICAL DROPS OF MAINS AND LATERALS.
15. LATERALS GREATER THAN 20' DEPTH SHALL UTILIZE DUCTILE IRON PIPE AND FITTINGS WITH CERAMIC EPOXY OR FUSED CALCIUM ALUMINATE CEMENT WITH FUSED CALCIUM ALUMINATE AGGREGATES.
16. ENTIRE SEWER LATERAL ASSEMBLY SHALL BE AIR TESTED CONCURRENTLY WITH SEWER MAIN.
17. INDIVIDUAL LATERALS SHALL BE CLEANED AND FLUSHED PRIOR TO FLUSHING SANITARY SEWER MAINS.
18. LATERAL SHALL NOT BE BACK-FILLED UNTIL INSPECTED BY THE PWC PROJECT COORDINATOR
19. WYE CONNECTIONS SHALL NOT BE USED TO TIE LATERALS INTO A MANHOLE, UNLESS OTHERWISE APPROVED BY PWC.
20. IF BENDS ARE APPROVED BY THE PROJECT COORDINATOR, STONE BEDDING IS REQUIRED TO BE INSTALLED FROM UNDISTURBED (SEE DETAIL S.12) SOIL TO BOTTOM OF BEND.
21. PVC COMBINATION SHALL BE 2 PIECE TEE-WYE, GASKETED, SDR26, AS MANUFACTURED BY HARCO, GPK OR APPROVED EQUAL.

SEWER SERVICE LATERAL NOTES
PUBLIC WORKS COMMISSION
FAYETTEVILLE, N.C.
WATER RESOURCES
ENGINEERING DEPARTMENT

SHEET NO. 1 OF 1 | DWG. NO. S.11 | DWG. BY PWC | DATE JAN 1, 2007 | APPROVED BY JEG

NO.	DATE	REVISION
1	MAR. 03	ADDED NOTE #19
2	DEC. 04	PROP. MATERIAL CHANGES
3	JAN 07	REVISED NOTES

S.LATNOTES.DWG

10' MIN. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER OD TO OD

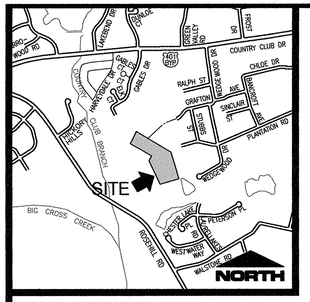
WATER MAIN

SEWER MAIN

EX GAS

EXISTING UNDERGROUND ELECTRIC

18" MINIMUM SEPARATION BETWEEN BOTTOM OF WATER



VICINITY MAP
NOT TO SCALE

UTILITY NOTES

1. THE CONTRACTOR SHALL MAINTAIN A SET OF RED LINE AS-BUILTS DURING THE CONSTRUCTION OF THE WATER LINE. ALL DEVIATIONS FROM THE PLAN SHALL BE NOTED ON THE AS-BUILT DRAWINGS. ALL VALVES AND CHANGE IN DIRECTION OF THE WATER LINE SHALL BE LOCATED WITH A MINIMUM OF TWO DISTANCES FROM A KNOWN OBJECT. THE CONTRACTOR WILL PROVIDE THE AS-BUILT DRAWINGS TO THE OWNER TO BE USED FOR THE WATER LINE CERTIFICATION AT THE COMPLETION OF THE PROJECT.
2. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THE APPROVED PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SEWER SYSTEM. PLUGS SHALL BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE BY THE CITY. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICE TO EXISTING CONNECTIONS. MECHANICAL PLUGS OR MORTAR AND BRICK MUST BE USED. INFLATABLE DEVICES ARE NOT ALLOWED.
3. HORIZONTAL DIMENSIONS GIVEN FOR UNDERGROUND UTILITY TIES ARE APPROXIMATE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AFFECTED BY THE PROPOSED WORK.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS.
6. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS
7. PIPE SHALL BE LAID UPSTREAM WITH THE SPIGOT ENDS POINTING DOWNSTREAM. ALL PIPES SHALL BE PLACED TRUE TO LINE AND GRADE WITH ENDS ABUTTING, CAREFULLY CENTERED, AND WITH A SMOOTH INVERT AT THE JOINT.
8. MINIMUM SEPARATION BETWEEN SEWER (STORM OR SANITARY) AND WATER LINES SHALL BE 10' HORIZONTAL OR 18" VERTICAL UNLESS NOTED OTHERWISE. MINIMUM VERTICAL SEPARATION BETWEEN SANITARY SEWER AND STORM SEWER SHALL BE 24" UNLESS NOTED OTHERWISE.
9. ALL MAINS, LATERALS AND APPURTENANCES SHALL BE TESTED IN ACCORDANCE WITH PWC AND NCDENR TECHNICAL SPECIFICATIONS.
10. ALL MATERIALS SHALL BE APPROVED BY PWC BEFORE INSTALLATION.
11. ALL SEWER SERVICES SHALL BE 4" PVC WITH A MINIMUM SLOPE OF 2%. TOP ELEVATIONS ARE 2' BELOW FINISHED GRADE FOR THE SINGLE FAMILY LOTS. 6" SERVICES ARE REQUIRED FOR THE MULTIFAMILY BUILDINGS AND THE MINIMUM GRADE IS 1%.
12. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND PWC A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION OF THE WATER LINE AND SANITARY SEWER LINE BEGINS. THE CONTRACTOR SHALL ALSO NOTIFY THE ENGINEER OF RECORD AND PWC 48 HOURS IN ADVANCE OF ALL TESTING.
13. ALL DOGHOUSE MANHOLES SHALL BE 5' MANHOLES, SEE DETAIL.
14. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
15. EXISTING UTILITIES NOT FOUND IN THE FIELD DURING SURVEY MAY REQUIRE DEMOLITION. NO UTILITIES SHALL BE LEFT IN PLACE THAT CROSS THE NEW LOTS UNLESS RUNNING ALONG A LOT LINE. IF ADDITIONAL UTILITIES ARE FOUND, CONTACT ENGINEER PRIOR TO DEMOLITION.
16. ALL ELEVATIONS ARE IN NAVD 88 DATUM.
17. ALL DUCTILE IRON PIPE USED FOR SANITARY SEWER SERVICE SHALL HAVE GRIFFIN "SEWPER" COAT, OR PROTECTO 401 LINING.
18. THERE ARE 13 SERVICES ON EACH MULTIFAMILY BUILDING, A 6 METER BANK AND A 7 METER BANK. THE LAST METER IN THE 7 METER BANK SHALL BE A 5\8 IRRIGATION METER INSTALLED PER DETAIL W.2 ON SHEET C-12. EACH IRRIGATION METER SHALL HAVE A DOUBLE CHECK VALVE INSTALLED UNDERGROUND FOR BACKFLOW PREVENTION.
19. ALL MULTIFAMILY SEWER SERVICES SHOWN ARE 6". THIS SHOULD BE VERIFIED AGAINST THE FINAL PLUMBING DRAWINGS PRIOR TO INSTALLATION.
20. ALL OF THE 2" WATERLINE SHALL BE SDR 21.

LEGEND:
- EIP – EIP-EXISTING IRON PIPE
- ECM – ECM-EXISTING CONCRETE MONUMENT
- ERB – ERB-EXISTING REBAR
- EIR – EIR-EXISTING IRON ROD
- COMPUTED POINT
- N/F – NOW OR FORMERLY
- R/W – RIGHT OF WAY
- PT – PINCH TOP
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- SS — SANITARY SEWER LINE
- W — WATER LINE
- SS — ASBUILT SANITARY SEWER LINE
- TREE LINE
- BENCHMARK
- UTILITY POLE
- SEWER CLEANOUT
- WATERMETER
- 2" BALL VALVE
- ASBUILT SANITARY SEWER MANHOLE
- ASBUILT WATER VALVE
- ASBUILT FIRE HYDRANT

NOTE:
ALL BACKFLOW PREVENTION DEVICES WILL BE INSTALLED INSIDE OF THE MECHANICAL ROOMS. CONTRACTOR SHALL INSTALL A REDUCED PRESSURE DETECTOR ASSEMBLY TO FUNCTION AS THE BACKFLOW PREVENTOR FOR THE FIRE LINES.

NORTH CAROLINA PROFESSIONAL SEAL L-3908 LAND SURVEYOR JIMMY HOLLAND, JR. 3-22-10

ASBUILT DATA ONLY
DATE SURVEYED: OCTOBER 29, 2009

NC GRID NAD 83

N/F
WESCO & ASSOCIATES, LTD.
DB 3605, PG 166

N/F
E. H. PHILLIPS PROPERT
PB 24, PG 72

N/F
LOT 8
STUBBS ACRES
PB 21, PG 29

TBM
4D COTTON SPINDLE
N: 491,080.04
E: 2,033,350.82
ELEV: 192.99
NAD 83/2001 ADJUSTMENT
NAVD 88

GRAFTON AVENUE
50' R/W

ROCK CREEK LANE
50' R/W - PRIVATE STREET

ZION DRIVE
PRIVATE STREET

ROCK CREEK LANE
PRIVATE STREET

BOULDER FALLS AVENUE
PRIVATE STREET

SECTION I FUTURE

FUTURE DEVELOPMENT
BUILDING "BC"
12 UNITS

CLUBHOUSE
FFE: 173.50
P.001

BUILDING "BC"
12 UNITS
FFE: 173.10

BUILDING "BC"
12 UNITS
FFE: 170.20

BUILDING "BC"
12 UNITS
FFE: 165.70

BUILDING "BC"
12 UNITS
FFE: 165.40

BUILDING "BC"
12 UNITS
FFE: 163.70

B GARAGES
4 GARAGES
5 GARAGES
10 GARAGES

MATCH LINE – SEE SHEET C-6

NOTE: EXIST MH-1 SHOWN HERON IS THE ADJUSTED LOCATION OF SSMH-1B AS SHOWN ON THE UTILITY PLAN FOR GREEN VALLEY SOUTH BY GODDEN & ASSOCIATES AND WAS NOT CONSTRUCTED AT THE TIME OF SURVEY

N/F
HAYMOUNT PRESBYTERIAN
CHURCH, INC.
DB 2422, PG 33

APPROVED AS-BUILTS
Chris Rainey 3/30/10
Signature Date

PWC PUBLIC WORKS COMMISSION OF THE CITY OF FAYETTEVILLE
North Ridge Park Ph. II Sec. I
(Revised) As Built
DRAWN BY:
CHECKED BY: SHM
APPROVED BY: CTR 3/30/10
DATE: 3/30/10
SCALE: 1" = 40'
DWG- 14030 1 of 1

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

RECEIVED MAR 25 2010 BUSINESS DEVELOPMENT GROUP

RECEIVED MAR 25 2010

4809 Chicago Drive - Suite 102
Fayetteville, North Carolina 28306
Phone: (910) 426-5777
Fax: (910) 426-5777
License Number C-2554
4D SITE SOLUTIONS, INC
ENGINEERING SURVEYING GPS CONSTRUCTION LAYOUT

NORTH CAROLINA PROFESSIONAL SEAL 027452 ENGINEER C. SCOTT BROWN 3-22-10

REVISIONS
1. 12-18-07 LOWERED MH 1 & CLEANOUT FOR CLUBHOUSE. RAISED STORM BETWEEN CI-3 & CI-4.
2. 12-21-07 CHANGED SERVICES FOR BLDG 12 & 13 FROM DI TO PVC.

ASBUILT DATA ONLY
DATE SURVEYED: OCTOBER 29, 2009

PROJECT NAME

NORTH RIDGE PARK PHASE II SECTION I

UTILITY PLAN

CLIENT

GREEN VALLEY SOUTH, LLC

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 527-2007
Fax: (910) 401-1231

PROJECT INFORMATION

DESIGNED BY:	SCOTT
DRAWN BY:	CHRIS
CHECKED BY:	CHRIS
PROJECT NUMBER:	265

DRAWING SCALE
HORIZONTAL: 1"=40'

DATE RELEASED
DECEMBER 11, 2007

SHEET NUMBER
C-5
OF 17

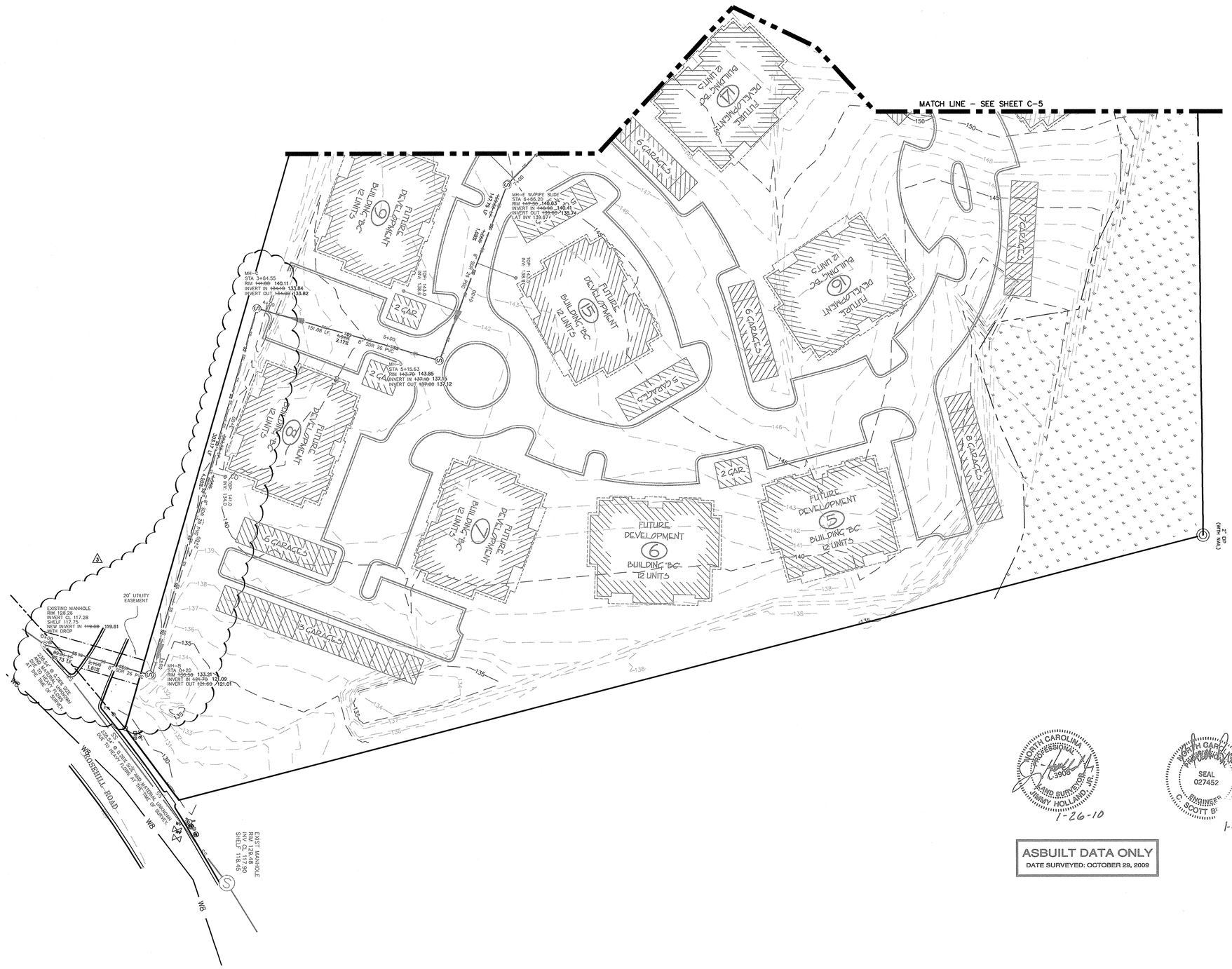
LEGEND:

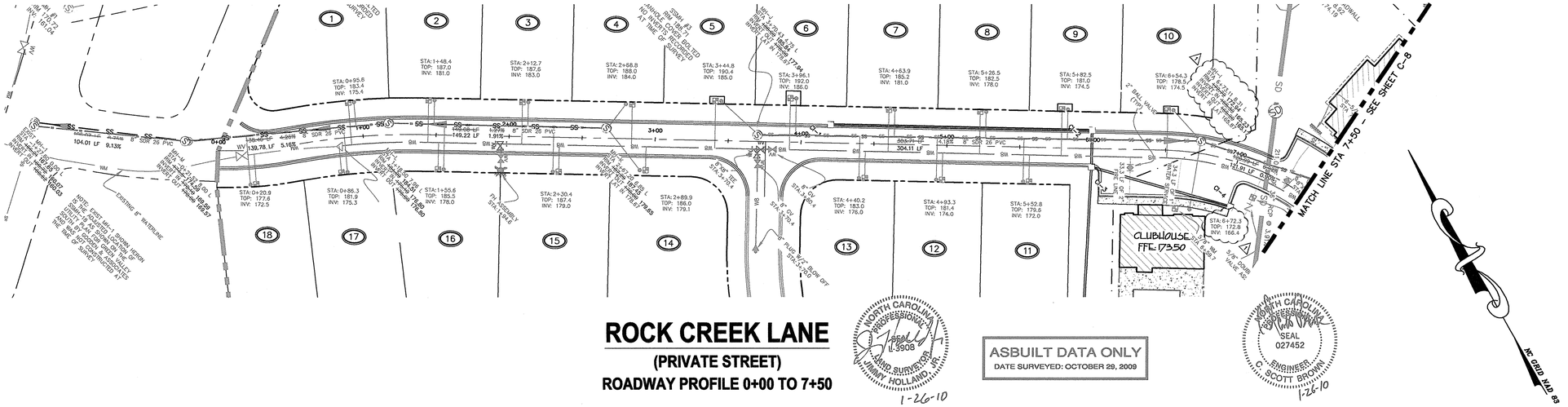
EIP – EIP–EXISTING IRON PIPE
ECM – ECM–EXISTING CONCRETE MONUMENT
ERB – ERB–EXISTING REBAR
EIR – EIR–EXISTING IRON ROD
COMPUTED POINT
N/F – NOW OR FORMERLY
R/W – RIGHT OF WAY
PT – PINCH TOP
PROPERTY LINE
ADJACENT PROPERTY LINE
RIGHT–OF–WAY
SS SANITARY SEWER LINE
W WATER LINE
SS ASBUILT SANITARY SEWER LINE
TREE LINE
PP BENCHMARK
UTILITY POLE
SEWER CLEANOUT
WATERMETER
2" BALL VALVE
ASBUILT SANITARY SEWER MANHOLE
ASBUILT WATER VALVE
ASBUILT FIRE HYDRANT

NC GRID NAD 83

UTILITY NOTES

1. THE CONTRACTOR SHALL MAINTAIN A SET OF RED LINE AS–BUILTS DURING THE CONSTRUCTION OF THE WATER LINE. ALL DEVIATIONS FROM THE PLAN SHALL BE NOTED ON THE AS–BUILT DRAWINGS. ALL VALVES AND CHANGE IN DIRECTION OF THE WATER LINE SHALL BE LOCATED WITH A MINIMUM OF TWO DISTANCES FROM A KNOWN OBJECT. THE CONTRACTOR WILL PROVIDE THE AS–BUILT DRAWINGS TO THE OWNER TO BE USED FOR THE WATER LINE CERTIFICATION AT THE COMPLETION OF THE PROJECT.
2. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THE APPROVED PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SEWER SYSTEM. PLUGS SHALL BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE BY THE CITY. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICE TO EXISTING CONNECTIONS. MECHANICAL PLUGS OR MORTAR AND BRICK MUST BE USED. INFLATABLE DEVICES ARE NOT ALLOWED
3. HORIZONTAL DIMENSIONS GIVEN FOR UNDERGROUND UTILITY TIES ARE APPROXIMATE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AFFECTED BY THE PROPOSED WORK.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS.
6. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS
7. PIPE SHALL BE LAID UPSTREAM WITH THE SPIGOT ENDS POINTING DOWNSTREAM. ALL PIPES SHALL BE PLACED TRUE TO LINE AND GRADE WITH ENDS ABUTTING, CAREFULLY CENTERED, AND WITH A SMOOTH INVERT AT THE JOINT.
8. MINIMUM SEPARATION BETWEEN SEWER (STORM OR SANITARY) AND WATER LINES SHALL BE 10' HORIZONTAL OR 18" VERTICAL UNLESS NOTED OTHERWISE. MINIMUM VERTICAL SEPARATION BETWEEN SANITARY SEWER AND STORM SEWER SHALL BE 24" UNLESS NOTED OTHERWISE.
9. ALL MAINS, LATERALS AND APPURTENANCES SHALL BE TESTED IN ACCORDANCE WITH PWC AND NCDENR TECHNICAL SPECIFICATIONS.
10. ALL MATERIALS SHALL BE APPROVED BY PWC BEFORE INSTALLATION.
11. ALL SEWER SERVICES SHALL BE 4" PVC WITH A MINIMUM SLOPE OF 2%. TOP ELEVATIONS ARE 2" BELOW FINISHED GRADE. IF 6" SERVICE IS REQUIRED, MINIMUM GRADE IS 1%
12. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND PWC A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION OF THE WATER LINE AND SANITARY SEWER LINE BEGINS. THE CONTRACTOR SHALL ALSO NOTIFY THE ENGINEER OF RECORD AND PWC 48 HOURS IN ADVANCE OF ALL TESTING.
13. ALL DOGHOUSE MANHOLES SHALL BE 5' MANHOLES, SEE DETAIL.
14. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
15. EXISTING UTILITIES NOT FOUND IN THE FIELD DURING SURVEY MAY REQUIRE DEMOLITION. NO UTILITIES SHALL BE LEFT IN PLACE THAT CROSS THE NEW LOTS UNLESS RUNNING ALONG A LOT LINE. IF ADDITIONAL UTILITIES ARE FOUND, CONTACT ENGINEER PRIOR TO DEMOLITION.
16. ALL ELEVATIONS ARE IN NAVD 88 DATUM.
17. ALL DUCTILE IRON PIPE USED FOR SANITARY SEWER SERVICE SHALL HAVE GRIFFIN "SEWPER" COAT, OR PROTECTO 401 LINING.
18. ALL SERVICE LATERALS THAT TIE DIRECTLY INTO A MANHOLE SHALL BE LAID SUCH THAT THE CROWN OF THE SERVICE LATERAL IS AT THE SAME ELEVATION AS THE CROWN OF THE MAIN.
19. ALL LATERALS CONNECTING DIRECTLY TO A MANHOLE SHALL BE PLACED SUCH THAT THE INVERT OF THE SERVICE IS 8" ABOVE THE INVERT OUT OF THE MANHOLE.


MATCH LINE – SEE SHEET C–5
FUTURE DEVELOPMENT 14 BUILDING "BC" 12 UNITS
FUTURE DEVELOPMENT 15 BUILDING "BC" 12 UNITS
FUTURE DEVELOPMENT 16 BUILDING "BC" 12 UNITS
FUTURE DEVELOPMENT 9 BUILDING "BC" 12 UNITS
FUTURE DEVELOPMENT 8 BUILDING "BC" 12 UNITS
FUTURE DEVELOPMENT 7 BUILDING "BC" 12 UNITS
FUTURE DEVELOPMENT 6 BUILDING "BC" 12 UNITS
FUTURE DEVELOPMENT 5 BUILDING "BC" 12 UNITS
6 GARAGES
5 GARAGES
2 GAR.
MH–E W/PIPE SLIDE
STA 6+66.26 ℄
RIM ~~149.00~~ 146.83
INVERT IN ~~149.00~~ 140.41
INVERT OUT ~~139.00~~ 138.74
FLAT INV 139.67
MH–D
STA 5+15.63
RIM ~~145.00~~ 143.85
INVERT IN ~~137.10~~ 137.15
INVERT OUT ~~137.00~~ 137.12
MH–C
STA 3+84.55
RIM ~~144.00~~ 140.11
INVERT IN ~~134.19~~ 133.84
INVERT OUT ~~134.09~~ 133.82
151.08 LF. 8" SDR 26 PVC @ 2.17%
MH–B
STA 0+20
RIM ~~135.00~~ 133.21
INVERT IN ~~129.70~~ 121.09
INVERT OUT ~~121.60~~ 121.01
EXISTING MANHOLE RIM 128.26 INVERT CL 117.28 SHELF 117.75 NEW INVERT IN ~~119.00~~ 119.61 WITH DROP
20' UTILITY EASEMENT
EXISTING MANHOLE RIM 129.48 INV CL 117.60 SHELF 118.43
WB
WB
WB



ROCK CREEK LANE

(PRIVATE STREET)

ROADWAY PROFILE 0+00 TO 7+50

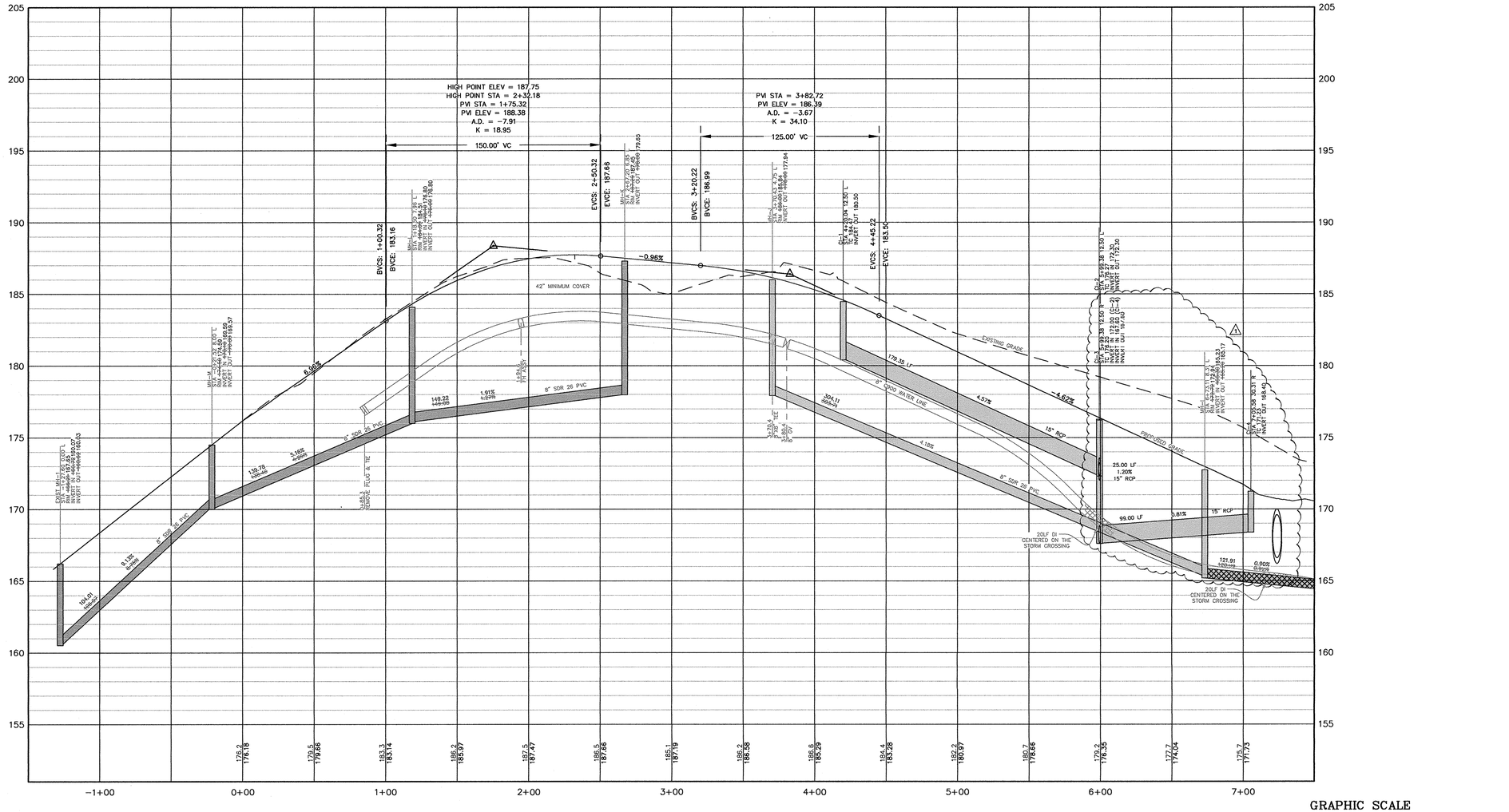
NORTH CAROLINA PROFESSIONAL SEAL L-3908 LAND SURVEYOR JIMMY HOLLAND, JR.

1-26-10

ASBUILT DATA ONLY
DATE SURVEYED: OCTOBER 29, 2009

NORTH CAROLINA REGISTERED SEAL 027452 ENGINEER D. SCOTT BROWN

1-26-10



409 Chicago Drive - Suite 102
Fayetteville, North Carolina 28306
Phone (910) 426-5777
Fax (910) 426-5777
License Number: C-2354
4D SITE SOLUTIONS, INC
ENGINEERING SURVEYING GPS CONSTRUCTION LAYOUT

REVISIONS

1 12-18-07 LOWERED MH 1 & CLEANOUT FOR CLUBHOUSE, RAISED STORM BETWEEN CI-3 & CI-4.

ASBUILT DATA ONLY
DATE SURVEYED: OCTOBER 29, 2009

PROJECT NAME

NORTH RIDGE PARK PHASE II SECTION I

ROCK CREEK LANE 0+00 TO 7+50 PROFILE

CLIENT

GREEN VALLEY SOUTH, LLC

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 527-2007
Fax: (910) 401-1231

PROJECT INFORMATION

DESIGNED BY:	CHRIS
DRAWN BY:	CHRIS
CHECKED BY:	SCOTT
PROJECT NUMBER:	265

DRAWING SCALE

HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

DATE RELEASED

DECEMBER 18, 2007

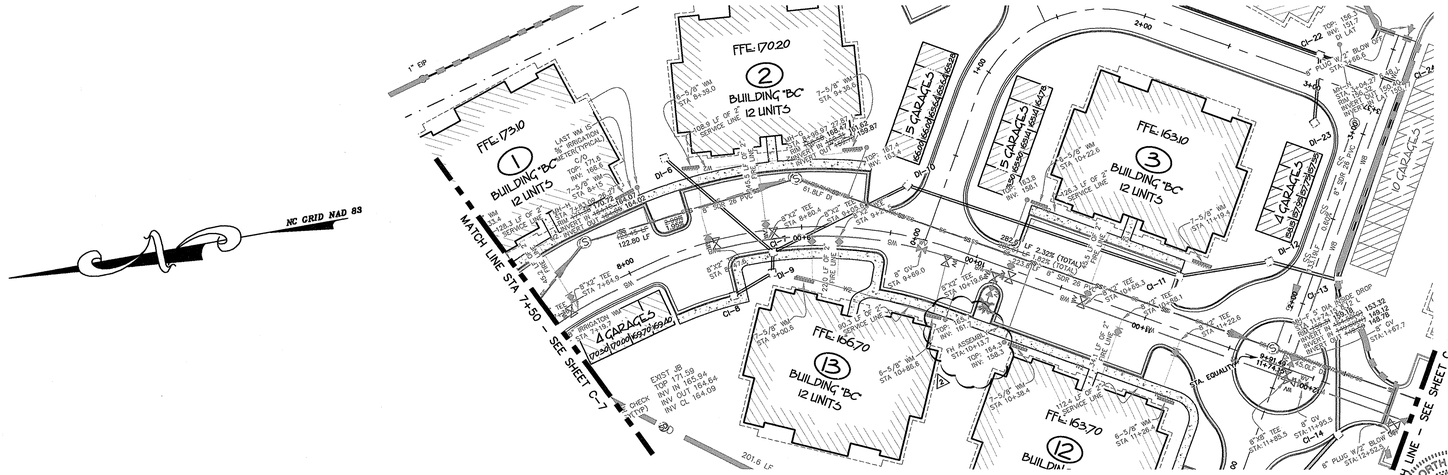
SHEET NUMBER

RECEIVED JAN 28 2010

C-7

OF 17

DOS-14030

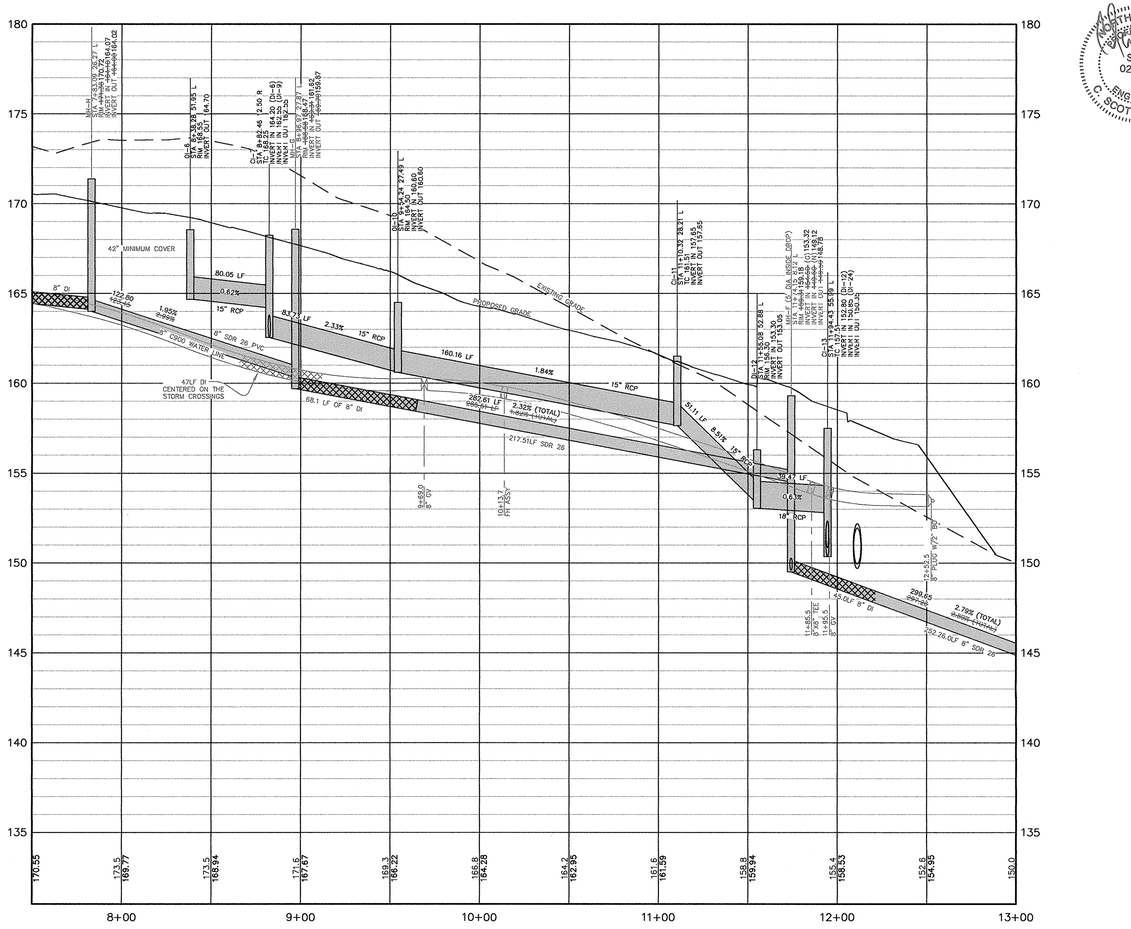


ROCK CREEK LANE

(PRIVATE STREET)

ROADWAY PROFILE 7+50 TO 13+00

ASBUILT DATA ONLY
DATE SURVEYED: OCTOBER 29, 2009



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

D03-4030

409 Chicago Drive - Suite 102
Fayetteville, North Carolina 28306
Phone: (910) 426-5777
Fax: (910) 426-5777
License Number: C-2354
4D SITE SOLUTIONS, INC
ENGINEERING SURVEYING GPS CONSTRUCTION LAYOUT

NORTH CAROLINA PROFESSIONAL L-3908 LAND SURVEYOR JIMMY HOLLAND, JR. 1-26-10

NORTH CAROLINA PROFESSIONAL SEAL 027452 ENGINEER C. SCOTT BROWN 1-26-10

REVISIONS

ASBUILT DATA ONLY
DATE SURVEYED: OCTOBER 29, 2009

PROJECT NAME

NORTH RIDGE PARK PHASE II SECTION I

ROCK CREEK LANE 7+50 TO 13+00 PROFILE

CLIENT

GREEN VALLEY SOUTH, LLC

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 423-3555
Fax: (910) 480-2006

PROJECT INFORMATION

DESIGNED BY:	CHRIS
DRAWN BY:	CHRIS
CHECKED BY:	SCOTT
PROJECT NUMBER:	265

DRAWING SCALE

HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

DATE RELEASED

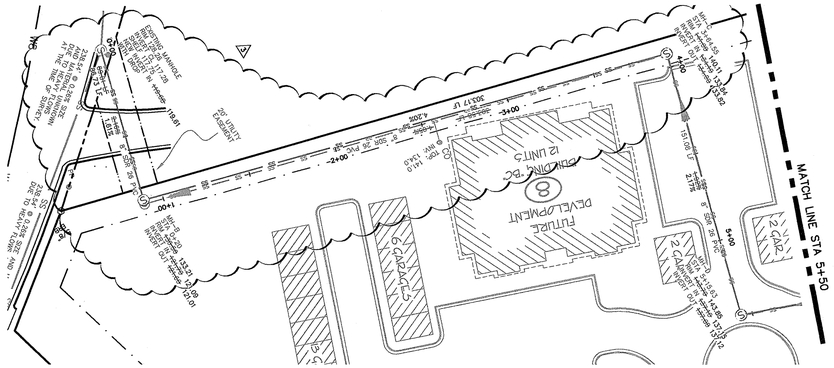
DECEMBER 11, 2007

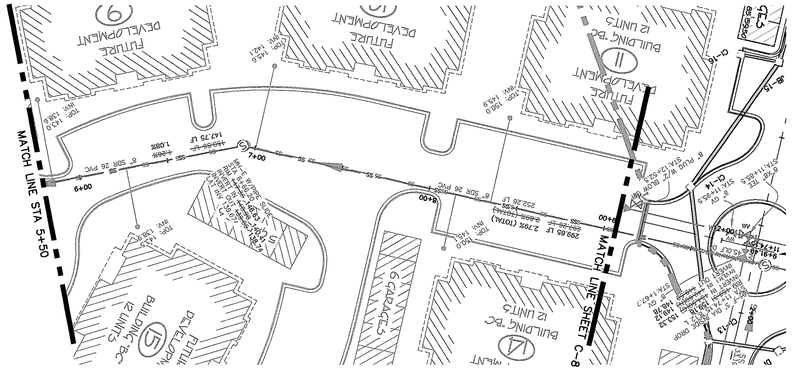
SHEET NUMBER

RECEIVED JAN 26 2010

C-8

OF 17





SANITARY SEWER OUTFALL

SEWER PROFILE

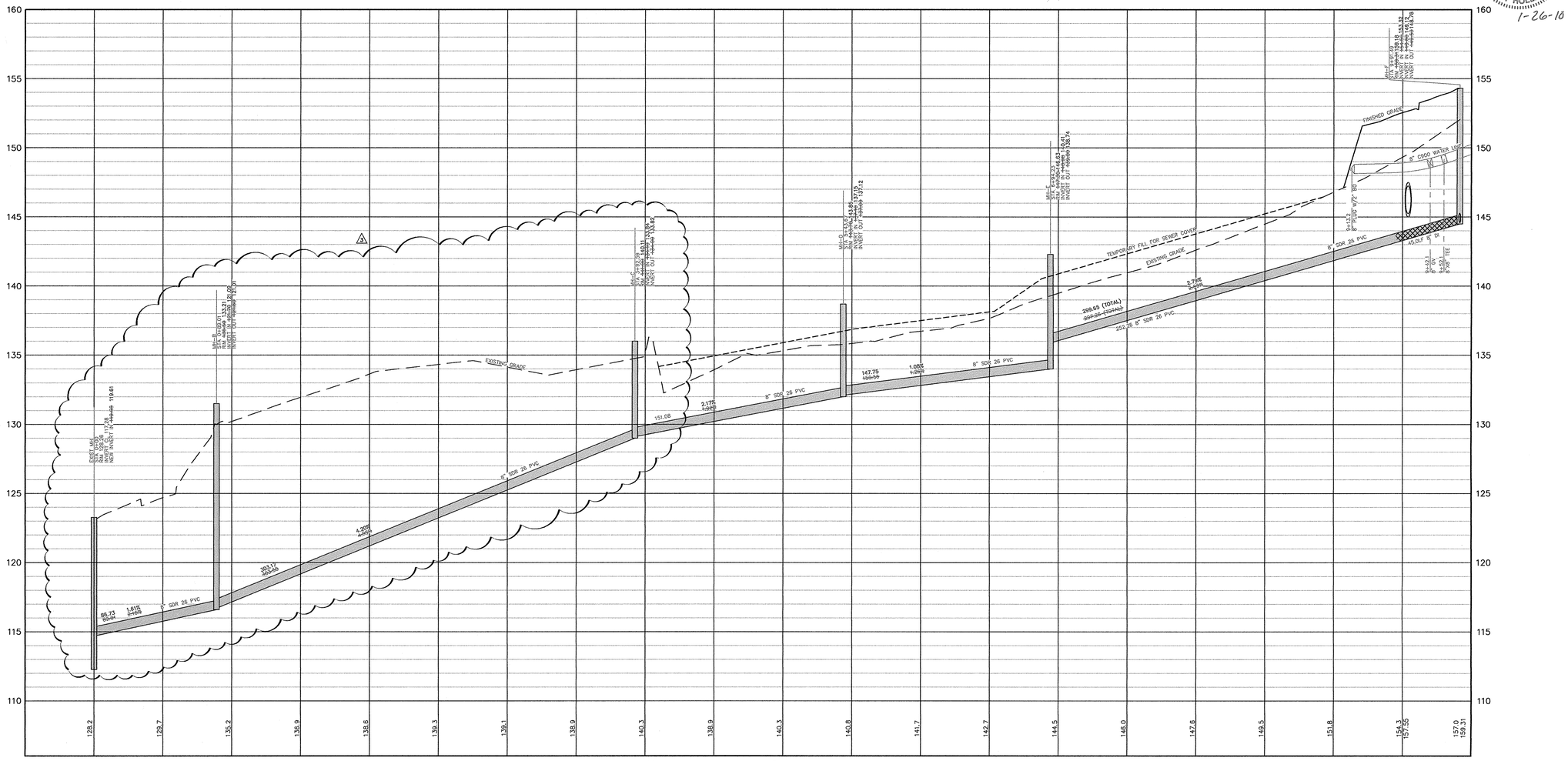
NC GRID NAD 83

NC GRID NAD 83

ASBUILT DATA ONLY
DATE SURVEYED: OCTOBER 29, 2009

NORTH CAROLINA PROFESSIONAL SEAL 027452 ENGINEER SCOTT BROWN
1-26-10

NORTH CAROLINA PROFESSIONAL L-3908 LAND SURVEYOR JIMMY HOLLAND JR.
1-26-10



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DWG-14030

409 Chicago Drive - Suite 102
Fayetteville, North Carolina 28306
Phone: (910) 426-5777
Fax: (910) 426-5777
License Number: C-2954

4D SITE SOLUTIONS, INC
ENGINEERING SURVEYING GPS CONSTRUCTION LAYOUT

REVISIONS

3 1-22-08 CHANGED LOCATION OF SEWER OUTFALL AND ADJUSTED BACK TO MH-C

ASBUILT DATA ONLY
DATE SURVEYED: OCTOBER 29, 2009

PROJECT NAME

NORTH RIDGE PARK PHASE II SECTION I

SANITARY SEWER OUTFALL PROFILE

CLIENT

GREEN VALLEY SOUTH, LLC

428 Swan Island Court
Fayetteville, North Carolina 28311
Phone: (910) 527-2007
Fax: (910) 401-1231

PROJECT INFORMATION

DESIGNED BY:	CHRIS
DRAWN BY:	CHRIS
CHECKED BY:	SCOTT
PROJECT NUMBER:	265

DRAWING SCALE

HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

DATE RELEASED

JANUARY 22, 2008

SHEET NUMBER

RECEIVED JAN 26 2010

C-10

OF 17

From: Catherine Bamba
To: Jon Ashcraft; Demetrios Moutos
Cc: admin@cresfund.com; Craig Harmon; Jonathan Charleston; Alannah Hudson; Chester Green II
Subject: [EXTERNAL]RE: P26-02
Date: Wednesday, December 10, 2025 4:05:54 PM
Attachments: image003.png
image002.jpg

Good afternoon, Demetrios:

Apologies for any confusion. That language is meant to mean "without restrictions on use within the permitted MR-5 uses."

Thank you,
Catherine

Catherine R. Iwashita Bamba
Attorney at Law
Admitted in NC, OK, and TX
Direct Dial: (910) 466-6207
Mobile: (910) 987-7634
cbamba@charlestongroup.com

201 Hay Street, Suite 2000
Post Office Box 1762
Fayetteville, NC 28302-1762
Main: (910) 485-2500
Fax: (910) 485-2599
www.charlestongroup.com

From: Jon Ashcraft [mailto:jon@cresfund.com]
Sent: Wednesday, December 10, 2025 2:51 PM
To: Demetrios Moutos <DemetriosMoutos@fayettevillenc.gov>
Cc: admin@cresfund.com; Craig Harmon <CraigHarmon@fayettevillenc.gov>; Jonathan Charleston <JCharleston@charlestongroup.com>; Alannah Hudson <AlannahHudson@fayettevillenc.gov>; Chester Green II <ChesterGreen@fayettevillenc.gov>; Catherine Bamba <CBamba@charlestongroup.com>
Subject: Re: P26-02

Catherine is the attorney with the Charleston group. I've tagged her into this email.
I think that is just a miswording. We are looking to be able to build within the allowances of MR5 zoning, moving the number of units to 200.

On Wed, Dec 10, 2025 at 2:23 PM Demetrios Moutos <DemetriosMoutos@fayettevillenc.gov> wrote:

> Good afternoon,
>
> Regarding the conditional rezoning application for Northridge Park that you submitted, under Part B, you stated that the proposed condition is to allow no more than 200 residential units without restriction on use. I need to verify whether you mean without restriction on any use whatsoever, or if you mean without restriction on uses allowed within the MR-5 zoning district.
>
> I hope you mean without restriction on uses that are allowed within the MR-5 zoning district, because staff would not support a rezoning that allows absolutely any use.
>
> Με φιλικούς χαιρετισμούς,
>
> **Demetrios Moutos, Planner II**
> Development Services
> 433 Hay Street | Fayetteville, NC 28301
> 910.433.1879
> demetriosmoutos@fayettevillenc.gov
> www.FayettevilleNC.gov
>
> *All communication not specifically exempted by North Carolina law is a public record and subject to release upon request.*
>
> --
> You received this message because you are subscribed to the Google Groups "Admin - Forwarding Account from Past Companies" group.
> To unsubscribe from this group and stop receiving emails from it, send an email to admin+unsubscribe@cresfund.com.
> To view this discussion visit
> https://groups.google.com/a/cresfund.com/d/msgid/admin/PH0PR09MB11118E1425CD739836F3B053FC6A0A%40PH0PR09MB11118.namprd09.prod.outlook.com.

** CAUTION: External email. Do not click links or open attachments unless sender is verified. Send all suspicious email as an attachment to ITSecurity@fayettevillenc.gov **

From: Jon Ashcraft
To: Demetrios Moutos
Cc: admin@cresfund.com; Craig Harmon; Jonathan Charleston; Alannah Hudson; Chester Green II; Catherine Bamba
Subject: [EXTERNAL]Re: P26-02
Date: Wednesday, December 10, 2025 3:51:55 PM
Attachments: image001.png

Catherine is the attorney with the Charleston group. I've tagged her into this email.
I think that is just a miswording. We are looking to be able to build within the allowances of MR5 zoning, moving the number of units to 200.

On Wed, Dec 10, 2025 at 2:23 PM Demetrios Moutos <DemetriosMoutos@fayettevillenc.gov> wrote:

> Good afternoon,
>
> Regarding the conditional rezoning application for Northridge Park that you submitted, under Part B, you stated that the proposed condition is to allow no more than 200 residential units without restriction on use. I need to verify whether you mean without restriction on any use whatsoever, or if you mean without restriction on uses allowed within the MR-5 zoning district.
>
> I hope you mean without restriction on uses that are allowed within the MR-5 zoning district, because staff would not support a rezoning that allows absolutely any use.
>
> Με φιλικούς χαιρετισμούς,
>
> **Demetrios Moutos, Planner II**
>
> Development Services
>
> 433 Hay Street | Fayetteville, NC 28301
>
> 910.433.1879
>
> demetriosmoutos@fayettevillenc.gov
>
> www.FayettevilleNC.gov
>
> *All communication not specifically exempted by North Carolina law is a public record and subject to release upon request.*
>
> --
> You received this message because you are subscribed to the Google Groups "Admin - Forwarding Account from Past Companies" group.
> To unsubscribe from this group and stop receiving emails from it, send an email to admin+unsubscribe@cresfund.com.
> To view this discussion visit
> https://groups.google.com/a/cresfund.com/d/msgid/admin/PH0PR09MB11118E1425CD739836F3B053FC6A0A%40PH0PR09MB11118.namprd09.prod.outlook.com.

** CAUTION: External email. Do not click links or open attachments unless sender is verified. Send all suspicious email as an attachment to ITSecurity@fayettevillenc.gov **

AFFIDAVIT OF OWNERSHIP

I, Darrin Collins, being duly sworn, deposes and says:

1. That I am the President of Darrin Collins, Inc., Managing Member of Northridge Towns, LLC, owner of the properties located at 0 Mount Rainer Road (PIN 0439300490000) and 0 Rock Creek Lane (PIN 0439302525000) in the City of Fayetteville, a political subdivision of the State of North Carolina.

2. I do hereby give permission to The Charleston Group to submit a Conditional Rezoning application to the City of Fayetteville on my behalf for the above referenced properties.

3. This authority is only granted for the application to be submitted on or about December 8, 2025.

NORTHRIDGE TOWNS, LLC

By: Darrin Collins, Inc., Managing Member

By: Darrin Collins, President

Cumberland County, North Carolina

Sworn to and subscribed before me this day on the 5 day of December, 2025.

Signature of Notary Public

Yekaterina Mahlstedt, Notary Public
Printed Name of Notary Public

My Commission Expires: 03-16-2026

(Official Seal)

YEKATERINA MAHLSTEDT
Notary Public, North Carolina
Cumberland County
My Commission Expires
March 16, 2026

Statement of Fees

Project: Northridge Park

Project Number: 1954501

Application Type: 5.2) Conditional Rezoning

Workflow: Staff Review

Owner: THE CHARLESTON GROUP

Contact: Catherine R. Iwashita Bamba

Phone: 9104852500

Case Manager: Demetrios Moutos

A/P #: P26-02

Subdivision or Site Plan Case Number:

Remit To:

City of Fayetteville
Attn: Craig Harmon
433 Hay St
Fayetteville, NC 28301

Paid Fees: $1,000.00

Unpaid Fees: $0.00

Planning & Zoning

Fee Type	Review Fee	OrderID	Assigned By	Entered	Rate	Unit	Qty	Fee Total	Paid	Balance
Map Amendment Fee	Yes	228422	System	12/8/25	$1,000.00	$	1	$1,000.00	$1,000.00	$0.00

Total: $1,000.00

P21-26. Hadley Joseph presented a conditional rezoning request of property from Limited Commercial (LC) to Limited Commercial/Conditional Zoning (LC/CZ). There is single-family and multi-family zoning in the area. The proposed area will be single-family. The current development is gated. The Land Use Plan has the area zoned as low-density residential. This applicant has gone through the TRC for pre-application review. Mr. Joseph stated that the fire department informed the applicant that he would need access to a secondary road. Therefore, the applicant would need access to Rosehill Road.

Staff recommended approval of the request for the conditional rezoning based on the following:

- The proposed zoning map amendment does implement the policies adopted in the Future Land Use Plan (FLUP) and the Comprehensive Plan.
- The uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified due to the existing zoning and uses surrounding this property.
- The proposed change is in accordance with the existing or proposed plans for the area.
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

Mr. Shah asked if more lots would be allowed under SF-6 zoning, and Mr. Joseph stated that fewer lots would be allowed. Mr. Shah opened the hearing.

Speakers in favor:

Mike Nichols, 122 Cinema Drive, Wilmington, NC 28403

Mr. Nichols said they are proposing 66 lots. They want to provide homes for empty nesters. They are continuing the same prototype that they have already built to include open space buffers. He said they will provide a secondary access point off of Rosehill Road. Mr. Nichols said the neighborhood would not be a gated community.

Speakers in Opposition:

Robert C. Williams, 2713 Rosehill Road, Fayetteville, NC 28301

Mr. Williams is concerned about an excessive number of developments in the area.

Charles Parker, 2933 Rosehill Road, Fayetteville, NC 28301

Mr. Parker stated that he lives near the proposed development. He said the residents were promised a gated community by the developers. He does not agree with the current design plans. He wants them to go back to the original plans and avoid extending it out to Rosehill Road.

MOTION: Roger Shah made a motion to approve the conditional rezoning based on the following:

- The proposed zoning map amendment does implement the policies adopted in the Future Land Use Plan (FLUP) and the Comprehensive Plan.
- The uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified due to the existing zoning and uses surrounding this property.
- The proposed change is in accordance with the existing or proposed plans for the area.
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

SECOND: Bryant Edwards

VOTE: 3-2 (David Baran and Willie Dorman opposed)

P24-10. Rezoning from Mixed Residential 5 Conditional Zoning (MR-5/CZ) to amended Mixed Residential 5 Conditional Zoning (MR-5/CZ) located at 0 Rock Creek Lane and 0 Mount Rainer Road (REID 0439300490000 & 0439302525000) totaling 17.61 acres ± and being the property of Northridge Park Developers LLC & Green Valley South LLC.

Heather Eckhardt presented case P24-10. The request is to modify the existing MR-5 zoning district located off of Rock Creek Lane and Mount Rainer Road. The subject property is located south of Country Club Drive between Rosehill Road and Ramsey Street. The Future Land Use Plan calls for the area to be designated low-density residential. The surrounding area consists of vacant land, a single-family subdivision, and a church. The only proposed condition is to limit the site to a maximum of 125 dwelling units. The zoning would allow the owners to utilize all of the uses allowed under the MR-5 zoning. The staff is recommending approval of the modifications to the property. Ms. Eckhardt presented the Board with their voting options.

Mr. Patel opened the hearing for case P24-10.

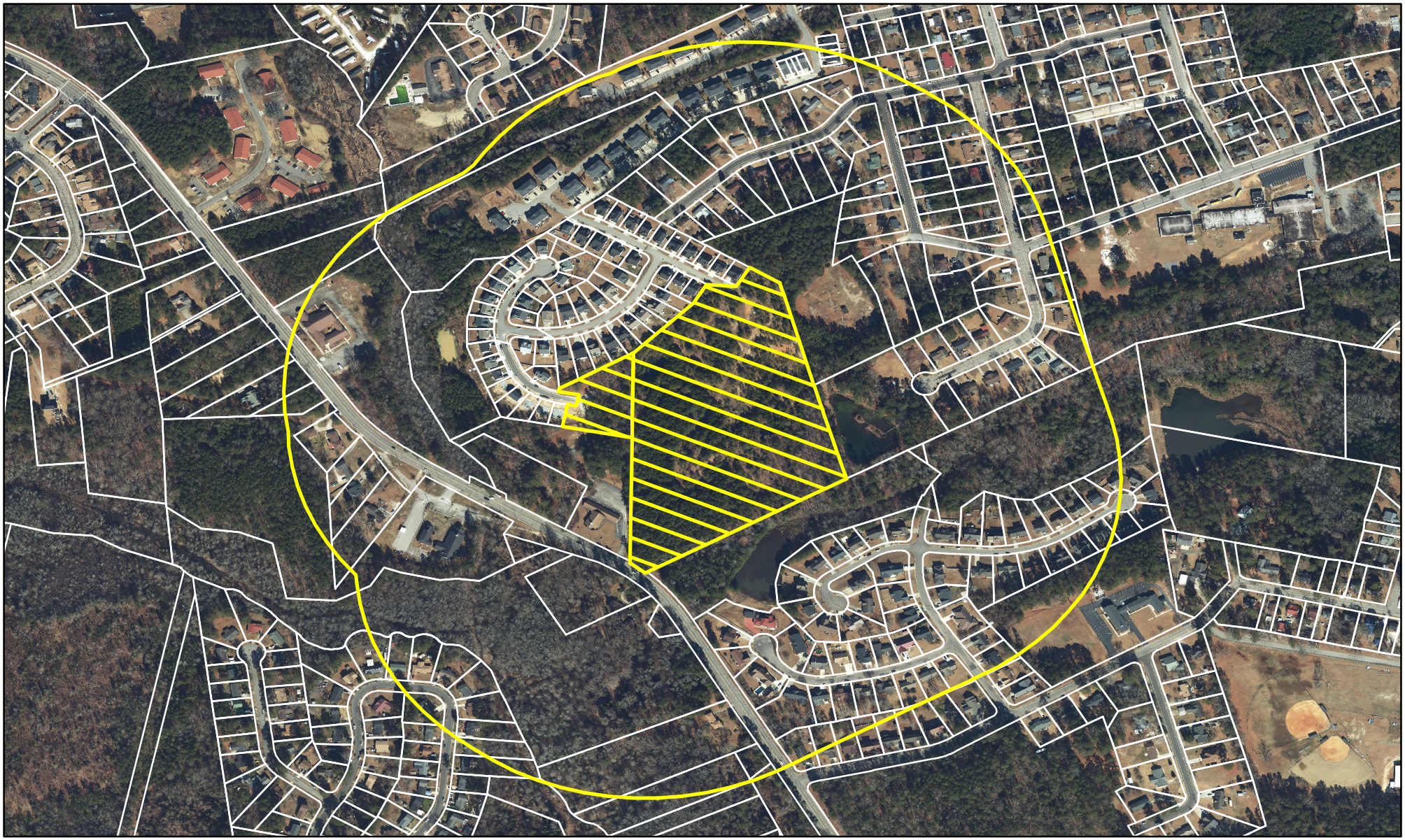
Speakers in favor:

Johnathan Charleston, 201 Hay Street, Fayetteville, NC 28302

- Mr. Charleston, the applicant's representative, stated the request was needed to allow for the development of townhouses on the site.

Mr. Patel closed the hearing for case P24-10.

MOTION: Alex Keith made a motion to approve the map amendment to the existing MR-5/CZ zoning district as presented based on the evidence submitted and finds that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement.
SECOND: Stephen McCorquodale
VOTE: Unanimous (5-0)



Aerial

Case #: P26-02

P26-02 Buffer

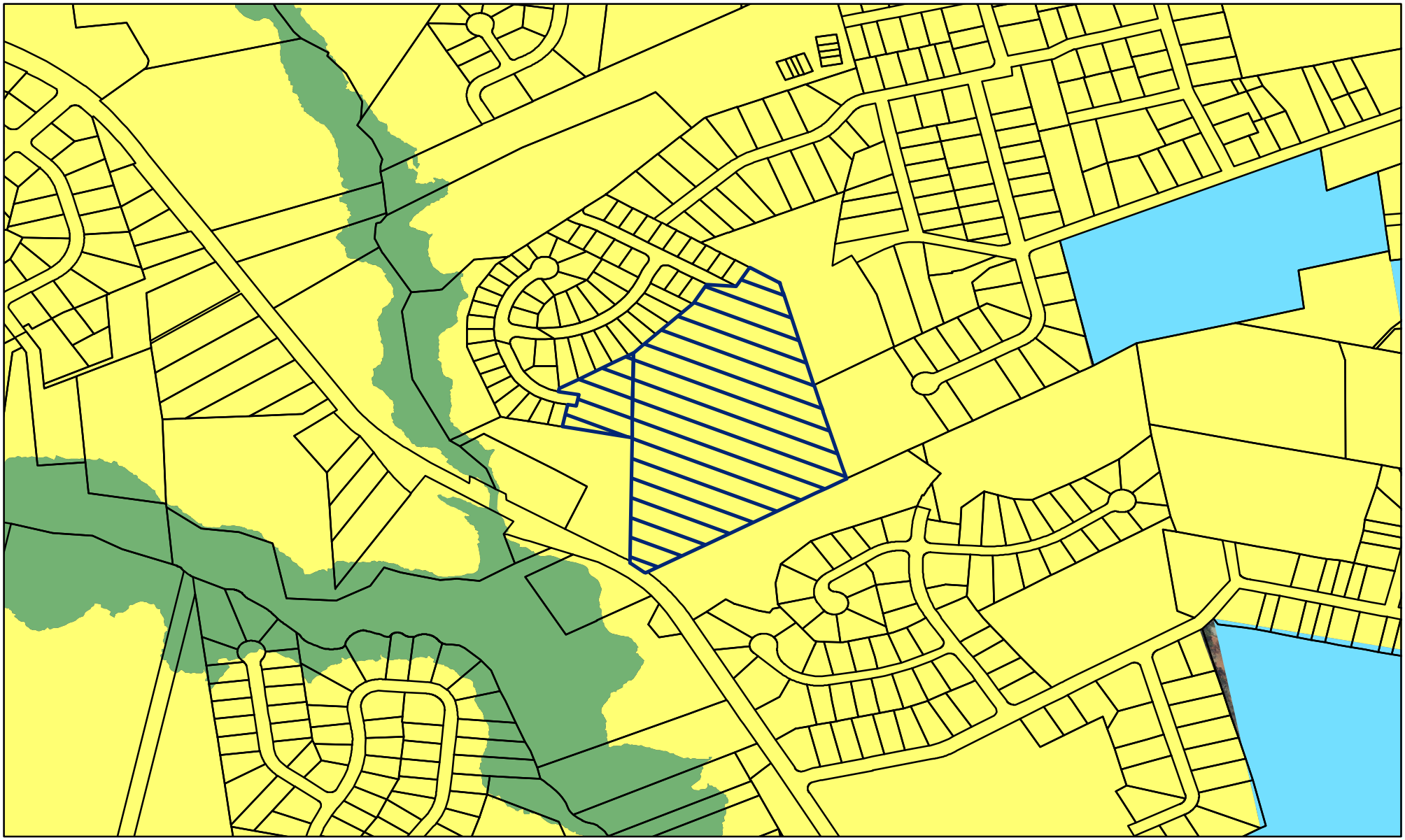
P26-02

N

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

REQUEST: Amend MR-5/CZ Conditions
LOCATION: 0 Mount Rainer Rd.
0 Rock Creek Ln.
0439300490000
0439302525000

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Future Land Use

Case #: P26-02

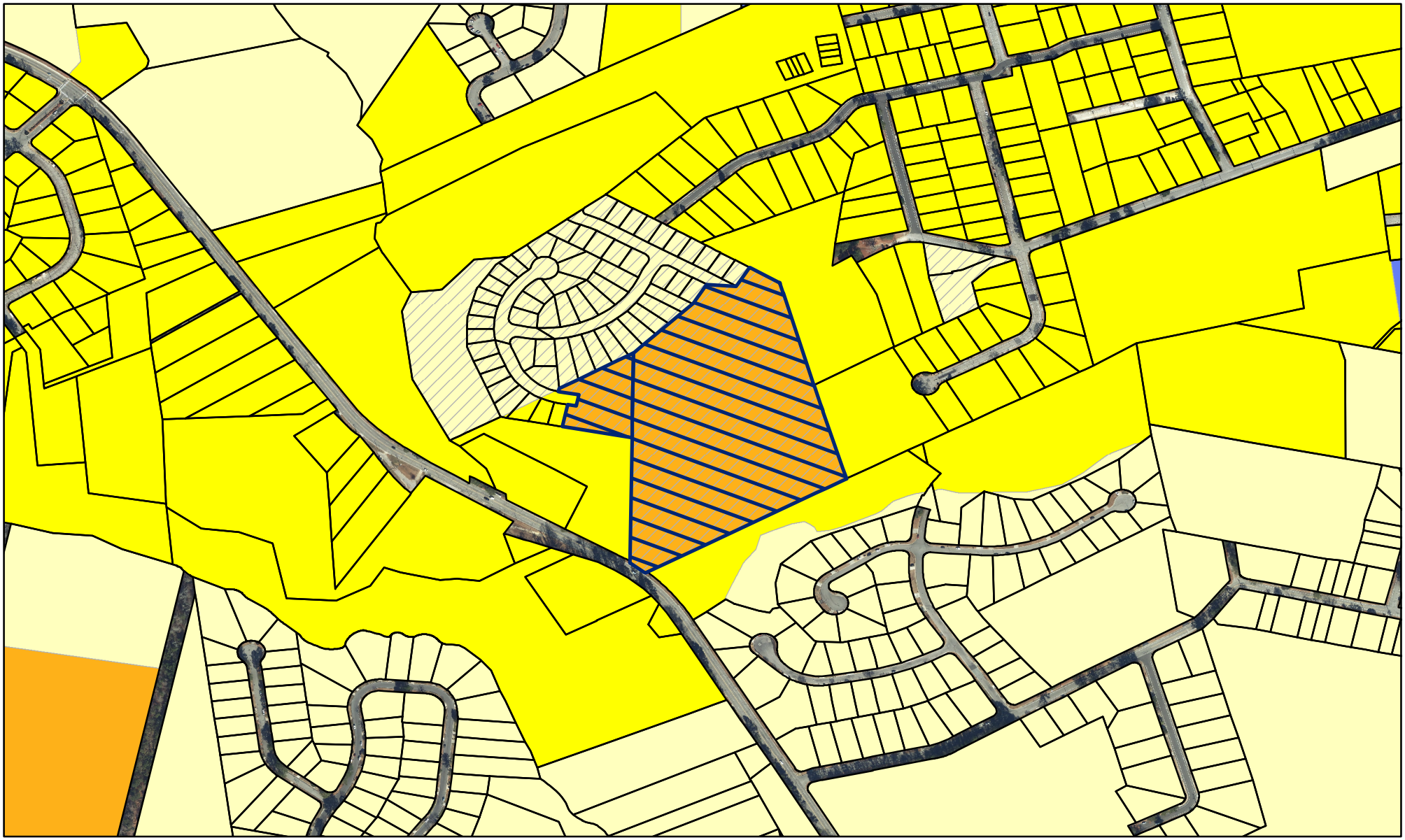
REQUEST: Amend MR-5/CZ Conditions
LOCATION: 0 Mount Rainer Rd.
0 Rock Creek Ln.
0439300490000
0439302525000

P26-02
PARKOS - PARK / OPEN SPACE
LDR - LOW DENSITY
OI - OFFICE / INSTITUTIONAL

N

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Zoning

Case #: P26-02

REQUEST: Amend MR-5/CZ Conditions
LOCATION: 0 Mount Rainer Rd.
0 Rock Creek Ln.
0439300490000
0439302525000

- P26-02
- MR-5 - Mixed Residential 5
- MR-5/CZ - Conditional Mixed Residential 5
- OI - Office & Institutional
- SF-6 - Single-Family Residential 6
- SF-6/CZ - Conditional Single-Family Residential 6
- SF-10 - Single-Family Residential 10

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

N

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Open Issues: 12

1. Fire

General Issues

7. Site Specific Comments

City of Fayetteville Patrick Bradley 9104331323 patrickbradley@fayettevillenc.gov 3/1/24 3:55 PM 1 - TRC Review	• Developments shall comply with the Fire Flow requirements of Appendix B of the N.C. Fire Code; higher standards may be required by the providing utility. A request for a Fire Flow test can be submitted to the Public Works Commission (PWC). Robert.turner@faypwc.com • Provide a secondary access or 13D sprinkler systems in all units. • Provide hydrant locations.

2a. Chet Planning

9. General Comments

City of Fayetteville
Chester Green
(910) 433-1497
CGreen@ci.fay.nc.us
3/11/24 10:25 AM
1 - TRC Review

1. Development must meet the standards of the conditional zoning.
2. Street address numbers shall be assigned prior to building permits being issued. The builder shall post the address numbers (minimum 4") in full view of the street immediately upon beginning construction. (Please contact: Cumberland County Address Dept. 678-7666)
3. Street names shall be approved prior to final plats being approved. (Please contact: Cumberland County 678-7665)
4. A final plat shall be required. The plat shall be recorded in the County Register of Deeds office prior to building permit application for any structure or prior to the sale of any lot in this development. A Plat Activation Form is required by the County to update the parcel coverage. (There is a $50.00 fee for each final plat approval.)
5. The final plat shall indicate all required right-of-way, easements, open space area, tree save area, stormwater pond area, etc. The owner's signature shall be on the final plat.
6. The owner(s) shall develop in accordance with the approved site plan, engineering plan, and utility plan. Deviation from the approved plan may result in additional submittals/approvals.
7. Revisions to plans shall require resubmission for review/approval).
8. Any future development shall be submitted for review/approval.
9. The developer shall be aware that subsequent application for zoning and building permits constitutes the developers understanding and acceptance of these Comments.
10. **Building orientation and elevation** information shall be required for Final Site Plan Approval. See **Article 30-5.G:** Single Family Design Standards.

A sidewalk with approved handicap ramps and striping shall be required from the public sidewalk system to the development per **Article 30-5.F.9.b.8.**

10. General Comments

City of Fayetteville Chester Green (910) 433-1497 CGreen@ci.fay.nc.us 3/11/24 10:25 AM 1 - TRC Review	1. For Final Site Plan Approval an **Exterior Lighting plan** for all new exterior lighting shall be required. **See Article 30-5.E** • All exterior lights shall be full cut off fixtures. • The Lighting Plan shall indicate the pole height (max. 20 feet in residential districts and OI, NC, MU, and DT districts, and no greater than 30 feet in LC, CC, BP and industrial districts.) • Maximum illumination measured in foot-candles at ground level at a property line shall not exceed the standards in Table 30-5.E.5 • Light poles shall be located at least 15 feet from canopy and 5 feet away from understory tree trunks. • Any adjustments in the field need to comply with this standard and be approved by City staff.

11. General Comments

City of Fayetteville
Chester Green
(910) 433-1497
CGreen@ci.fay.nc.us
3/11/24 10:25 AM
1 - TRC Review

1. Coordination with PWC for landscaping and lighting plans, to confirm no interference with easements will be required. PWC approval of these plans will be required prior to TRC approval.
2. A **Landscape Plan** prepared by someone knowledgeable of plant material and design is required. **See Article 30-5.B**
3. Street trees required
4. Building landscaping required.
5. Recommended Plant Lists
6. A planting legend summarizing quantity, size, type and spacing of plants should be included on plan.
7. Existing vegetation may be used to satisfy required buffers. Staff will determine if additional plantings are needed to satisfy this requirement.
8. Identify easement locations to ensure that there is no conflict between utilities and required landscaping.
9. Tree islands must meet minimum soil area requirements.
10. Canopy trees require 274 SF of uninterrupted soil area and min. width of 10’.
11. Understory trees require 180 SF of uninterrupted soil area and min. width of 7’.
12. Shrubbery to be a minimum of 2.5 feet from front end of the parking spaces to prevent damage from car overhang.
13. All shrubs installed as vehicular use screening are to be maintained as a continuous hedge at a minimum height of 36 inches.
2. Please add the following notes to the plan for the installer:
3. Shrubbery is to be planted at least 30” from curbing and from end of parking spaces to prevent damage from car overhang.
4. Shrubs installed as vehicular use screening are to be maintained at a min. height of 36”; Min. installation height is 24”.
5. Site lighting plans require lights to be a min. of 15 feet from trees. Any adjustments in the field need to comply with this standard and be approved by staff.
6. Each tree must be planted such that the root flare is visible at the top of the root ball. Trees where the root flare is not visible will be rejected. Do not cover the root flare with mulch.
7. Do not place mulch in contact with the tree trunk. Keep mulch a min. of 4” away from the trunk base.
8. Any changes to the proposed plant schedule must be approved by the designer of record and staff. In cases where the plant schedule only includes the plant type and does not include the plant species, the contractor shall be required to submit to the City for approval, a detailed plant schedule and associated planting plan prepared by someone knowledgeable about plant material and design, prior to proceeding with installation.
9. Property Perimeter Buffer - In areas where existing vegetation is to be used to satisfy perimeter landscape buffer, the City may

determine, after an on-site inspection, that additional planting is required to satisfy the required buffer.

3. In accordance with **Article 30-5.B.6. Tree Preservation** - Trees 30 inches or greater in diameter at breast height (4.5 feet) are considered Specimen Trees. The location of all specimen trees shall be noted on the plan along with their size. Removal of healthy specimen trees is discouraged and a fee-in-lieu of preservation is imposed ($50 per caliper inch if removed or if the critical root zone is not protected during construction.)
4. **Article 30-2.C.9 Clear-Cutting Permit:** Do not remove any trees prior to final site plan approval. A Clear-Cutting Permit may be required if land clearing is to begin prior to site plan approval. If trees are improperly removed a fine and/or mitigation plan shall be required. A State Soil and Erosion Control Permit shall also be required prior to clearing the site.
5. **Article 30-5.B.7. Tree Preservation Incentives:** Saving existing trees may result in a reduction of open space dedication and/or may count toward required landscaping. A 300 percent credit for the preservation of the critical root zoned is available.
6. Tree protection areas based on a tree's critical root zone (one foot radius per one inch of tree diameter) shall be noted and drawn to scale on demolition, grading, erosion control, and landscaping plans. **Include the following information:**
7. PRIOR TO CONSTRUCTION:
   The contractor shall install and maintain, for each protected tree or group of trees fencing that encircles the outer limits of the tree(s) critical root zone to protect them from construction activity. All fencing shall be in place prior to any site work and shall remain in place until all exterior work is completed.
   PROTECTIVE FENCING:
   Orange Vinyl construction fencing, chain link fencing, snow fencing or other similar fencing at least four feet high and supported at a maximum of ten-foot intervals, enough to keep the fence upright and in place. The fencing shall have a tree protection sign affixed every twenty feet and be clearly visible to the workers.

12. General Comments

City of Fayetteville Chester Green (910) 433-1497 CGreen@ci.fay.nc.us 3/11/24 10:25 AM 1 - TRC Review	1. **Open Space** Requirement: Residential sites (*greater than five acres to 20 acres*) - Fifteen percent of the site shall be dedicated as Open Space. A minimum of 10% shall be provided with at least 50% being usable for active or passive amenities and shall be planned and improved with those amenities. Indicate the location, square footage, and details of the area and the amenities on the plan. Payment-in-Lieu is available for the remaining 5% required Open Space, calculated at the rate of $12,038.96 per acre. **See Article 30-5.C**.

3. Zoning

4. General Comments

City of Fayetteville
Joseph Senn
9104331329
JosephSenn@Fayettevillenc.gov
3/13/24 9:20 AM
1 - TRC Review

1. Needs to meet dimensional standards for MR5
2. Lot dimensions must be annotated in order for staff to determine compliance.
3. Parking shall be provided in accordance with the Code; parking counts are based on the type of use; for eating establishments it is based on seating capacity. Please provide the necessary information for staff to determine compliance. An Alternative Parking Plan to reduce the number of required spaces may be an option, if necessary. **See Article 30-5.A.**
    1. All required head to head parking spaces shall be 9 x 20.
4. This review is not approval of the location of signage, the location of signs shall not conflict with required landscaping. Signage requires the proper permit(s) and shall be obtained prior to the installation of any permanent signs.
5. The Code allows for Alternative Sign Request under some reviews. **See Article 30-5.L.**
6. If you are not planning to begin development immediately you may wish to obtain a vested right to develop in accordance with the approved plan, request a Vested Right Certificate from the Chief Zoning Administrator. **See Article 30-2.C.19 Vested Right Certificate**
7. No Certificate of Occupancy Permit shall be issued until a zoning officer inspects the site and certifies that the site is developed in accordance with the plan and that all comments have been satisfied.
8. All development shall comply with the **Chapter 12 - Flood Damage Prevention** of the Ordinance.

[Ver. 3] [Edited By Sabrina McLaurin]

City of Fayetteville Sabrina McLaurin (910) 433-1385 SabrinaMcLaurin@fayettevillenc.gov 3/13/24 9:22 AM 1 - TRC Review	1. Needs to meet dimensional standards for MR5/CZ https://online.encodeplus.com/regs/fayetteville-nc/doc-viewer.aspx#secid-9399 2. MR5/CZ number of units - (max 125) https://online.encodeplus.com/regs/fayetteville-nc/doc-viewer.aspx#secid-9399 3. Conditional use is for # of unit not lot sizes 4. Will need to submit recombination to subdivision 5. Final subdivision plat needed prior to approval 6. Will have to meet 8,000 sq. ft. lot size. (4,000 per unit) 7. **Parking** shall be provided in accordance with the Code; parking counts are based on the type of use; for eating establishments it is based on seating capacity. Please provide the necessary information for staff to determine compliance. All required head to head parking spaces shall be 9x20. 8. This review is not approval of the location of signage, the location of signs shall not conflict with required landscaping. Signage requires the proper permit(s) and shall be obtained prior to the installation of any permanent signs. 9. No Certificate of Occupancy Permit shall be issued until a zoning officer inspects the site and certifies that the site is developed in accordance with the plan and that all comments have been satisfied. 10. All development shall comply with the **Chapter 12 - Flood Damage Prevention** of the Ordinance. [Ver. 5] [Edited By Sabrina McLaurin]

5. Engineering

General Issues

3. General Comments

City of Fayetteville Michael Monge 9104331240 michaelmonge@fayettevilleNC.gov 3/1/24 10:44 AM 1 - TRC Review	1. Your project requires an infrastructure permit, which requires a new application to be created. Please visit the link below to begin the application process. **Begin Infrastructure Permit Application Process** 2. Your project is also in the Water Supply Watershed - Protected area. Impervious area must be limited to 70%. 3. Stormwater management facilities must limit the one-year and ten-year developed peak discharge rates to predeveloped peak discharge rates or to the amount that can be accommodated by the receiving downstream drainage system, whichever is **more** restrictive. (Sec. 23-28 of the Stormwater Control Ordinance) 4. This site is greater than an acre and requires an Erosion Control Permit. Please coordinate with NCDEQ and submit an approved permit prior to any land disturbance or issuance of the Infrastructure Permit. [Ver. 2] [Edited By Michael Monge]

8. PWC Water

2. General Comments

Fayetteville Public Works Commission
Tiffany Faulk
9102234759
tiffany.faulk@faypwc.com
2/28/24 1:58 PM
1 - TRC Review

1. All projects are required to submit separately to PWC for review and/or approval. Submit required information through the PWC GeoCivix portal at https://faypwc.geocivix.com/secure/.
2. The Submittal Checklist and plans for the project are required to be included with the submittal to PWC. Additional documents that may be required are identified in the Submittal Checklist that is available at https://www.faypwc.com/design-standards/.
3. For projects requiring water and/or sewer main extensions, PWC has local delegated permitting authority from the State and may issue your water and sewer permits.
4. Water and sewer mains shall be extended in accordance with PWC's policies.
5. You may contact PWC for information on obtaining water and sewer services. (PWC – Water Resources Engineering, 910-223-4730)
6. No permanent structure(s) shall be permitted within any PWC utility easements.
7. Landscaping plan(s) shall be included in the submittal to PWC. No trees are allowed to be planted in PWC water and sewer utility easements. Non-invasive shrubs can be placed in the rear 5 feet of easements (if necessary). Chet Green can provide a list of vegetation allowed within easement areas. **Existing and proposed PWC easements must be shown on the landscaping plan in addition to being shown on the utility plan(s).**
8. Any existing water and/or sewer laterals that are not utilized on the project must be killed out at the main in accordance with PWC requirements.
9. A fire hydrant flow test may be required as determined by the fire marshal's office. As of July 1, 2019 the hydrant flow test fee is $500. Application may be submitted through the PWC GeoCivix portal at https://faypwc.geocivix.com/secure/.
10. The application form is available at https://www.faypwc.com/design-standards/. Contact Robert Turner (910-223-4746, robert.turner@faypwc.com) at PWC with any questions.
11. A water permit is not required for fire lines of any size for projects submitted to PWC for review after January 01, 2017.
12. A hydraulic analysis (i.e. fire hydrant flow calculations) shall be submitted to PWC for review as determined by the fire marshal's office. These calculations shall demonstrate that the required fire flow may be supplied by the approved fire hydrant(s), as determined by the fire marshal's office, while maintaining 20 psi residual pressure on the PWC water system.
13. For projects in PWC's electric service area, a copy of the electrical panel schedule shall be included with the PWC submittal. For additional information, please contact PWC Electrical Engineering at 910-223-4514.

8a. PWC Electric

General Issues

1. General Comments

Fayetteville Public Works Commission Calvin Maykovich 9104831382 calvin.maykovich@faypwc.com 2/28/24 1:20 PM 1 - TRC Review	1. Utility Plans, Application and Fees shall be submitted directly to the Public Works Commission (PWC). You may contact PWC for information on obtaining electrical services. (PWC – Electrical Resources Engineering, 910- 818-2250) The link to the PWC electric service standards is: http://www.faypwc.com/wp-content/uploads/2014/03/electric_standards.pdf 2. A panel schedule shall be required. 3. Provide a landscape plan in auto-cad format to coordinate landscaping with utilities and easements. Understory trees are allowed to be planted in PWC electrical utility easements. Canopy trees can be placed 15 feet off the center line of distribution lines and 25 feet off the center line of transmission lines if necessary. Chet Green, can provide a list of vegetation allowed within easement areas. **Existing and proposed PWC easements must be shown on the landscaping plan.**

9a. Traffic

5. General Comments

City of Fayetteville
Virginia Small
910 433-1148
virginiasmall@fayettevillenc.gov
3/1/24 3:50 PM
1 - TRC Review

2. Submit the **City of Fayetteville Street and Driveway Access Permit Application** (https://www.fayettevillenc.gov/home/showdocument?id=8424) to the City Traffic Services Division online by visiting https://fayetteville.idtplans.com/secure/. Application will be created as a **separate submission** in IDT from the original TRC submission and will **need to include** PDFs of both the **permit application and site plan.** Approval of the permit will be conducted online through IDT from the City of Fayetteville. **Payments** to The City of Fayetteville will also be **made online through IDT (*preferred*)** or by check (please contact City of Fayetteville Traffic Services staff person prior if you must pay via this method). Please note, paying offline may significantly slow down approval of the driveway permit. Driveway permits also will **not be approved until TRC has approved the final site plan layout.** Reference Article 24-101. Fees are as follows

-$200.00 (or $400 if building square footage is > 75,000) payable to **City of Fayetteville** (Driveway Permit)
Steps For Submitting a Driveway Permit Online Have Been Provided In a Separate Comment/Issue in IDT. The City Will **ONLY** Accept Driveway Permits Online Now & The Process Has Changed Significantly, So Please Read Carefully.

3. **Minimum 20' radii** are required on all city access driveways. Driveway radii and driveway widths are to be labeled on the site plan. Reference Article 24-102 + NCDOT Policy on Street & Driveway Access Chapter 7 Section B

4. Any **existing curb cuts** and/or **driveway apron(s)** that are **no longer being used** or no longer allowed shall be removed and replaced with curb and gutter. This is to be depicted on the site plan in that manner.

5. Where any new driveway is constructed or an existing driveway reconstructed that requires a driveway permit, **a city standard sidewalk shall be constructed** along the entire length of the property served by such driveway. NOTE: Sidewalk installation may require curb drop(s) and curb ramp(s). Appropriate ramp type detail shall be provided with the driveway permit and labeled on the site plan. Reference Article 24-101

6. A **sidewalk** with approved handicap ramps, truncated domes, and a 5 foot landing (except with parallel handicapped ramps) shall be constructed along the property that abuts all public and private streets. Sidewalk must be 5' wide and 4" thick. Sidewalks across driveways shall be 5' wide and 6" thick. **All sidewalk details must be site specific and not a compilation of all the available sidewalk details.**

7. Future **sidewalk placement** will depend on pavement end treatment/conditions:
    a. -If strip pavement is used, sidewalk improvements will require an easement.
    b. -If rollback curb and gutter is used, sidewalk improvements require a 2’ offset.
    c. -If vertical curb and gutter is used, sidewalk improvements may be placed directly behind.

8. A **sidewalk easement** shall be required for sidewalk and ramps within the property lines. Sidewalk easements are to be labeled on the site plan.

9. Sidewalks within the right-of-way will be included in the driveway permit approval and a **three-party encroachment** agreement shall be required for all sidewalks within NCDOT maintained right-of-way. Reference: https://connect.ncdot.gov/municipalities/Utilities/Pages/Encroachment-Agreements.aspx

10. Should **cross sections** of existing sidewalk at adjacent properties be greater than the minimum width, installation of new sidewalk should match the existing cross section width.

11. Sidewalks shall be constructed or a bond issued **prior to final plat approval** and/or issuance of a Certificate of Occupancy. Reference Article 24/102 + NCDOT Policy on Street & Driveway Access Chapter 2 Section A, Chapter 3 Section E

6. General Comments

City of Fayetteville
Virginia Small
910 433-1148
virginiasmall@fayettevillenc.gov
3/1/24 3:51 PM
1 - TRC Review

Guide For Submitting A Driveway Permit Online:

Please Note: The City Will Not Approve A Driveway Permit Until The Final Site Plan Has Been Approved By TRC (If Applicable). Also Note: If Submitting An NCDOT Driveway Permit Application, The Applicant Will Be First Required To Get City Approval.

Submittal Process Steps

1. Go To The **IDT Site** (May Need To Register) https://fayetteville.idtplans.com/secure/subscription/
    a. This Is The City's Electronic Development Review Software Website
2. Under The **'Projects'** tab, Click **'Submit A Project'.**
3. Click **'Submit A New Project'.**
4. Complete The **'Project Overview'** Section.
    a. Application Category = **'Engineering Review'**
    b. Application Type = **2.2) Driveway Permit**
    c. **Project Name** = Preferably Same Name Used For TRC (If Applicable)
5. Click 'Save And Continue'
6. **Check Boxes** To Acknowledge Requirements Of Submittal
7. Click 'Save and Continue'
8. **Select Location** (Please Make This An **Address** If Possible)
9. Enter **'Primary Contact Information'**
10. Click 'Save and Continue'
11. Enter **'Project Information'**
    a. Please Note: The 'Proposed Building Square Footage' Entered In This Section Will Affect The Fees Paid At The End Of The Application Submittal
        1. 'Less Than Or Equal To 75,000 SF' = $200
        2. 'Greater Than 75,000 SF' = $400
12. Enter **'Full Name'** To Acknowledge Terms
13. Click 'Save And Continue'
14. Review Application Submittal
15. Check Box At Bottom Of Page And Click **'Confirm'** If Information Is Correct
16. **Upload Files** And Click 'Save And Continue'
    a. **Need To Submit At Least A PDF Of The Site Plan To Be Able To Begin Review Of The Application**
17. Complete **'Fees'** Section By Selecting:
    a. '**Pay Online' (*Preferred*)**
    b. Or 'Pay Offline' (Please Contact Brian McGill BrianMcGill@FayettevilleNC.Gov If You Must Pay Via This Method
        1. Please Note: Paying Offline May Significantly Slow Down The Approval Of The Driveway Permit.
18. Click **'Confirm And Submit For Review'** And Then 'Confirm'

What Happens Now?

1. Appropriate Parties Will Receive Notifications That A Permit Application Was Submitted
2. **Project Administrator** Will Evaluate The Submitted Materials To Ensure All Requirements For The Submittal Are Met
    a. **If All Requirements Are Met,** The Project Administrator Will **Accept The Submittal Package.** An Email Will Be Sent Out To Inform The Applicant That The Submitted Project is **'Under Review'.** Also, The Permit Application Document Will Be Generated And Emailed To The Applicant If Not Submitted Initially With The Application **(CITY PERMITS ONLY)**. **At This Point, The Applicant Will Be Required To:** Download The Permit Application Document, Finish Filling It Out, Obtain All Appropriate Signatures, And Upload The Document Back Into IDT. Where Signatures Are Required, Acceptable Signature Methods Include: Original Wet Signature (Scanned In Color), Docusign Verified, And AdobePro Verified.
    b. **If All Requirements Are Not Met**, The Project Administrator Will **Decline The Submittal Package.** An Email Will Be Sent Out To Inform The Applicant That The Submitted Project Was Declined And The Applicant Will **Need To Resubmit** With The Proper Requirements.
        1. Please Note: If Paying Offline, No Action Will Happen Until Payment Has Been Received
3. At This Time, Appropriate Parties Are Assigned To Review The Project
    a. **Assigned Reviewers** Will **Make Comments** In The Form of 'Issues'
        1. **'Open Issues'** Are Comments That **Require Revisions**
        2. A Issue Becomes a 'Closed Issue' When The Issue Has Been Addressed
        3. **If Open Issues Require Resubmittal,** The **Project Administrator Will Decline The Review** And An Email And/Or Letter Will Be Generated To Inform The Applicant The Reasons Why The Review Was Declined
            1. The Applicant Will Then Need To Resubmit To Address The Issues

Once All Issues Have Been Addressed:

1. An Email Notification With Attached Letter Will Be Sent Out Stating That The Permit Has Been **Approved.**

2. The Applicant Will Be Able To Access The City Approved Documents By Simply Clicking The Links In The Letter (No IDT Login Required) Or Through IDT.
    a. The Site Plan Will Typically Be Named ‘City Stamped Site Plan’
    b. The Permit Application Document Will Typically Be Named ‘City Signed Permit’
3. At This Point If The Applicant Is Submitting A **City Permit,** The **Process Is Complete.**
    a. The Applicant Will Need To Contact Jeffrey Riddle At jriddle@ci.fay.nc.us To Schedule A Pre-Construction Meeting As The Project Will Be Transferred Over To The City Of Fayetteville Construction Management Department.
4. However, If Submitting An **NCDOT Permit,** The Applicant Must Coordinate With NCDOT For Final Approval And Issuing Of The Permit Following City Approval.
    a. The NCDOT Driveway Permit Point Of Contact Is Troy Baker tlbaker@ncdot.gov
    b. A Payment Of $50 PER DRIVEWAY CONNECTION ON SITE (Payable By Check) Will Need To Be Sent Directly To NCDOT (The City Cannot Accept Any Payments Made To NCDOT)
    c. Lastly, The Applicant Will Need To Send Both The City Stamped Site Plan And City Signed Permit To NCDOT
    d. **IMPORTANT UPDATE:** As of 10/18/2021, following NCDOT approval, the **applicant will now be required to upload the NCDOT driveway permit approval package back into the City’s IDT portal** under the previously submitted driveway permit project application. Thank you for understanding as this new requirement will significantly enhance coordination & may also help significantly expedite the approval process for your project.

8. Conditional Zoning

City of Fayetteville Heather Eckhardt (910) 433-1767 heckhardt@ci.fay.nc.us 3/5/24 11:20 AM 1 - TRC Review	Development must meet the standards of the conditional zoning.

Open Issues: 8

1. Fire

General Issues

4. Site Specific Comments

City of Fayetteville
Jeff Olund
(910) 964-9841
jolund@ci.fay.nc.us
11/30/20 9:24 AM
1 - TRC Review

- The fire department access road shall have a minimum width of 20 feet of clearance and shall reach within 150 feet of all portions of the exterior walls of the first story of each building. The 150 feet can be extended to 300 feet if buildings have sprinklers. Streets and/or drives in excess of 150 feet shall provide an approved turn-around for emergency vehicles. **As phased final plats are submitted temporary turn-around shall be required for street sections that are in excess of 150 feet.**
-
- Fire hydrants shall be provided within 400 feet of all portions of the building as **measured by an approved route** around the exterior of the building. Buildings with an approved sprinkler system shall be allowed a distance of 600 feet. If this distance cannot be met a new hydrant shall be required to be installed.
- .
- Gated areas shall have a Knox box to allow for emergency vehicle access.
-
- Developments shall comply with the Fire Flow requirements of Appendix B of the N.C. Fire Code; higher standards may be required by the providing utility. A request for a Fire Flow test can be submitted to the Public Works Commission (PWC). Dean.carter@faypwc.com
-
- Approved Fire department access roads, capable of supporting all fire department vehicles under all weather conditions during demolition and construction shall be provided.
-
- An approved water supply for fire protection shall be available as soon as combustible material arrives on site.

There is already over 50 homes in this subdivision. This new 59 house development would need a second access road per Fay UDO 30-5.f.6

2a. Chet Planning

6. General Comments

City of Fayetteville
Chester Green
(910) 433-1497
CGreen@ci.fay.nc.us
11/30/20 2:35 PM
1 - TRC Review

1. Coordination with PWC for landscaping and lighting plans, to confirm no interference with easements will be required. PWC approval of these plans will be required prior to TRC approval.
2. Street Trees required. Note to this effect should be located on Final Plats
3. In accordance with **Article 30-5.B.6. Tree Preservation** - Trees 30 inches or greater in diameter at breast height (4.5 feet) are considered Specimen Trees. The location of all specimen trees shall be noted on the plan along with their size. Removal of healthy specimen trees is discouraged and a fee-in-lieu of preservation is imposed ($50 per caliper inch if removed or if the critical root zone is not protected during construction.)
4. **Article 30-2.C.9 Clear-Cutting Permit:** Do not remove any trees prior to final site plan approval. A Clear-Cutting Permit may be required if land clearing is to begin prior to site plan approval. If trees are improperly removed a fine and/or mitigation plan shall be required. A State Soil and Erosion Control Permit shall also be required prior to clearing the site.
5. **Article 30-5.B.7. Tree Preservation Incentives:** Saving existing trees may result in a reduction of open space dedication and/or may count toward required landscaping. A 300 percent credit for the preservation of the critical root zoned is available.
6. Tree protection areas based on a tree's critical root zone (one foot radius per one inch of tree diameter) shall be noted and drawn to scale on demolition, grading, erosion control, and landscaping plans. **Include the following information:**
7. PRIOR TO CONSTRUCTION:
   The contractor shall install and maintain, for each protected tree or group of trees fencing that encircles the outer limits of the tree(s) critical root zone to protect them from construction activity. All fencing shall be in place prior to any site work and shall remain in place until all exterior work is completed.
   PROTECTIVE FENCING:
   Orange Vinyl construction fencing, chain link fencing, snow fencing or other similar fencing at least four feet high and supported at a maximum of ten-foot intervals, enough to keep the fence upright and in place. The fencing shall have a tree protection sign affixed every twenty feet and be clearly visible to the workers

7. General Comments

City of Fayetteville Chester Green (910) 433-1497 CGreen@ci.fay.nc.us 11/30/20 2:35 PM 1 - TRC Review	6. **Open Space** Requirement: Residential sites (*greater than five acres to 20 acres*) - Fifteen percent of the site shall be dedicated as Open Space. A minimum of 10% shall be provided with at least 50% being usable for active or passive amenities and shall be planned and improved with those amenities. Indicate the location, square footage, and details of the area and the amenities on the plan. Payment-in-Lieu is available for the remaining 5% required Open Space, calculated at the rate of $7,836 per acre. **See Article 30-5.C** 7. You may contact the County Tax Dept. regarding tax-exempt status of required open space areas – Michelle Faircloth or Jeff Benenhaley (910-678-7531 – 678-7559). 8. Open Space: Usable: Bus stop areas and Urban amenity areas count at 200% credit toward usable open space. Usable areas shall have access, shade, seating, and are required to be ADA compliant. Illustrate details of access, shade, seating, enclosures, and commercial-grade furnishings. Non-Usable: Open space areas are to be planted with a minimum of 24 trees per acre. Tree save areas and stormwater ponds may count toward open space. Reference: Bonus and Incentives **Section 30-5.C.4.** For Final Site Plan approval open space areas with details shall be required. Please include a table with open space calculations summarized for each area.

8. General Comments

City of Fayetteville
Chester Green
(910) 433-1497
CGreen@ci.fay.nc.us
11/30/20 2:36 PM
1 - TRC Review

1. Street address numbers shall be assigned prior to building permits being issued. The builder shall post the address numbers (minimum 4") in full view of the street immediately upon beginning construction. (Please contact: Cumberland County Address Dept. 678-7666)
2. Street names shall be approved prior to final plats being approved. (Please contact: Cumberland County 678-7665)
3. The U.S. Postal Service requires cluster mailboxes in new subdivisions with 4 or more lots and in multi-unit buildings. In accordance with **Article 30-6.A.3.g. and 30-6.A.4** Centralized mail receptacle areas are required and must have a minimum setback of 4 feet from the curb. Cluster mailbox areas shall be approved by the USPS and the City Traffic Services to ensure that access does not impede traffic and that the area is handicap accessible. Cluster mailboxes shall be installed prior to final plat approval and/or a building certificate of occupancy being issued. (Contact: Margaret Blackann, Growth Coordinator, Mid-Carolinas District, Margaret.L.Blackann@usps.gov)
4. A final plat shall be required. The plat shall be recorded in the County Register of Deeds office prior to building permit application for any structure or prior to the sale of any lot in this development. A Plat Activation Form is required by the County to update the parcel coverage. (There is a $50.00 fee for each final plat approval.)
5. The final plat shall indicate all required right-of-way, easements, open space area, tree save area, stormwater pond area, etc. The owner's signature shall be on the final plat.
6. A final plat where there are common areas shall contain the following disclosure statement: "All common area, tree save area, planted islands or medians, or other required landscaping areas shall be maintained in perpetuity by the owner or HOA and shall reference the deed book and page of the legal documents addressing these areas.
7. A note shall be on the final plat indicating that the street stub-out or dead-end street shall connect to the adjacent property in the future AND a sign shall be placed at the end of the street indicating: Future Street Connection.
8. The final plat shall indicate a shared access or a cross access easement and shall reference the deed book and page of the legal documents where the easement agreement is recorded.
9. A final plat where there are Private Streets shall contain the following disclosure statements:

"Any governmental agency personnel or equipment, or their designee, shall be granted perpetual access over any private street to accomplish any service or function for which the agency is responsible to perform."
"Any agency exercising its access rights shall have the same rights

and only such liabilities as it would have on any public lands, right-of-ways, or easements."
"Street right-of-ways shown on this plat are for private use and have not been accepted for maintenance by the City of Fayetteville. It is City Council's policy not to accept streets that do not meet public street standards, and such streets are to be maintained by an Owner's Association".

10. Every deed conveying a lot shown on a plat where there are Private Streets shall contain the following disclosure statement:

"It is the City of Fayetteville's policy not to accept streets that do not meet public street standards.The street upon which this property abuts is a private street and the cost of maintenance shall be borne by either the grantee herein or an owner's association as set forth in restrictive covenants applicable to this conveyance and recorded in Book _____, Page _____, of the Cumberland County Registry, which shall be covenants to run with the land."

Any declaration of conditions and/or restrictive covenants required to be recorded shall contain provisions setting forth the ownership and responsibility for maintenance of any private street.

11. Revisions to plans shall require resubmission for review/approval).
12. Any future development shall be submitted for review/approval.

The developer shall be aware that subsequent application for zoning and building permits constitutes the developers understanding and acceptance of these Comments.

3. Zoning

General Issues

1. General Comments

City of Fayetteville
David Winstead
(910) 433-1062
dwinstead@ci.fay.nc.us
11/24/20 3:57 PM
1 - TRC Review

1. According to all the lot shown on the primary plans, they are meeting SF-6 (Single Family-6) dimensional standards. All the lots on the small portion of the property will have to meet SF-10 (Single Family-10) dimensional standards or have it rezone to SF-6. **See Article 30-4.D.3 and 30-4.D.4**
2. The proposed subdivision will have to connected to public right of way.
3. This review is not approval of subdivision signage, the location of signs shall not conflict with required landscaping. Signage requires the proper permit(s) and shall be obtained prior to the installation of any permanent signs. **See Article 30-5.L.**

[Ver. 2] [Edited By David Winstead]

5. Engineering

General Issues

2. General Comments

City of Fayetteville
Fallon Rodriguez
(910) 4331992
frodriguez@ci.fay.nc.us
11/30/20 9:10 AM
1 - TRC Review

Your project requires an infrastructure permit, which requires a new application to be created. Please visit the link below to begin the application process.

Begin Infrastructure Permit Application Process

8. PWC Water

5. General Comments

Fayetteville Public Works Commission
Tiffany Faulk
9102234759
tiffany.faulk@faypwc.com
11/30/20 9:53 AM
1 - TRC Review

1. PWC has delegated permitting authority from the State and will issue your water and sewer permits.
2. Water and sewer mains shall be extended in accordance with PWC's policy.
3. Utility Plans, Application and Fees shall be submitted directly to the Public Works Commission (PWC) along with landscaping plans and a copy of the electrical panel schedule. You may contact PWC for information on obtaining water and sewer services. (PWC – Water Resources Engineering, 910-223-4730)
4. No permanent structure shall be permitted within any utility or drainage easement.
5. No trees are allowed to be planted in PWC water and sewer utility easements. Non-invasive shrubs can be placed in the rear 5 feet of easements if necessary. Chet Green, can provide a list of vegetation allowed within easement areas. **Existing and proposed PWC easements must be shown on the landscaping plan.**
6. Any existing water and sewer laterals not utilized must be killed out to the main.
7. A fire hydrant flow test may be required. As of July 1, 2019 the hydrant flow test fee is $500. The application form is available at https://www.faypwc.com/design-standards/. The completed application form and fee should be submitted to Fayetteville PWC Customer Programs Call Center, 955 Old Wilmington Road, Fayetteville, NC 28301. Contact Dean Carter (910-223-4746, Dean.carter@faypwc.com) at PWC with any questions.
8. A water permit is not required for fire lines of any size for projects submitted to PWC for review after January 01, 2017.
9. Fire flow calculations shall be submitted to PWC for review. These calculations shall demonstrate the maximum flow available at the "worst case" hydrant while maintaining 20 psi on the PWC water system.

3. General Comments

Fayetteville Public Works Commission Zach Hall 9102234527 zachary.hall@faypwc.com 11/30/20 9:12 AM 1 - TRC Review	1. Utility Plans, Application and Fees shall be submitted directly to the Public Works Commission (PWC). You may contact PWC for information on obtaining electrical services. (PWC – Electrical Resources Engineering, 910- 818-2250) The link to the PWC electric service standards is: http://www.faypwc.com/wp-content/uploads/2014/03/electric_standards.pdf 2. A panel schedule shall be required. 3. Provide a landscape plan in auto-cad format to coordinate landscaping with utilities and easements. Understory trees are allowed to be planted in PWC electrical utility easements. Canopy trees can be placed 15 feet off the center line of distribution lines and 25 feet off the center line of transmission lines if necessary. Chet Green, can provide a list of vegetation allowed within easement areas. **Existing and proposed PWC easements must be shown on the landscaping plan.**

Open Issues: 11

2. General Comments

City of Fayetteville
Patrick Bradley
9104331323
patrickbradley@fayettevillenc.gov
12/11/25 10:03 AM
1 - TRC Review

- The fire department access road shall have a minimum width of 20 feet of clearance and shall reach within 150 feet of all portions of the exterior walls of the first story of each building. The distance can be extended to 200 feet if buildings are equipped throughout with an approved sprinkler system. Streets and/or drives in excess of 150 feet shall provide an approved turn-around for emergency vehicles. **As phased final plats are submitted temporary turn-around shall be required for street sections more than 150 feet.**
- Fire hydrants shall be provided within 400 feet of all portions of the building as **measured by an approved route** around the exterior of the building. Buildings equipped throughout with an approved sprinkler system shall be allowed a distance of 600 feet. If the FDC is supplying a standpipe system, the hydrant must be within 100' of the connection. If this distance cannot be met a new hydrant shall be required to be installed.
- Gated areas shall be equipped with Knox brand access to allow for emergency vehicle access. Gates installed during construction must be equipped with a Knox padlock for Fire Department access during construction.
- Each building will have a Knox key box mounted in an approved location.
- Developments shall comply with the Fire Flow requirements of Appendix B of the N.C. Fire Code; higher standards may be required by the providing utility. A request for a Fire Flow test can be submitted to the Public Works Commission (PWC). Robert.turner@faypwc.com Final TRC approval will not be given without approved flow.
- Approved Fire department access roads, capable of supporting all fire department vehicles under all weather conditions during demolition and construction shall be provided. (Approved FD access road consist of minimum first layer of asphalt.)
- An approved water supply for fire protection shall be available as soon as combustible material arrives on site.
- The location of the FDC shall be away from the building and shall be approved by the Fire Dept. Connection shall be a 5" Storz type threads. All water lines, type(s) of control valves and indication of where the utility company/fire department service ends/begins, in regards to the sprinkler system, shall be shown on plans. The FDC detail plan shall be provided with TRC preliminary submittal and approved as part of the TRC

final approval. FDC line shall be a separate line independent of the fire line.

- Table 30-5.F.6: Required Access

DEVELOPMENT TYPE	MINIMUM NUMBER OF ACCESS POINTS
RESIDENTIAL USE TYPES (# OF UNITS)	
80 or fewer	1
81—160	2
161 +	3

10. General

City of Fayetteville
Alannah Hudson
9104331416
alannahhudson@fayettevillenc.gov
12/15/25 1:44 PM
1 - TRC Review

Standard Comments:

1. Street address numbers shall be assigned prior to building permits being issued. The builder shall post the address numbers (minimum 4") in full view of the street immediately upon beginning construction. (Please contact: Cumberland County Address Dept. 678-7666)
2. A commercial grade bike rack as required by **Article 30-5.A.9** shall be placed on a pad that is connected to the sidewalk system but shall not impede the sidewalk and shall be within 150 feet of an entrance. Indicate on the plan.
3. The U.S. Postal Service requires cluster mailboxes in new subdivisions with 4 or more lots and in multi-unit buildings. In accordance with **Article 30-6.A.3.g. and 30-6.A.4** Centralized mail receptacle areas are required and must have a minimum setback of 4 feet from the curb. Cluster mailbox areas shall be approved by the USPS and the City Traffic Services to ensure that access does not impede traffic, and that the area is handicap accessible. Cluster mailboxes shall be installed prior to final plat approval and/or a building certificate of occupancy being issued.
4. The owner(s) shall develop in accordance with the approved site plan, engineering plan, and utility plan. Deviation from the approved plan may result in additional submittals/approvals.
5. Revisions to plans shall require resubmission for review/approval).
6. Any future development shall be submitted for review/approval.
7. The developer shall be aware that subsequent application for zoning and building permits constitutes the developers understanding and acceptance of these Comments.
8. **Building orientation and elevation (Club house)** information shall be required for Final Site Plan Approval. See **Article 30-5.I:** Commercial, Office, and Mixed Use Design Standards.

- Submit colored elevations with dimensions – width and depth of features. Identify materials.
- Indicate which 3 of the 6 design options are being met.
- Flat roofs require a 3D cornice on all sides.
- Roof equipment shall be screened from view.
- Sloped roofs require an overhang with brackets.

- All street facing and main entrance sides of buildings shall comply.

9. **Building orientation and elevation (Apartment buildings)** information shall be required for Final Site Plan Approval. See Article 30-5.H: Multi-Family Design Standards.
10. A sidewalk with approved handicap ramps and striping shall be required from the public sidewalk system to the development per **Article 30-5.F.9.b.8.**

Site Specific Comments:

-Bike racks needed
-Sidewalks with ramps and striping needed
-Elevations needed

11. General

City of Fayetteville
Alannah Hudson
9104331416
alannahhudson@fayettevillenc.gov
12/15/25 1:44 PM
1 - TRC Review

Standard Comments:

1. Coordination with PWC for landscaping and lighting plans, to confirm no interference with easements will be required. PWC approval of these plans will be required prior to TRC approval.
2. For Final Site Plan Approval an **Exterior Lighting plan** for all new exterior lighting shall be required. **See Article 30-5.E**

- All exterior lights shall be full cut off fixtures.
- The Lighting Plan shall indicate the pole height (max. 20 feet in residential districts and OI, NC, MU, and DT districts, max. 30 feet in LC, CC, BP and industrial districts.)
- Maximum illumination, measured in foot-candles at ground level, at a property line shall not exceed the standards in **Table 30-5.E.5**
- Light poles shall be located at least 15 feet from canopy and 5 feet from understory tree trunks.
- Any adjustments in the field need to comply with this standard and be approved.

3. A **Landscape Plan** prepared by someone knowledgeable of plant material and design is required. **See Article 30-5.B**

It is recommended that the landscape plan be included on a separate sheet. The plan shall include all applicable street trees, site and building landscaping, VUA (parking lot and drive aisle) landscaping, screening, property perimeter and/or street yard buffers.
Recommended Plant Lists

- A planting legend summarizing quantity, size, type and spacing of plants should be included on plan.
- Existing vegetation may be used to satisfy required buffers. Staff will determine if additional plantings are needed to satisfy this requirement.
- Identify easement locations to ensure that there is no conflict between utilities and required landscaping.
- Tree islands must meet minimum soil area requirements.
- Canopy trees require 274 SF of uninterrupted soil area and min. width of 10’.
- Understory trees require 180 SF of uninterrupted soil area and min. width of 7’.
- Shrubbery to be a minimum of 2.5 feet from front end of the parking spaces to prevent damage from car overhang.

- All shrubs installed as vehicular use screening are to be maintained as a continuous hedge at a minimum height of 36 inches.

4. Please add the following notes to the plan for the installer:

- Shrubbery is to be planted at least 30” from curbing and from end of parking spaces to prevent damage from car overhang.
- Shrubs installed as vehicular use screening are to be maintained at a min. height of 36”; Min. installation height is 24”.
- Site lighting plans require lights to be a min. of 15 feet from trees. Any adjustments in the field need to comply with this standard and be approved by staff.
- Each tree must be planted such that the root flare is visible at the top of the root ball. Trees where the root flare is not visible will be rejected. Do not cover the root flare with mulch.
- Do not place mulch in contact with the tree trunk. Keep mulch a min. of 4” away from the trunk base.
- Any changes to the proposed plant schedule must be approved by the designer of record and staff. In cases where the plant schedule only includes the plant type and does not include the plant species, the contractor shall be required to submit to the City for approval, a detailed plant schedule and associated planting plan prepared by someone knowledgeable about plant material and design, prior to proceeding with installation.
- Property Perimeter Buffer - In areas where existing vegetation is to be used to satisfy perimeter landscape buffer, the City may determine, after an on-site inspection, that additional planting is required to satisfy the required buffer.

5. **Article 30-2.C.9 Clear-Cutting Permit:** Do not remove any trees prior to final site plan approval. A Clear-Cutting Permit may be required if land clearing is to begin prior to site plan approval. If trees are improperly removed a fine and/or mitigation plan shall be required. A State Soil and Erosion Control Permit shall also be required prior to clearing the site.
6. **Article 30-5.B.7. Tree Preservation Incentives:** Saving existing trees may result in a reduction of open space dedication and/or may count toward required landscaping. A 300 percent credit for the preservation of the critical root zoned is available.

7. Tree protection areas based on a tree's critical root zone (one foot radius per one inch of tree diameter) shall be noted and drawn to scale on demolition, grading, erosion control, and landscaping plans. **Include the following information:**

PRIOR TO CONSTRUCTION:
The contractor shall install and maintain, for each protected tree or group of trees fencing that encircles the outer limits of the tree(s) critical root zone to protect them from construction activity. All fencing shall be in place prior to any site work and shall remain in place until all exterior work is completed.
PROTECTIVE FENCING:
Orange Vinyl construction fencing, chain link fencing, snow fencing or other similar fencing at least four feet high and supported at a maximum of ten-foot intervals, enough to keep the fence upright and in place. The fencing shall have a tree protection sign affixed every twenty feet and be clearly visible to the workers.

8. **Open Space** Requirement: Residential sites (*greater than five acres to 20 acres*) - Fifteen percent of the site shall be dedicated as Open Space. A minimum of 10% shall be provided with at least 50% being usable for active or passive amenities and shall be planned and improved with those amenities. Indicate the location, square footage, and details of the area and the amenities on the plan. Payment-in-Lieu for the remaining 2 ½% is available, calculated at the rate of $12,038.96 per acre. **See Article 30-5.C**
9. You may contact the County Tax Dept. regarding tax-exempt status of required open space areas – Michelle Faircloth or Jeff Benenhaley (910-678-7531 – 678-7559).
10. Open Space: Usable: Bus stop areas and Urban amenity areas count at 200% credit toward usable open space. Usable areas shall have access, shade, seating, and are required to be ADA compliant. Illustrate details of access, shade, seating, enclosures, and commercial-grade furnishings. Non-Usable: Open space areas are to be planted with a minimum of 24 trees per acre. Tree save areas and stormwater ponds may count toward open space. Reference: Bonus and Incentives **Section 30-5.C.4.** For Final Site Plan approval open space areas with details shall be required. Please include a table with open space calculations summarized for each area.

Site Specific Comments:

-Lighting plan is needed if providing lighting other than wall packs/sconces
-Landscape plan needed
-Open space plan needed

3. Zoning

9. General Comments

City of Fayetteville
Joseph Senn
9104331329
JosephSenn@Fayettevillenc.gov
12/15/25 10:47 AM
1 - TRC Review

Site Specific Comments

Buildings will need to meet the dimensional standards for MR5 in order for staff approval.

- Front yard setback- 25 feet or 50 feet from centerline of private streets
- Side yard setback- 10 feet
- Rear yard setback- 30; 15 when corner side setback is 25 or more
- Spacing between buildings- 20 feet

- Please provide parking calculations to show that you meet the minimum required which is 1.8 spaces per dwelling unit.
- The size of parking spaces will be 9ft by 20ft minimum.
- The Aisle width will need to be shown on the site plan which for two way traffic is 24ft & one way traffic is 20ft.

General Comments

1. This review is not approval of the location of signage, the location of signs shall not conflict with required landscaping. Signage requires the proper permit(s) and shall be obtained prior to the installation of any permanent signs.
2. The Code allows for Alternative Sign Request under some reviews. **See Article 30-5.L.**
3. If you are not planning to begin development immediately you may wish to obtain a vested right to develop in accordance with the approved plan, request a Vested Right Certificate from the Chief Zoning Administrator. **See Article 30-2.C.19 Vested Right Certificate**
4. No Certificate of Occupancy Permit shall be issued until a zoning officer inspects the site and certifies that the site is developed in accordance with the plan and that all comments have been satisfied.
5. All development shall comply with the **Chapter 12 - Flood Damage Prevention** of the Ordinance.

[Ver. 4] [Edited By Joseph Senn]

5. Engineering

General Issues

4. General Comments

City of Fayetteville Michael Monge 9104331240 michaelmonge@fayettevilleNC.gov 12/12/25 9:37 AM 1 - TRC Review	1. Your project requires an infrastructure permit, which requires a new application to be created. Please visit the link below to begin the application process. **Begin Infrastructure Permit Application Process** 2. New development that results in an increase of 20,000+ SF of impervious area is required to meet the Stormwater Ordinance. 3. Stormwater management facilities must limit the one-year and ten-year developed peak discharge rates to predeveloped peak discharge rates or to the amount that can be accommodated by the receiving downstream drainage system, whichever is **more** restrictive. (Sec. 23-28 of the Stormwater Control Ordinance) 4. This site is located in a protected watershed and is limited to 70% impervious area. 5. This site is greater than an acre and requires an Erosion Control Permit. Please coordinate with NCDEQ and submit an approved permit prior to any land disturbance or issuance of the Infrastructure Permit.

7. Environmental Services

DW&S-14030 North Ridge Park (1).pdf [0 redlines]

6. Multifamily

City of Fayetteville Michael Mundell 9104331329 michaelmundell@fayettevillenc.gov 12/12/25 3:41 PM 1 - TRC Review	1. Location will be required to meet the requirements of Article II of the Solid Waste Ordinance, Multifamily recycling. 2. The trash and recycling enclosures for the multifamily area must be shown and called out on the site plan The city would service the single-family area. There will need to be sufficient ingress/egress for the collection vehicles. 3. See Article I sec.22-6 and 22-7 of the Solid Waste Ordinance for guidance.

8. PWC Water

7. General Comments

Fayetteville Public Works Commission Seth Reeves 9102234227 seth.reeves@faypwc.com 12/15/25 8:57 AM 1 - TRC Review	1. All projects are required to submit separately to PWC for review and/or approval. Submit required information through the PWC GeoCivix portal at https://faypwc.geocivix.com/secure/. 2. The Submittal Checklist and plans for the project are required to be included with the submittal to PWC. Additional documents that may be required are identified in the Submittal Checklist that is available at https://www.faypwc.com/design-standards/. 3. For projects requiring water and/or sewer main extensions, PWC has local delegated permitting authority from the State and may issue your water and sewer permits. 4. Water and sewer mains shall be extended in accordance with PWC's policies. 5. You may contact PWC for information on obtaining water and sewer services. (PWC – Water Resources Engineering, 910-223-4730) 6. No permanent structure(s) shall be permitted within any PWC utility easements. 7. Landscaping plan(s) shall be included in the submittal to PWC. No trees are allowed to be planted in PWC water and sewer utility easements. Non-invasive shrubs can be placed in the rear 5 feet of easements (if necessary). Chet Green can provide a list of vegetation allowed within easement areas. Existing and proposed PWC easements must be shown on the landscaping plan in addition to being shown on the utility plan(s). 8. Any existing water and/or sewer laterals that are not utilized on the project must be killed out at the main in accordance with PWC requirements. 9. A fire hydrant flow test may be required as determined by the fire marshal's office. As of July 1, 2019 the hydrant flow test fee is $500. Application may be submitted through the PWC GeoCivix portal at https://faypwc.geocivix.com/secure/. 10. The application form is available at https://www.faypwc.com/design-standards/. Contact Robert Turner (910-223-4746, robert.turner@faypwc.com) at PWC with any questions. 11. A water permit is not required for fire lines of any size for projects submitted to PWC for review after January 01, 2017. 12. A hydraulic analysis (i.e. fire hydrant flow calculations) shall be submitted to PWC for review as determined by the fire marshal's office. These calculations shall demonstrate that the required fire flow may be supplied by the approved fire hydrant(s), as determined by the fire marshal's office, while maintaining 20 psi residual pressure on the PWC water system.

13. For projects in PWC's electric service area, a copy of the electrical panel schedule shall be included with the PWC submittal. For additional information, please contact PWC Electrical Engineering at 910-223-4514.

8. Site Specific Comments

Fayetteville Public Works Commission Seth Reeves 9102234227 seth.reeves@faypwc.com 12/15/25 8:58 AM 1 - TRC Review	Just to confirm, this is rezoning existing development?

8a. PWC Electric

General Issues

3. General Comments

Fayetteville Public Works Commission Calvin Maykovich 9104831382 calvin.maykovich@faypwc.com 12/12/25 8:45 AM 1 - TRC Review	1. Utility Plans, Application and Fees shall be submitted directly to the Public Works Commission (PWC). You may contact PWC for information on obtaining electrical services. (PWC – Electrical Resources Engineering, 910- 818-2250) The Link to PWC's Electrical Standards is ESS final (faypwc.com). 2. Click the link below and fill out the PWC Electrical Form. https://acrobat.adobe.com/id/urn:aaid:sc:US:00d155df-1a6f-45f2-9449-592b284c1b66 3. Provide a landscape plan in auto-cad format to coordinate landscaping with utilities and easements. 4. Email the Fill-Out Form & CAD file to calvin.maykovich@faypwc.com. Understory trees are allowed to be planted in PWC electrical utility easements. Canopy trees can be placed 15 feet off the center line of distribution lines and 25 feet off the center line of transmission lines if necessary. Chet Green can provide a list of vegetation allowed within easement areas. **Existing and proposed PWC easements must be shown on the landscaping plan.**

9a. Traffic

General Issues

5. Access & Traffic Generation

City of Fayetteville Benjamin Shepherd 9106510787 benjaminshepherd@fayettevillenc.gov 12/12/25 10:35 AM 1 - TRC Review	City traffic does not see any requirement for a City or NC DOT Driveway Permit since Rock Creek Ln is privately-owned. Based on the number of units and access via only Rock Creek Lane, we may require a Traffic Impact Analysis (TIA) per UDO 30-5.M.2. or an alternate access to the development per UDO 30-5.F.6.

Special Project Coordinator

General Issues

1. TRC Comments

City of Fayetteville Jennifer Baptiste 9104331701 jenniferbaptiste@fayettevillenc.gov 12/10/25 3:21 PM 1 - TRC Review	Good day, I am the Development Service Ombudsman Manager/Special Project Coordinator. If you need any assistance with your development project, please contact me. Reply

Subject Property



Surrounding Property





Consistency and Reasonableness Statement

Map Amendments

Pursuant to N.C.G.S §§160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case **P26-02** is consistent with the City of Fayetteville's Future Land Use Map and Plan (Comprehensive Plan). The following analysis examines the proposed amendment relative to the goals and land-use policies and strategies of the Comprehensive Plan and follows the Commission's established consistency format.

The request is to **rezone (amend conditions on) approximately 17.61 acres** at **0 Mount Rainer Road and 0 Rock Creek Lane** (REID 0439300490000 & 0439302525000) from **Mixed Residential 5 Conditional Zoning (MR-5/CZ)** to **amended Mixed Residential 5 Conditional Zoning (MR-5/CZ)** to modify the existing conditional zoning commitment by allowing **up to 200 residential units** (anticipated as a mix of townhomes and apartments), with development subject to UDO standards and required development-review approvals.

Consistency

1. **GOALS**

GOAL(S)	CONSISTENT	INCONSISTENT
• **Goal 1: Focus value and investments around infrastructure and strategic nodes.** o The site is within the City's service area and is intended to be developed in a manner supported by existing public services and infrastructure, with final infrastructure and access needs addressed through development review.	X	
• **Goal 2: Promote compatible economic and commercial development in key identified areas.** o Providing additional housing capacity in a serviced area supports nearby commercial corridors and community services by strengthening the local customer base and workforce proximity. • **Goal 3: Encourage infill/redevelopment where services exist.** o The request enables reinvestment and residential development in an area planned for continued urban growth, rather than pushing growth outward. • **Goal 4: Foster safe, stable, and attractive neighborhoods.** o Neighborhood compatibility and safety are addressed through UDO development standards	X X X	

(including buffering, landscaping, setbacks, and site design), and through TRC/site-plan review. • **Goal 5: Preserve and enhance environmental features.** o Environmental performance is addressed through stormwater, open space, and tree/landscaping requirements applied during development review and permitting. • **Goal 6: Compliment and capitalize on strategic economic institutions and employment areas.** o Expanding housing options supports citywide economic resilience by helping accommodate workforce housing needs and enabling residents to live closer to jobs and services.	X X	

2. **LAND USE POLICES AND STRATEGIES:**

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
• **LU-1 (Strategic, infrastructure-served growth)** – Direct growth to areas well served by infrastructure and urban services. o The site is intended to be served by urban services and reviewed for adequate infrastructure and access concurrent with development approvals.	X	
• **LU-6 (Neighborhood Quality)** – Encourage development standards that result in quality neighborhoods. o The project will be required to meet the City standards for streets/sidewalks (as applicable), stormwater, and open space, with detailed review at TRC/site-plan stage.	X	
• **LU-7 (Encourage a mix of housing types for all ages and incomes)** – Allow a mix of housing, including attached and multi-family homes, to create diverse neighborhoods. o The request supports expanded housing choice (townhomes and apartments) and can help meet varied household needs and life stages.	X	
• **LU-10 (Resiliency and reduced flooding impacts)** – Support site and capital improvement initiatives that reduce flooding and natural-disaster impacts. o Stormwater management and low-impact site design measures are evaluated during development review and permitting.	X	

3. **Future Land Use Map Consistency**

- **Text Consistency:** The proposal aligns with Future Land Use Plan goals and policies that emphasize **quality neighborhood design** and a **mix of housing types**, including attached and multi-family housing, subject to appropriate design and development standards. *(Consistent)*
- **Map Consistency:** The Future Land Use Plan calls for the area to be designated **Low-Density Residential.** The request retains a **residential** land-use function ad maintains a site-specific commitment through conditional rezoning, with compatibility addressed through development standards and TRC/site-plan review. *(Consistent)*

Reasonableness

The proposed rezoning amendment is reasonable and in the public interest because it supports the policies of the Comprehensive Plan as stated above and advances City priorities related to neighborhood quality, infrastructure-served growth, and expanding housing options.

It is further reasonable and in the public interest because:

X	The size, physical conditions, and other attributes of the proposed use(s) will benefit the surrounding community by enabling a residential development pattern (including townhomes and apartments) that can add housing choice in a serviced area, subject to UDO design and buffering requirements.
X	The amendment includes conditions that limit potential negative impacts on neighboring uses by maintaining a clear cap on residential intensity and requiring all development to comply with applicable UDO standards and development review (TRC/site-plan, utilities, transportation, and public safety requirements).
X	The proposed uses address the needs of the area and/or the City by supporting a mix of housing types and expanding overall housing availability.
X	The proposal adapts the zoning map/conditional zoning commitment to reflect current development needs and updated constraints/requirements identified through the review process, while preserving a residential land-use framework.

The amendment is also in the public interest because it:

X	Improves consistency with the long-range plan by supporting the Plan's policies for neighborhood quality and diversified housing options.
X	Improves the tax base by facilitating residential investment and associated property value growth over time.
	Preserves environmental and/or cultural resources.
X	Facilitates a desired kind of development by supporting new housing in an infrastructure-served area, with quality controls applied through City development standards.

___ Provides a needed residential area by expanding housing supply and housing-type

X options.

Additional comments: Development details (including access design, buffering, stormwater, and utility capacity) will be evaluated during TRC/site-plan review and permitting to ensure compatibility and adequate public services.

January 13, 2026

Date

Chair Signature

R. Kevin Wright

Print

City of Fayetteville

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

City Council Action Memo

File Number: 26-0111

Agenda Date: 2/23/2026 **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: **Kelly Strickland, Assistant City Manager**
Dr. Gerald Newton, AICP, Development Services Director
David Steinmetz, Development Services Assistant Director

FROM: **Dereke D. Planter Jr., Code Enforcement Supervisor**

DATE: **February 23, 2026**

RE:
Rescind Demolition Ordinances

820 Zadock Drive	**District 8**
2005 Murchison Road	**District 4**

COUNCIL DISTRICT(S):
8,4

Relationship To Strategic Plan:
Goal 1: Safe & Secure Community; Goal 4: Desirable Place To Live, Work & Recreate

Executive Summary:
Approval of resolutions rescinding previously adopted demolition ordinances for buildings deemed blighted and dangerous, where the property owner either completed the demolition or made necessary repairs prior to City action, or where the building is no longer considered dangerous.

Background:
To abate the dangerous building, staff recommended, and the City Council adopted the following demolition ordinances, which were not executed. The property owner repaired the building before the City could act on the related demolition ordinance:

Address	Condition	Ordinance No.	Abatement Action
820 Zadock Drive	Dangerous	NS 2025-026	Owner repaired
2005 Murchison Road	Blight	NS 2025-034	Demolished

The demolition ordinance was filed and recorded with the Cumberland County Register of Deeds as a lawfully authorized abatement actions to be taken by the City on the related property.

Issues/Analysis:
The demolition ordinance is no longer valid as it was not executed. No subsequent liens

for City demolition costs have been assessed or recorded against 820 Zadock Drive and 2005 Murchison Road. The proposed resolution seeks to rescind the previously adopted demolition ordinance.

Budget Impact:
$104.00 in recording fees with the Cumberland County Register of Deeds.

Options:
Adopt the proposed resolution rescinding the recorded demolition ordinance.
Abstain from any action.
Deny the proposed resolution rescinding the recorded demolition ordinance.

Recommended Action:
Staff recommend the Council move to adopt the proposed resolutions rescinding the demolition ordinances.

Attachments:
Recorded Demolition Ordinances, Proposed Resolution Rescinding the Demolition Ordinances, Before and After Photos, and PowerPoint Presentation.

BK12338 PG0646

FILED
CUMBERLAND COUNTY NC
ANDRA S. BREWINGTON
REGISTER OF DEEDS
FILED Sep 25, 2025
AT 02:27:30 pm
BOOK 12338
START PAGE 0646
END PAGE 0647
INSTRUMENT # 30127
RECORDING $26.00
EXCISE TAX (None)
AB

164

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

NS2025-026

Return to: Jacqueline Haggerty/City of Fayetteville

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

(1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

820 Zadock Drive
PIN 9477-44-0498-

LEGAL: BEING all of Lot 480 in a subdivision known as HARRIS PLACE - SECTION TWO, PHASE TWO, according to a plat of the same being duly recorded in Book of Plats 102, Page 34, Cumberland County Registry, North Carolina.

The owner(s) of and parties in interest in said property are:

Natasha S. Hollingsworth
820 Zadock Drive
Fayetteville, NC 28314

Wilfred D. Hollingsworth Jr.
9041 Old Mintz Highway
Garner, NC 28441

(2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before August 12, 2025.

(3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.

(4) The City Council has been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.

(5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished, and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this 22nd day of September 2025.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

_____
Jennifer L. Ayre, City Clerk

Resolution No. R2026-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE RESCINDING DEMOLITION ORDINANCE NO. NS 2025-026

WHEREAS, on December 17, 2024, property owned by Natasha S. Hollingsworth; Wilfred D. Hollingsworth, Jr. located at 820 Zadock Drive, Fayetteville, NC (PIN 9477-44-0498-), was inspected for compliance with Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City and found to be in violation; and

WHEREAS, the Housing and Code Enforcement Division Manager served an order on the property owner requiring the owner to repair or demolish the structure on or before August 12, 2025; and

WHEREAS, the property owner failed to make the necessary repairs or demolish the structure by August 12, 2025; and

WHEREAS, on September 22, 2025, the City Council adopted Ordinance No. NS2025-026 requiring the City Building Inspector to demolish the structure and have all debris removed from the premises, and the cost of said demolition shall be lien against the real property.

WHEREAS, on November 12, 2025, the structure was repaired by the property owner; and

WHEREAS, on November 12, 2025, the property was found to be in compliance with Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City and thereby the structure was not demolished pursuant to Ordinance No. NS2025-026.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Fayetteville hereby authorizes that Ordinance No. NS2025-026 be rescinded.

ADOPTED this 23rd day of February 2026

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

_____
Jennifer L. Ayre, City Clerk

820 Zadock Drive (Before)



820 Zadock Drive (After)



BK12364 PG0572

FILED
CUMBERLAND COUNTY NC
ANDRA S. BREWINGTON
REGISTER OF DEEDS

FILED	Oct 28, 2025
AT	03:22:03 pm
BOOK	12364
START PAGE	0572
END PAGE	0573
INSTRUMENT #	34010
RECORDING	$26.00
EXCISE TAX	(None)

SG

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

Return TO: Alison / City of Fay

The City Council of Fayetteville, North Carolina, does ordain: NS2025-034

The City Council finds the following facts:

(1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

2005 Murchison Road
PIN 0428-85-8063-

LEGAL: BEING all of Lot Number 5 of the PROPERTY OF SIPPIO BURTON as shown in a plat of the same filed in Plat Book 33, Page 14, of the Cumberland County Registry.

The owner(s) of and parties in interest in said property are:

Lewis M. Burton
3009 Stone Fence Court
Durham, NC 27704-3898

Marian B. Williams
2203 Darien Place NW
Wilson, NC 27896-1583

(2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before September 27, 2025.

(3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.

(4) The City Council has been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.

(5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished, and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this 27th day of October 2025.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

_____
Jennifer L. Ayre, City Clerk

FAYETTEVILLE NORTH CAROLINA

Resolution No. R2026-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE RESCINDING DEMOLITION ORDINANCE NO. NS 2025-034

WHEREAS, on May 1, 2025, property owned by Marian B. Williams; Lewis M. Burton located at 2005 Murchison Road, Fayetteville, NC (PIN 0428-85-8063-), was inspected for compliance with Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City and found to be in violation; and

WHEREAS, the Housing and Code Enforcement Division Manager served an order on the property owner requiring the owner to repair or demolish the structure on or before September 27, 2025; and

WHEREAS, the property owner failed to make the necessary repairs or demolish the structure by September 27, 2025; and

WHEREAS, on October 27, 2025, the City Council adopted Ordinance No. NS2025-034 requiring the City Building Inspector to demolish the structure and have all debris removed from the premises, and the cost of said demolition shall be lien against the real property.

WHEREAS, on January 21, 2026, the structure was repaired by the property owner; and

WHEREAS, on January 21, 2026, the property was found to be in compliance with Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City and thereby the structure was not demolished pursuant to Ordinance No. NS2025-034.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Fayetteville hereby authorizes that Ordinance No. NS2025-034 be rescinded.

ADOPTED this 23rd day of February 2026

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

_____
Jennifer L. Ayre, City Clerk

2005 Murchison Road (Before)



2005 Murchison Road (After)



Rescind Demolition Ordinance

February 23, 2026



FAYETTEVILLE NC

Rescind Demolition Ordinance

Address	Condition	Ordinance No.	Abatement Action
820 Zadock Drive	Dangerous	NS 2025-026	Owner repaired
2005 Murchison Road	Blight	NS 2025-034	Demolished

820 Zadock Drive
Council District 8



Before: December 17, 2024



After: February 11, 2026

2005 Murchison Road
Council District 4



Before: January 9, 2026



After: January 21, 2026



FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

City of Fayetteville

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

City Council Action Memo

File Number: 26-0112

Agenda Date: 2/23/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A5

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

THRU: **Kelly Strickland, Assistant City Manager**
Dr. Gerald Newton, AICP, Development Services Director
David Steinmetz, Development Services Assistant Director

FROM: **Dereke D. Planter Jr., Code Enforcement Supervisor**

DATE: **February 23, 2026**

RE:
Uninhabitable Structures: Demolition Recommendations

355 Dick Street - District 2
357 Dick Street - District 2
501 Jennings Farm Road - District 7
4070 Rosehill Road - District 3

COUNCIL DISTRICT(S):
2,3,7

Relationship To Strategic Plan:
Goal 1: Safe & Secure Community
Goal 4: Desirable Place to Live, Work & Recreate

Executive Summary:
Staff seeks Council approval to adopt demolition ordinances for four residential structures that have been determined to be dangerous.

Background:
355 DICK ST **PIN: 0437-61-1889**
This vacant residential structure was formally condemned as unsafe and unfit for human occupancy on April 8, 2025, following a site inspection that revealed significant deterioration resulting from prolonged neglect. The City Inspector determined that the dwelling posed a danger to the public and documented extensive deficiencies requiring correction. Noted repairs included, the front steps; porch framing, railings, and support columns; compromised floor framing and flooring systems; deteriorated interior and exterior walls; damaged doors and door frames; deficient electrical wiring, fixtures, and devices; failing masonry and foundation components; broken windowpanes with deteriorated frames and glazing; and substantial roof-related issues, including worn roofing materials, damaged flashing, trim, and fascia, as well as compromised roof rafters and sheathing. Collectively, these conditions reflect a structure that has fallen into serious disrepair and does not meet minimum housing or safety standards.

In accordance with statutory requirements, notice of a public hearing regarding the property's condition was published in *The Fayetteville Observer* on June 29, 2025. The hearing was subsequently conducted on July 10, 2025. The owner's representative, Kongchanh Khamone, was present. Mr. Khamone is also associated with the property located at 206 Campbell Avenue, which was ultimately demolished on December 17, 2025, after following a similar renovation trajectory marked by unsafe conditions, delays and non-compliance.

Following the hearing, an order was issued on July 11, 2025, directing the property owner to either bring the structure into compliance through repair or to demolish it within 120 days. The permitting history reflects a pattern of inactivity. An initial building permit was issued on October 14, 2024; however, it expired twice due to a lack of progress and inspections before being reissued on December 8, 2025. To date, no required building inspections have been completed under the active permit. Additionally, alterations observed to the front porch and wall assemblies were not approved under the scope of the current permit, further contributing to compliance concerns.

On April 8, 2025, an electrical permit was issued for the installation of a temporary power pole. That installation failed its initial inspection but subsequently passed upon reinspection on December 2, 2025. The notice provided to the owner also outlined financial assistance opportunities available through the City's Economic & Community Development Department, including programs designed to offset the cost of substantial repairs or demolition.

As of this date, there is no record of the property owner enrolling in the City's Blight Removal Program or any other assistance initiative. The structure remains in condemned status and has not been rehabilitated to meet minimum code requirements.

Within the past 24 months, there have been no reported emergency service calls associated with the property. The site has accumulated four documented code violations, had no outstanding City assessments, and currently reflects $1,066.74 in delinquent property taxes. Under the City's demolition evaluation matrix, the property has received a score of 81.5 points.

357 DICK ST **PIN: 0437-61-1865**

This vacant commercial structure was condemned as dangerous on April 7, 2025, following a comprehensive inspection that revealed substantial deterioration attributed to prolonged neglect and lack of maintenance. A City Inspector identified extensive repairs needed, including floor and framing components; walls; ceilings and ceiling joists; doors and door frames; electrical fixtures, wiring, devices, and panels; windowpanes, frames, and sashes; roofing materials, flashing, and trim; and roof rafters, trusses, and sheathing.

An initial hearing regarding the condition of the property was scheduled for September 5, 2025. However, certified mail service to the listed property owners was unsuccessful. In compliance with statutory notice requirements, public notice of the hearing was subsequently published in *The Fayetteville Observer* on September 7, 2025. The hearing was held on September 17, 2025, at which time the property owner was present and afforded the opportunity to address the cited violations and outline any proposed corrective actions.

Following consideration of the evidence and testimony presented, a formal Order was issued on September 24, 2025, directing the owner to either repair the structure in full compliance with applicable codes or demolish it within 120 days. Prior to the hearing, on

August 25, 2025, an application had been initiated to renovate the property and address the identified deficiencies; however, the application was never completed, and as a result, no permits were issued. Without approved permits, no authorized repair work has commenced on the structure.
Mr. Tim Stoops, owner of Richard Cabeza, LLC, based in Ohio, has maintained intermittent communication with City staff regarding the possibility of securing a new contractor to undertake the necessary repairs or, alternatively, marketing the property for sale. Despite these discussions, no tangible progress toward rehabilitation, permitting, or demolition has been made to date. The notice also provided information on assistance programs available through the City's Economic & Community Development Department to help offset repair or demolition costs.
As of today, there is no record of enrollment in the Blight Removal Program, and the property remains in condemned status.
There have been no emergency calls related to the property reported in the past 24 months. The property had six code violations, no City assessments, and $2,730.34 in taxes due.
It holds a demolition score of 81.5 points on the matrix.

501 JENNINGS FARM RD **PIN: 0407-36-2132**

This vacant residential structure was formally condemned as unsafe and dangerous on September 24, 2025, following years of progressive deterioration and repeated code enforcement intervention. Since April 2015, the property has accumulated a total of 26 documented code violations. Many of these cases originated from complaints submitted by neighboring residents, reflecting ongoing community concern regarding the condition of the structure and its negative impact on the surrounding area. The repeated violations demonstrate a longstanding pattern of deferred maintenance and noncompliance with minimum housing standards. The City Inspector cited repair needed: porch, stairs and steps, railings, Walls, roofing material, flashing, trim and fascia, roof sheathing.
A hearing notice was published in *The Fayetteville Observer* on October 19, 2025. The hearing was conducted on November 3, 2025, at which time the property owner was present and provided the opportunity to respond to the cited violations and outline any plans for corrective action.
Following review of the evidence and testimony presented, an order was issued on November 4, 2025, directing the owner to either bring the structure into full code compliance through repair or demolish the building within 60 days. On December 12, 2025, Mr. Carlos of Adams Roofing contacted the City to obtain clarification regarding the scope of required roof repairs and to begin preparing a cost estimate for the owner. While this outreach indicated preliminary interest in addressing at least a portion of the cited deficiencies, no permit applications have been submitted to date, and no approved repair work has commenced. The notice included information on programs available through the City's Economic & Community Development Department to help cover repair or demolition expenses.
As of today, there is no record of enrollment in the Blight Removal Program, and the property has not been brought out of its condemned status.
There have been no emergency calls related to the property reported in the past 24 months. The property had five code violations, $1,292.77 in City assessments, and no outstanding taxes.

It holds a demolition score of 66.5 points on the matrix.

4070 ROSEHILL RD PIN: 0429-77-1268

This vacant residential structure was condemned as dangerous on June 30, 2025, due to damage that resulted in a tree striking the dwelling and causing the complete collapse of the rear roof system. Upon inspection, the City Inspector determined that the damage extended well beyond the visible roof collapse. The compromised roof system led to water intrusion and structural instability affecting multiple building components. Repairs include flooring and floors, ceilings, and ceiling joists, walls, doors and frames, electrical wiring, fixtures and devices, window glazing, panes, frames and sashes, roofing material, flashing, trim and fascia, roof rafters and sheathing.

A hearing notice was published in *The Fayetteville Observer* on November 9, 2025. The hearing was held on November 20, 2025, and the property owner was not present. Following the hearing, an order was issued on November 21, 2025, directing the owner to either repair or demolish the structure within 60 days. To date, the City has had no communication from the property owner or any authorized representative regarding compliance with the Order. This lack of response persists despite the property having no outstanding back taxes or City assessments. As of now, no permits have been obtained, no repair activity has commenced, and the structure remains in condemned status with significant unresolved structural damage. The notice included information on programs available through the City's Economic & Community Development Department to help cover repair or demolition expenses.

As of today, there is no record of enrollment in the Blight Removal Program, and the property has not been brought out of its condemned status.

There have been no emergency calls related to the property reported in the past 24 months. The property had two code violations, no City assessments, and taxes due.

It holds a demolition score of 80 points on the matrix.

Issues/Analysis:

These substandard properties contribute significantly to neighborhood blight and public nuisance, directly undermining the City's Strategic Operating Plan-specifically Goal 1, which prioritizes community safety and neighborhood quality.

Budget Impact:

The demolition costs for these structures will be established through a competitive bidding process conducted after the adoption of the demolition ordinance. Please note that additional, yet-to-be-determined expenses for asbestos testing and abatement may also be required.

Options:

Adopt the ordinance and demolish the structures.
Abstain from any action and allow the structures to remain.
Defer any actions for a later date.

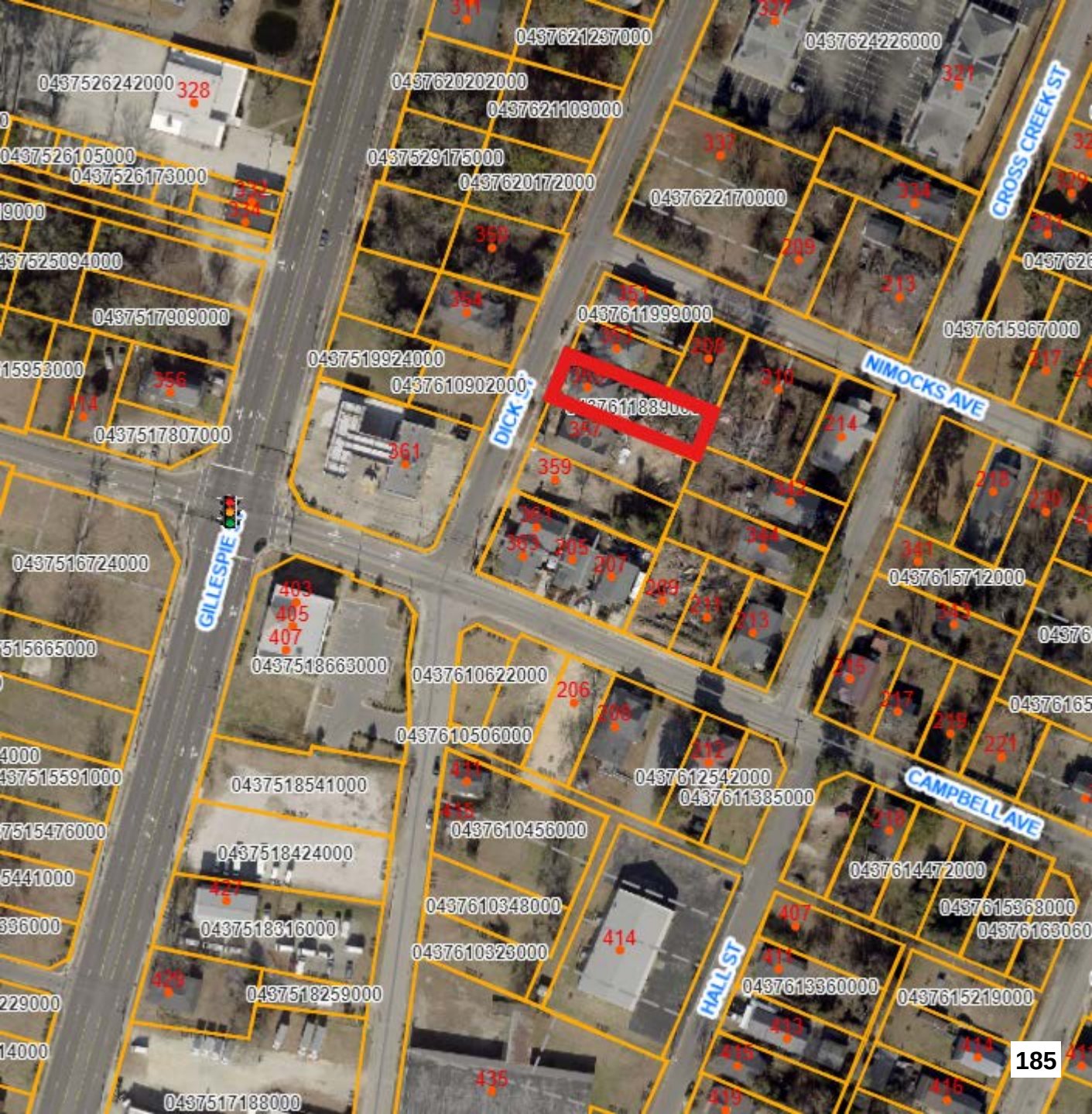
Recommended Action:

Staff strongly recommends that Council adopt the ordinances authorizing demolition of these structures. We will continue to engage with the property owners up to the scheduled

demolition date, offering opportunities for voluntary compliance, self-demolition, or grant-supported abatement through the Community Development Department. Should a property come into compliance voluntarily, staff will present a demolition rescission ordinance to Council to formally remove the order from the property deed. Prompt approval of the demolition ordinances is essential, as it enhances our leverage with property owners and is the only available mechanism to stay or suspend demolition proceedings once an order has been adopted.

Attachments:

Aerial Maps, Violation Photos, Proposed Ordinances, Scoring Matrix and PowerPoint Presentation


0437526242000
328
0437621237000
0437624226000
0437620202000
0437621109000
0437526105000
0437526173000
0437529175000
0437620172000
0437622170000
0437525094000
0437517909000
0437611999000
0437615967000
0437519924000
0437610902000
0437517807000
0437516724000
0437615712000
0437518663000
0437610622000
0437610506000
0437612542000
0437611385000
0437518541000
0437610456000
0437518424000
0437614472000
0437610348000
0437615368000
0437518316000
0437610323000
0437613360000
0437615219000
0437518259000
0437517188000
NIMOCKS AVE
CROSS CREEK ST
DICK ST
GILLESPIE ST
CAMPBELL AVE
HALL ST
185

355 Dick Street





(No piers shall be used for support in which plumbline from top center falls outside middle one-third of base of pier; Adequate posts and railings, not rotted, broken or termite damaged, shall be provided.)

355 Dick Street

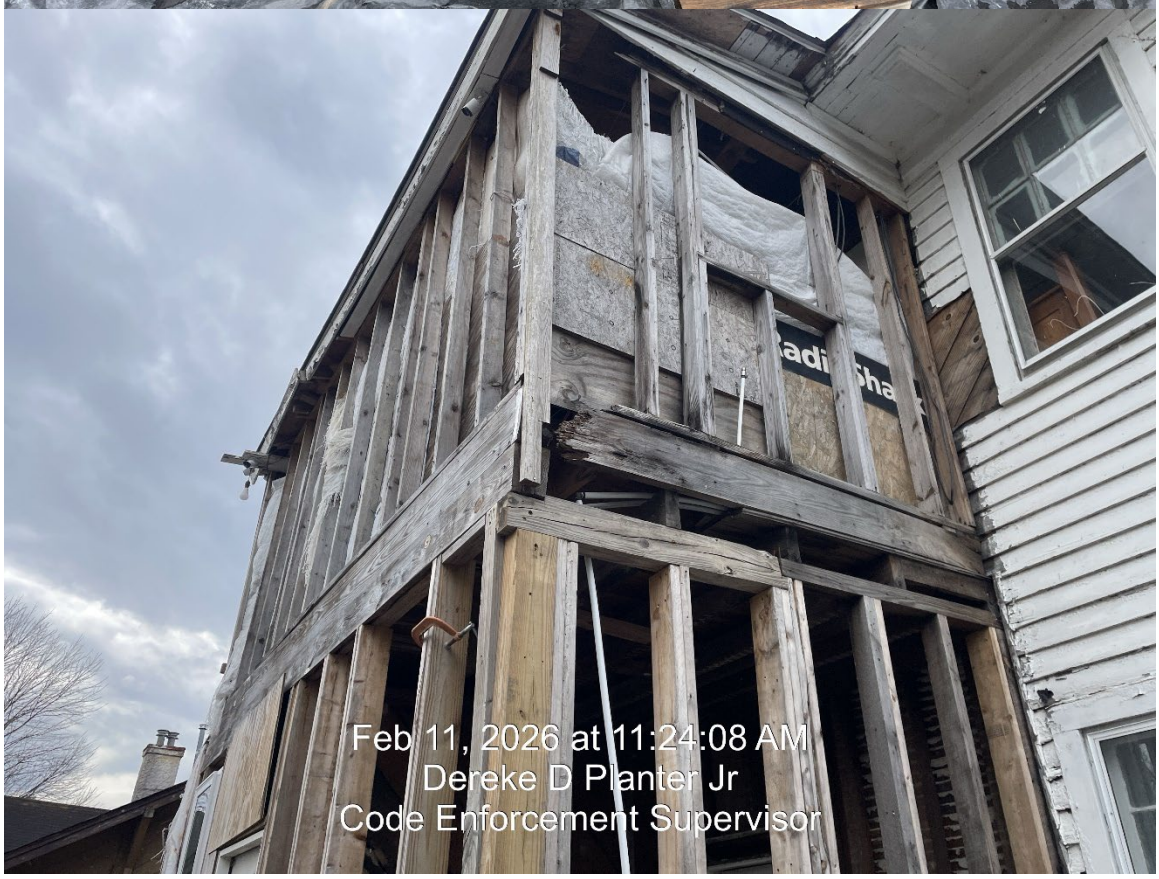




(Studs shall provide sufficient support for sheathing or exterior finish; All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms.)

355 Dick Street





(Excessive loose plaster, loose boards, or other loose wall materials shall be prohibited; Studs shall provide sufficient support for the interior wall.)

355 Dick Street





(Roofing material, flashing and trim/fascia and walls. Proper flashing shall be provided at walls or chimneys.)

355 Dick Street



(All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms; roofing material, flashing and trim/fascia and walls; Studs shall provide sufficient support for the interior wall.)

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

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

(1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

355 Dick Street
PIN 0437-61-1889-

LEGAL: BEING all of Lot 8 in a subdivision known as M.C. NIMOCKS LAND, according to a plat of the same duly recorded in Plat Book "S" No. 7, Page 83A, Cumberland County, NC, Registry.

The owner(s) of and parties in interest in said property are:

Pheng Phongsavat
363 Dick Street
Fayetteville, NC 28301

(2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before November 8, 2025.

(3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.

(4) The City Council has been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.

(5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished, and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this 23rd day of February 2026.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

_____
Jennifer L. Ayre, City Clerk

Dick Street, 355

City Council Initiated Demolition Score Matrix

TIER	FACTOR	SUBFACTOR	AVAILABLE POINTS	MAXIMUM POINTS UP TO	MULTIPLYING FACTOR	ASSIGNED POINTS	TOTAL
1	Structural Damage	Burned Out or Major Fire Damage and Uninhabitable **Or**	150	150	30%	150	45
		Minor Fire Damage but Habitable	75				
		Obvious Visual Structural Damage **Or**	100				
		No Obvious Visual Structural Damage	50				
2	Time on Demolition List	Over one year (365 days and over)	80	80	30%	50	15
		Under one year (up to 364 days)	50				
3	Ordinance	Demolition Ordinance Signed by City Council	20	20	30%	0	0
4	Financial Cost	Cost of Demolition is Over 10% of the Annual Demolition Budget	40	80	20%	80	16
		Cost of Demolition is Under 10% of the Annual Demolition Budget	80				
5	Crime	Frequent Police Calls **Or**	20	20	15%	10	1.5
		Code Enforcement Compliants - over 5	10				
6	Location	Located Within the 100 year Floodplain or Other Environmental Sensitive Area	60	60	10%	40	4
		School/Park/Public Facility located Within 1/2 mile	40				
		Within a Neighborhood Revitalization Area	40				
TOTAL POINTS							81.5

Definitions

The spreadsheet shows the maximum points allowed for each factor. If there are multiple subfactors, then only **one** subfactor can be scored. The scorer is allowed to give less than the maximum points for any factor, if necessary.

1	Structural Damage - In this section, the scorer uses the fire department structural evaluation to score the property. If the property is gutted by fire and uninhabitable, then the maximum points can be assigned. A minor fire, but habitable structure receives less points and should be used when the owners of the propertyhave not made sustantial improvements to the property.
	Visual Structural Damage - Obvious structrual damage refers to the missing element from a sturcture such as a collapsed roof system, missing support beams, damaged foundations, or damaged/missing exterior wall elements. Points can also be awarded in this section for exterior fire damage. No obvious visual structural damage refers to damage to a structure that is interior to the structure or within the walls.

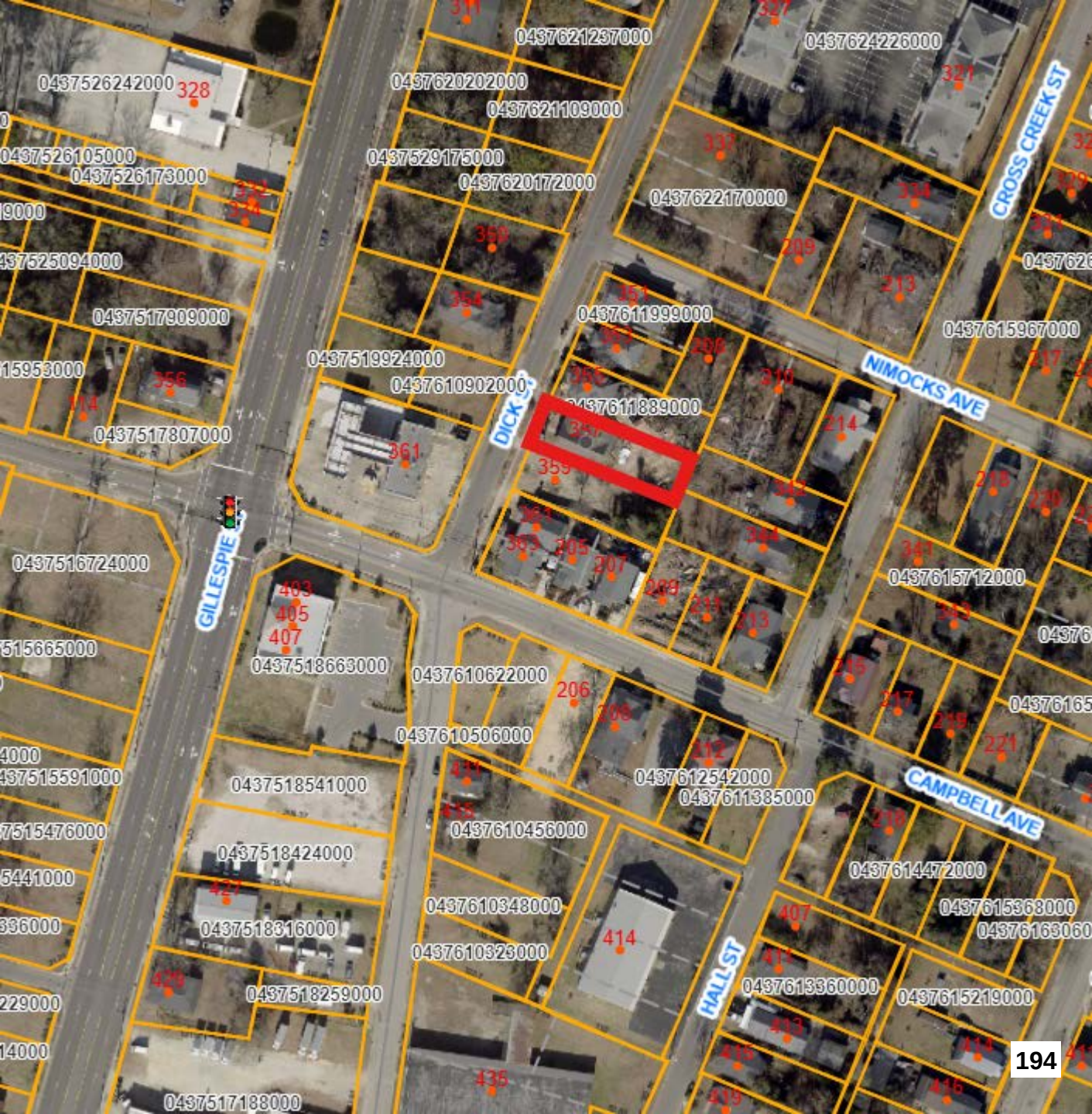
2	Time on the Demolition List signifies how many days the property has been identified as a nuisance/blighted property. The 365 days time fram starts the day that the hearing order is signed.

3	Demolition Ordinance - This spreadsheet will be used on projects with demolition ordianances and future demolitions. This factor will be removed and the points reallocated once all prior demolitions have been completed.

4	Financial Cost allows the department to manage its resources. Higher points are awarded to projects that utilize under 10% of the departments current annual demolition budget. Projects that require over 10 % of the budget, receive less points due to the fact that those projects diminish the departments ability to mitigate additional projects.

5	Crime - The frequency of police calls shall get full points if the number of calls is over five in a three month time period. The subject property can receive full Code Enforcement points if the project receives over five Code Enforcement complaints in a 24 month period.

6	Location -


0437526242000
328
0437526105000
0437526173000
0437525094000
0437517909000
0437519924000
0437610902000
0437517807000
0437516724000
0437518663000
0437610622000
0437610506000
0437518541000
0437610456000
0437518424000
0437610348000
0437518316000
0437610323000
0437518259000
0437517188000
0437621237000
0437620202000
0437621109000
0437529175000
0437620172000
0437622170000
0437624226000
0437611999000
0437611889000
0437615967000
0437615712000
0437612542000
0437611385000
0437614472000
0437615368000
0437613360000
0437615219000
DICK ST
GILLESPIE
NIMOCKS AVE
CROSS CREEK ST
CAMPBELL AVE
HALL ST
194

357 Dick Street





(All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms; Roof covering shall not be loose, nor have holes or leaks.)

357 Dick Street





(Roof covering shall not be loose, nor have holes or leaks; Interior finish shall be free of holes and excessive cracks which permit air to penetrate rooms)

357 Dick Street





(All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms; Windows shall be reasonably weathertight.)

357 Dick Street





(Floors, walls, ceilings and fixtures shall be maintained in a clean and sanitary condition; Supports shall not be rotting, sagging or deteriorating)

357 Dick Street





(Roof covering shall not be loose, nor have holes or leaks All exterior surfaces, shall be maintained in good condition; Buildings to be secured.)

357 Dick Street





(All exterior surfaces, shall be maintained in good condition; Yards and courts shall be kept clean and free of physical hazards, rubbish, trash and garbage.)

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

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

(1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

357 Dick Street
PIN 0437-61-1865-

LEGAL: In the City of Fayetteville: BEGINNING at a stake in the Eastern margin of Dick Street, 140 feet from its intersection with Nimocks Avenue, a corner of Lot No. 8, and running thence with the Eastern margin of said Dick Street, South 22-35 West, 50 feet to a stake, a corner Lot No. 10, thence at right angles to Dick Street, with a line Lot No. 10, South 67-25 East, 162.5 feet to a stake in the line of Lot No. 24, thence parallel with Dick Street, with the line of Lot No. 24 and 23, North 23-35 East, 50 feet, thence parallel to the second line and with a line of Lot No. 8 North 67-25 West, 162.5 feet to the BEGINNING, being Lot No. 9 in the division of M.C. Nimocks land, as shown on plat in Book of Plats "S" No. 7 Page 83A in the Office of The Register of Deeds of Cumberland County

The owner(s) of and parties in interest in said property are:

Richard Cabeza, LLC
161N. Mechanic Street
Haysville, OH 44838

(2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before January 22, 2025.

(3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.

(4) The City Council has been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.

(5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished, and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this 23rd day of February 2026.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

_____
Jennifer L. Ayre, City Clerk

Dick Street, 357

City Council Initiated Demolition Score Matrix

TIER	FACTOR	SUBFACTOR	AVAILABLE POINTS	MAXIMUM POINTS UP TO	MULTIPLYING FACTOR	ASSIGNED POINTS	TOTAL
1	Structural Damage	Burned Out or Major Fire Damage and Uninhabitable **Or**	150	150	30%	150	45
		Minor Fire Damage but Habitable	75				
		Obvious Visual Structural Damage **Or**	100				
		No Obvious Visual Structural Damage	50				
2	Time on Demolition List	Over one year (365 days and over)	80	80	30%	50	15
		Under one year (up to 364 days)	50				
3	Ordinance	Demolition Ordinance Signed by City Council	20	20	30%	0	0
4	Financial Cost	Cost of Demolition is Over 10% of the Annual Demolition Budget	40	80	20%	80	16
		Cost of Demolition is Under 10% of the Annual Demolition Budget	80				
5	Crime	Frequent Police Calls **Or**	20	20	15%	10	1.5
		Code Enforcement Compliants - over 5	10				
6	Location	Located Within the 100 year Floodplain or Other Environmental Sensitive Area	60	60	10%	40	4
		School/Park/Public Facility located Within 1/2 mile	40				
		Within a Neighborhood Revitalization Area	40				
TOTAL POINTS							81.5

Definitions

The spreadsheet shows the maximum points allowed for each factor. If there are multiple subfactors, then only **one** subfactor can be scored. The scorer is allowed to give less than the maximum points for any factor, if necessary.

1	Structural Damage - In this section, the scorer uses the fire department structural evaluation to score the property. If the property is gutted by fire and uninhabitable, then the maximum points can be assigned. A minor fire, but habitable structure receives less points and should be used when the owners of the propertyhave not made sustantial improvements to the property.
	Visual Structural Damage - Obvious structrual damage refers to the missing element from a sturcture such as a collapsed roof system, missing support beams, damaged foundations, or damaged/missing exterior wall elements. Points can also be awarded in this section for exterior fire damage. No obvious visual structural damage refers to damage to a structure that is interior to the structure or within the walls.

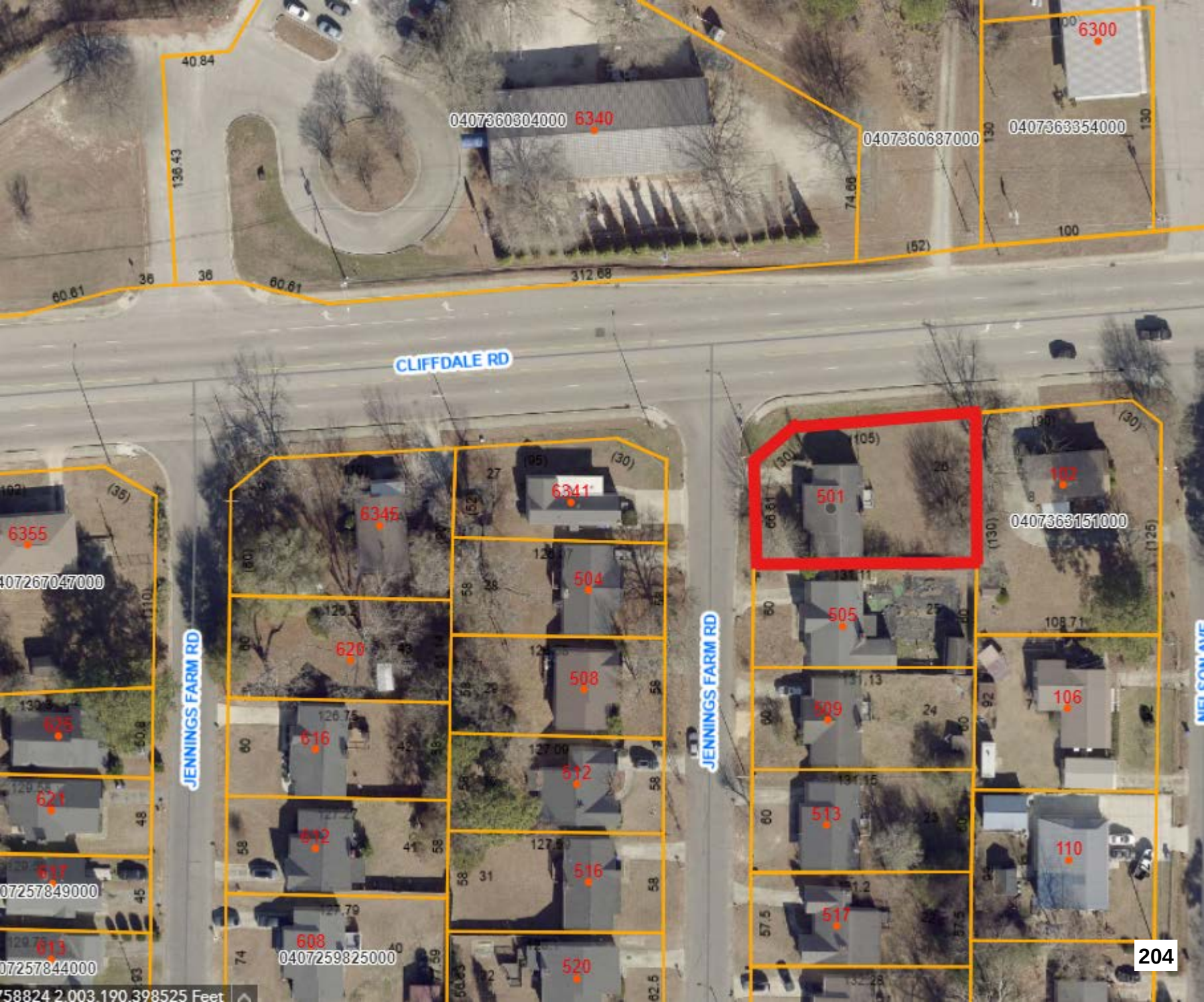
2	Time on the Demolition List signifies how many days the property has been identified as a nuisance/blighted property. The 365 days time fram starts the day that the hearing order is signed.

3	Demolition Ordinance - This spreadsheet will be used on projects with demolition ordianances and future demolitions. This factor will be removed and the points reallocated once all prior demolitions have been completed.

4	Financial Cost allows the department to manage its resources. Higher points are awarded to projects that utilize under 10% of the departments current annual demolition budget. Projects that require over 10 % of the budget, receive less points due to the fact that those projects diminish the departments ability to mitigate additional projects.

5	Crime - The frequency of police calls shall get full points if the number of calls is over five in a three month time period. The subject property can receive full Code Enforcement points if the project receives over five Code Enforcement complaints in a 24 month period.

6	Location -


CLIFFDALE RD
JENNINGS FARM RD
JENNINGS FARM RD
6340
0407360304000
0407360687000
6300
0407363354000
6355
0407267047000
6345
6341
504
620
508
625
616
512
621
612
617
516
0407257849000
613
608
0407259825000
520
501
505
509
513
517
103
0407363151000
106
110
204

501 Jennings Farm Road





(Adequate posts and railings, not rotted, broken or termite damaged, shall be provided; Stairs and steps shall be free of holes, grooves and cracks large enough to constitute accident hazards.)

501 Jennings Farm Road





(All exterior surfaces shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.)

501 Jennings Farm Road





(Exterior wood surfaces, other than decay-resistant woods, shall be protected; Every basement window shall be supplied with a screen or such other device as will effectively prevent their entrance)

501 Jennings Farm Road





(All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition.)

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

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

(1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

501 Jennings Farm Road
PIN 0407-36-2132-

LEGAL: BEING all of Lot 26, REVISION OF JENNINGS FARM, according to a Plat of same duly recorded in Book of Plats 67, Page 53, Cumberland County Registry, North Carolina.
Less and except all that property described in the Consent Judgement recorded in Deed Book 3780, Page 662, of the Cumberland County Registry.

The owner(s) of and parties in interest in said property are:

Estate of Joseph J. Diaz
c/o Angela Diaz, Administratrix
1002 Dixie Drive
Selma, NC 27576

Clerk of Superior Court
Estates Division
117 Dick Street
Fayetteville, NC 28306
Re: 24E001505/Diaz, Joseph J.

Angela Diaz,
1002 Dixie Drive
Selma, NC 27576

Joseph J. Diaz
45 Panoramic View Drive W.
Greeneville, TN 37743

Curtis Diaz
135 Dove Meadows Drive
Archdale, NC 27263

(2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before January 3, 2025.

(3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.

(4) The City Council has been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.

(5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished, and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this 23rd day of February 2026.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

_____
Jennifer L. Ayre, City Clerk

Jennings Farm Road, 501

City Council Initiated Demolition Score Matrix

TIER	FACTOR	SUBFACTOR	AVAILABLE POINTS	MAXIMUM POINTS UP TO	MULTIPLYING FACTOR	ASSIGNED POINTS	TOTAL
1	Structural Damage	Burned Out or Major Fire Damage and Uninhabitable **Or**	150	150	30%	100	30
		Minor Fire Damage but Habitable	75				
		Obvious Visual Structural Damage **Or**	100				
		No Obvious Visual Structural Damage	50				
2	Time on Demolition List	Over one year (365 days and over)	80	80	30%	50	15
		Under one year (up to 364 days)	50				
3	Ordinance	Demolition Ordinance Signed by City Council	20	20	30%	0	0
4	Financial Cost	Cost of Demolition is Over 10% of the Annual Demolition Budget	40	80	20%	80	16
		Cost of Demolition is Under 10% of the Annual Demolition Budget	80				
5	Crime	Frequent Police Calls **Or**	20	20	15%	10	1.5
		Code Enforcement Compliants - over 5	10				
6	Location	Located Within the 100 year Floodplain or Other Environmental Sensitive Area	60	60	10%	40	4
		School/Park/Public Facility located Within 1/2 mile	40				
		Within a Neighborhood Revitalization Area	40				
TOTAL POINTS							66.5

Definitions

The spreadsheet shows the maximum points allowed for each factor. If there are multiple subfactors, then only **one** subfactor can be scored. The scorer is allowed to give less than the maximum points for any factor, if necessary.

1	Structural Damage - In this section, the scorer uses the fire department structural evaluation to score the property. If the property is gutted by fire and uninhabitable, then the maximum points can be assigned. A minor fire, but habitable structure receives less points and should be used when the owners of the propertyhave not made sustantial improvements to the property.
	Visual Structural Damage - Obvious structrual damage refers to the missing element from a sturcture such as a collapsed roof system, missing support beams, damaged foundations, or damaged/missing exterior wall elements. Points can also be awarded in this section for exterior fire damage. No obvious visual structural damage refers to damage to a structure that is interior to the structure or within the walls.

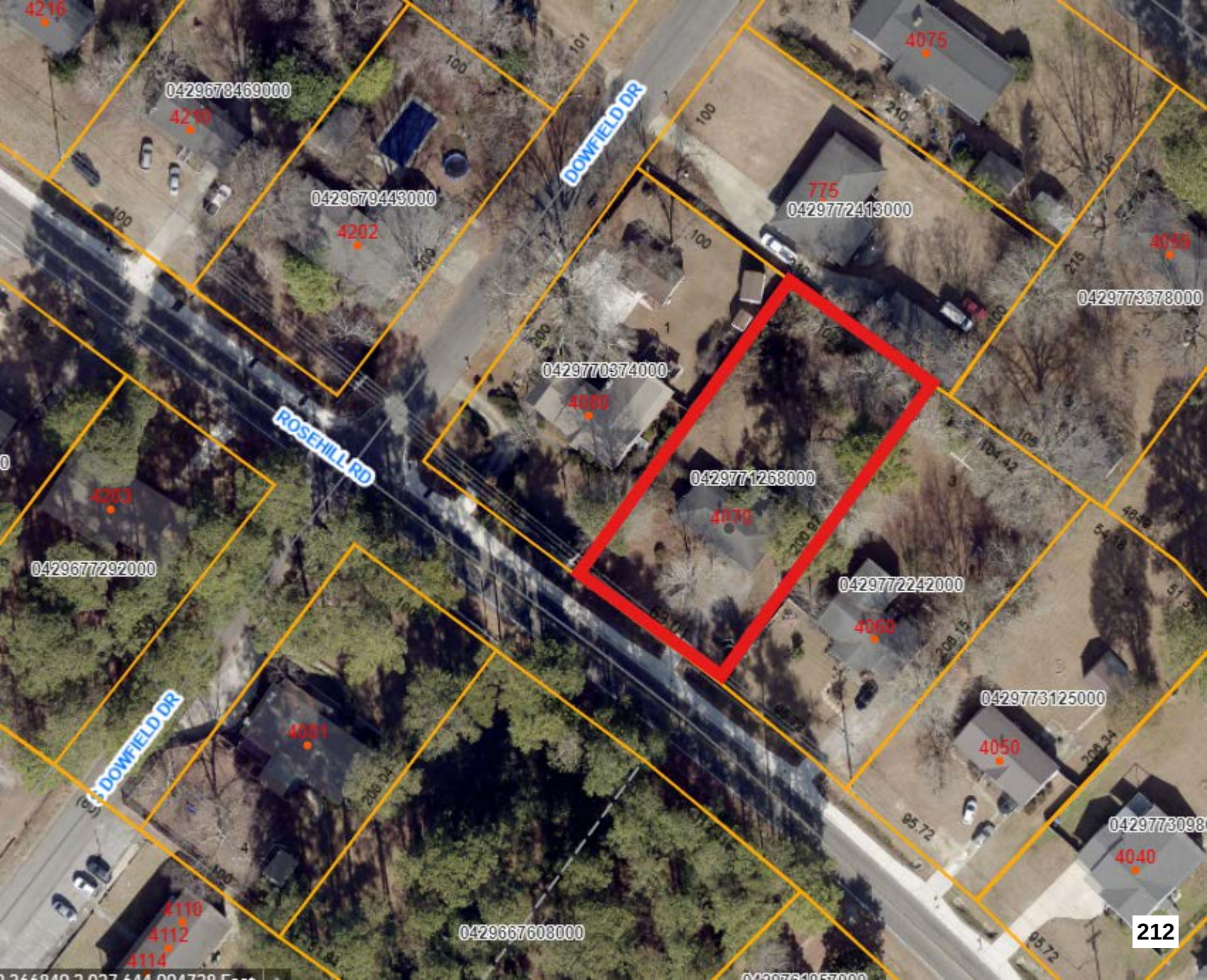
2	Time on the Demolition List signifies how many days the property has been identified as a nuisance/blighted property. The 365 days time fram starts the day that the hearing order is signed.

3	Demolition Ordinance - This spreadsheet will be used on projects with demolition ordianances and future demolitions. This factor will be removed and the points reallocated once all prior demolitions have been completed.

4	Financial Cost allows the department to manage its resources. Higher points are awarded to projects that utilize under 10% of the departments current annual demolition budget. Projects that require over 10 % of the budget, receive less points due to the fact that those projects diminish the departments ability to mitigate additional projects.

5	Crime - The frequency of police calls shall get full points if the number of calls is over five in a three month time period. The subject property can receive full Code Enforcement points if the project receives over five Code Enforcement complaints in a 24 month period.

6	Location -


4216
0429678469000
4210
4075
DOWFIELD DR
0429679443000
4202
775
0429772413000
4059
0429773378000
0429770374000
4080
ROSEHILL RD
0429771268000
4070
4203
0429677292000
0429772242000
4060
0429773125000
4050
DOWFIELD DR
4081
0429773098
4040
4110
4112
4114
0429667608000
212

4070 Rosehill Road





(Roof system failure; Windows shall be reasonably weathertight with no broken glass)

4070 Rosehill Road





(No rafters shall be rotted, broken, sagging excessively or having improperly supported ends;All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms.)

4070 Rosehill Road





(No rafters shall be rotted, broken, sagging excessively or having improperly supported ends; All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms.)

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

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

(1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

4070 Rosehill Road
PIN 0429-77-1268-

LEGAL: BEING all of Lot No. Two (2) in a Subdivision known as PINECREST ACRES, SECTION II, as recorded in Book of Plats 22, Page 25, Cumberland County Registry, North Carolina.

The owner(s) of and parties in interest in said property are:

Sandra B. Autry
4070 Rosehill Road
Fayetteville, NC 28311

(2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before January 20, 2025.

(3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.

(4) The City Council has been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.

(5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished, and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this 23rd day of February 2026.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

_____
Jennifer L. Ayre, City Clerk

City Council Initiated Demolition Score Matrix

TIER	FACTOR	SUBFACTOR	AVAILABLE POINTS	MAXIMUM POINTS UP TO	MULTIPLYING FACTOR	ASSIGNED POINTS	TOTAL
1	Structural Damage	Burned Out or Major Fire Damage and Uninhabitable **Or**	150	150	30%	150	45
		Minor Fire Damage but Habitable	75				
		Obvious Visual Structural Damage **Or**	100				
		No Obvious Visual Structural Damage	50				
2	Time on Demolition List	Over one year (365 days and over)	80	80	30%	50	15
		Under one year (up to 364 days)	50				
3	Ordinance	Demolition Ordinance Signed by City Council	20	20	30%	0	0
4	Financial Cost	Cost of Demolition is Over 10% of the Annual Demolition Budget	40	80	20%	80	16
		Cost of Demolition is Under 10% of the Annual Demolition Budget	80				
5	Crime	Frequent Police Calls **Or**	20	20	15%	0	0
		Code Enforcement Compliants - over 5	10				
6	Location	Located Within the 100 year Floodplain or Other Environmental Sensitive Area	60	60	10%	40	4
		School/Park/Public Facility located Within 1/2 mile	40				
		Within a Neighborhood Revitalization Area	40				
TOTAL POINTS							80

Definitions

The spreadsheet shows the maximum points allowed for each factor. If there are multiple subfactors, then only **one** subfactor can be scored. The scorer is allowed to give less than the maximum points for any factor, if necessary.

1	Structural Damage - In this section, the scorer uses the fire department structural evaluation to score the property. If the property is gutted by fire and uninhabitable, then the maximum points can be assigned. A minor fire, but habitable structure receives less points and should be used when the owners of the propertyhave not made sustantial improvements to the property.
	Visual Structural Damage - Obvious structrual damage refers to the missing element from a sturcture such as a collapsed roof system, missing support beams, damaged foundations, or damaged/missing exterior wall elements. Points can also be awarded in this section for exterior fire damage. No obvious visual structural damage refers to damage to a structure that is interior to the structure or within the walls.

2	Time on the Demolition List signifies how many days the property has been identified as a nuisance/blighted property. The 365 days time fram starts the day that the hearing order is signed.

3	Demolition Ordinance - This spreadsheet will be used on projects with demolition ordianances and future demolitions. This factor will be removed and the points reallocated once all prior demolitions have been completed.

4	Financial Cost allows the department to manage its resources. Higher points are awarded to projects that utilize under 10% of the departments current annual demolition budget. Projects that require over 10 % of the budget, receive less points due to the fact that those projects diminish the departments ability to mitigate additional projects.

5	Crime - The frequency of police calls shall get full points if the number of calls is over five in a three month time period. The subject property can receive full Code Enforcement points if the project receives over five Code Enforcement complaints in a 24 month period.

6	Location -

206 CAMPBELL AVE Demolition

December 17, 2025



FAYETTEVILLE N

206 CAMPBELL AVE
Council District 2





Before: Dec 11, 2025

206 CAMPBELL AVE
Council District 2





Before: Dec 11, 2025

206 CAMPBELL AVE
Council District 2





Before: Dec 11, 2025

206 CAMPBELL AVE
Council District 2





Before: Dec 11, 2025

206 CAMPBELL AVE
Council District 2





During: Dec 11, 2025

206 CAMPBELL AVE
Council District 2





During: Dec 11, 2025

206 CAMPBELL AVE
Council District 2





After: Dec 17, 2025



FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

Uninhabitable Structures Demolition Recommendation

February 23, 2026



FAYETTEVILLE N

Uninhabitable Structures Demolition Recommendation

- Staff seeks Council approval to adopt demolition ordinances for four residential structures that have been determined to be dangerous.

355 Dick Street – District 2

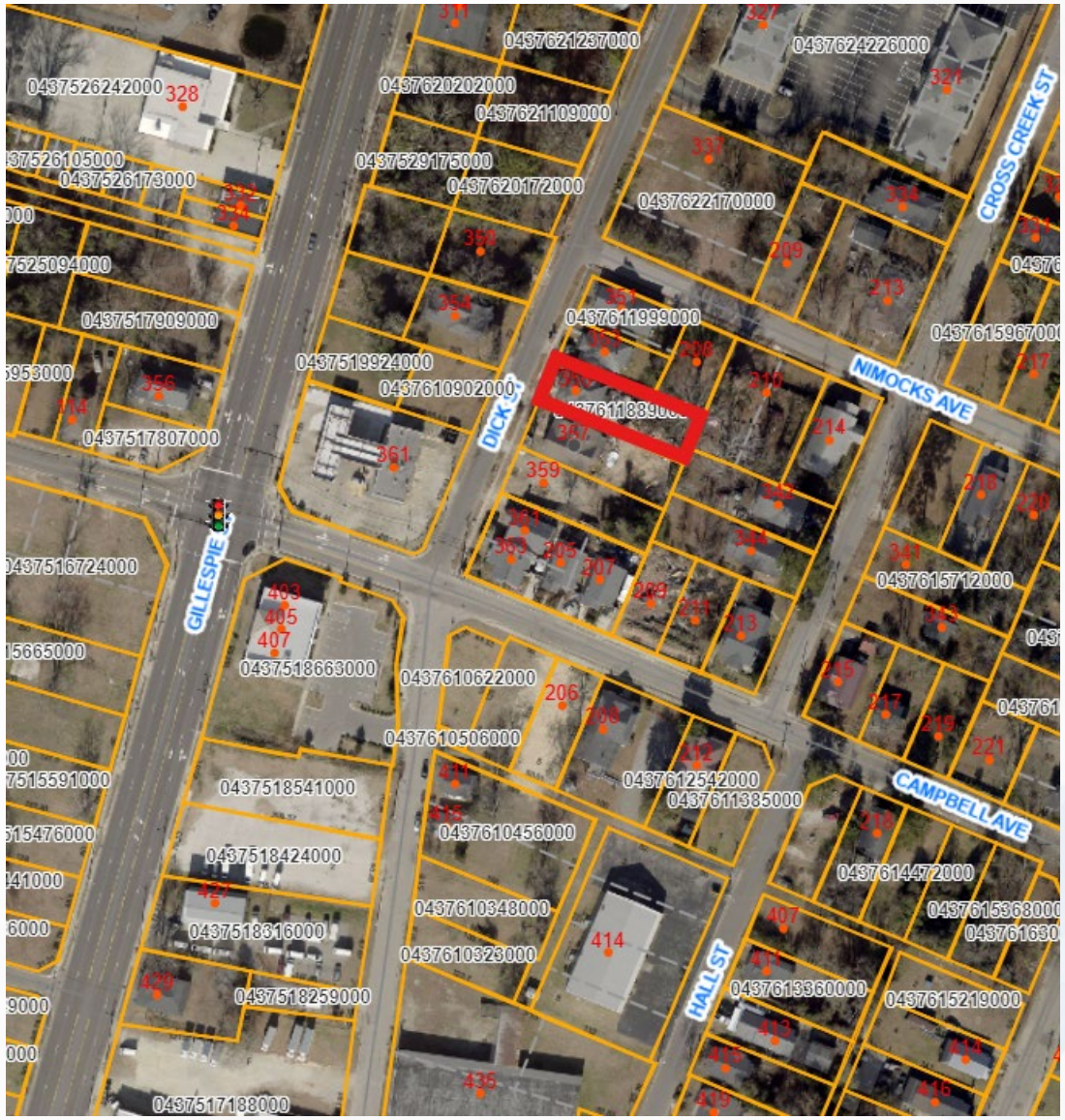


206 Campbell Avenue – District 2



355 Dick Street – District 2

- Dangerous residential building
- Demolition matrix score 81.5
- Active utilities service – December 2025
- No calls for 911 Service available – last 24 months
- 4 code violations – last 24 months
- No in city assessments
- $1,066.74 in taxes due
- Not enrolled in the Blight removal Program
- In Qualified Census Tract and Low to moderate income area



355 Dick Street – District 2





355 Dick Street – District 2





355 Dick Street – District 2





355 Dick Street – District 2





355 Dick Street – District 2



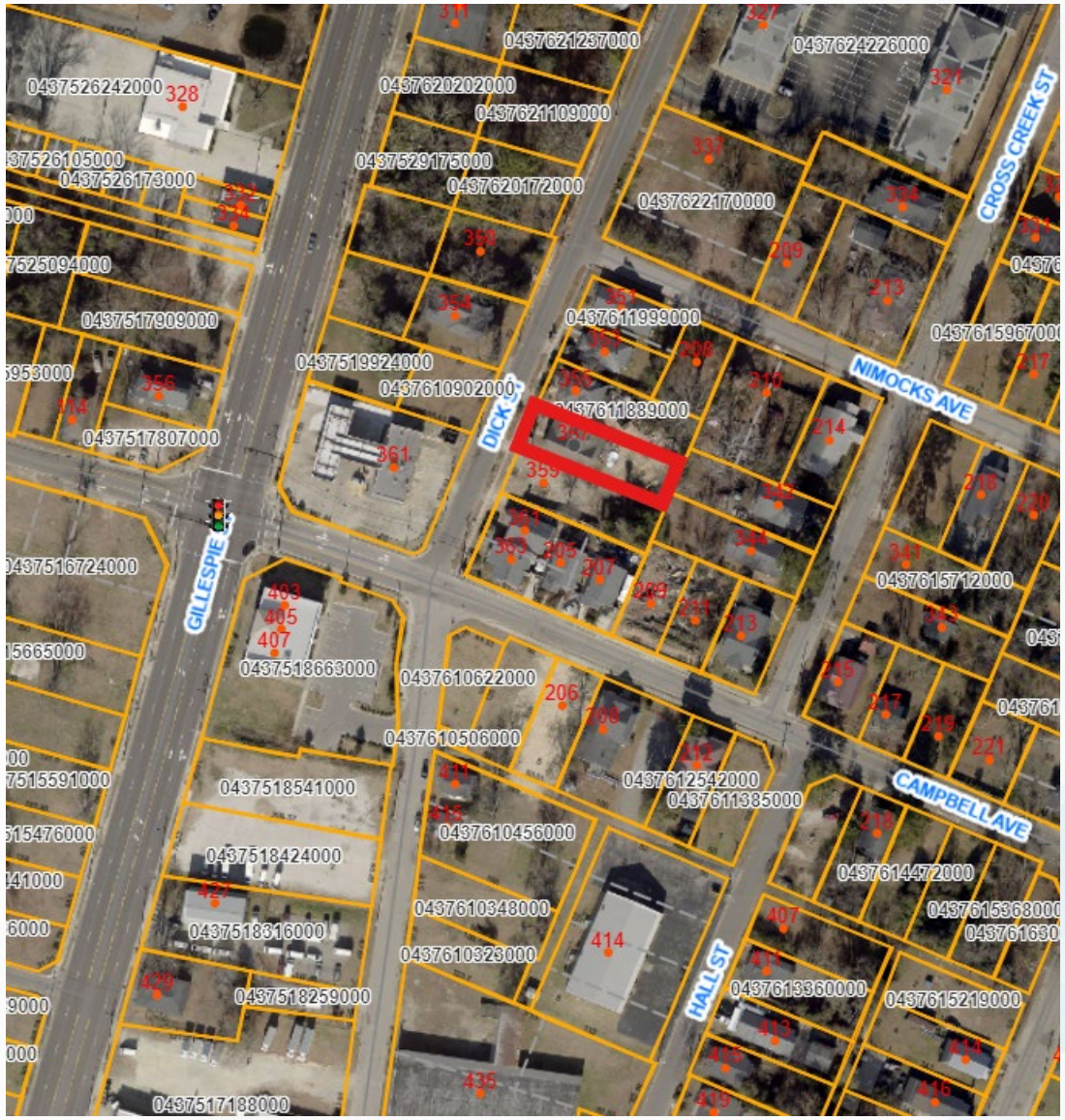


357 Dick Street – District 2



357 Dick Street – District 2

- Dangerous commercial building
- Demolition matrix score 81.5
- No utilities service – December 2022
- No calls for 911 Service available – last 24 months
- 6 code violations – last 24 months
- No city assessments
- $2,730.34 in taxes Due
- Not enrolled in the Blight removal Program
- In Qualified Census Tract and Low to moderate income area



357 Dick Street – District 2





357 Dick Street – District 2





357 Dick Street – District 2





357 Dick Street – District 2





357 Dick Street – District 2





501 Jennings Farm Road – District 7



501 Jennings Farm Road – District 7

- Dangerous residential building
- Demolition matrix score 66.5
- No utilities service – December 2022
- No calls for 911 Service available – last 24 months
- 5 code violations – last 24 months
- $1,292.77 in city assessments
- No outstanding taxes
- Not enrolled in the Blight removal Program
- In Qualified Census Tract



501 Jennings Farm Road – District 7





501 Jennings Farm Road – District 7





501 Jennings Farm Road – District 7





4070 Rosehill Road – District 3





4070 Rosehill Road – District 3

- Dangerous residential building
- Demolition matrix score 80
- No utilities service – 2018
- No calls reported for 911 Service – last 24 months
- 2 code violations – last 24 months
- No city assessments
- No taxes due
- Not enrolled in the Blight removal Program
- Not in Qualified Census Tract or Low to moderate income area



4070 Rosehill Road – District 3





4070 Rosehill Road – District 3





4070 Rosehill Road – District 3





FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

City of Fayetteville

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

City Council Action Memo

File Number: 26-0068

Agenda Date: 2/23/2026 **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: **Jeffery Yates, Assistant City Manager**

FROM: **Tiffany Murray, Chief Financial Officer**

DATE: **February 23, 2026**

RE:
Adopt Resolution Appointing Deputy Tax Collectors

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Core Value: Stewardship

Executive Summary:
City Council must appoint individual(s) to serve as deputy tax collectors for the City. The attached resolution appoints employees within the Finance Department, specifically the Collections Division Supervisor and Accounting Technicians, as deputy tax collectors to assist with the collection of City taxes and assessments.

Background:
The City's Finance Department is responsible for collecting certain taxes and assessments, including but not limited to privilege license taxes, paving, lot demolition, and cleaning assessments. To support these collection activities, the City periodically appoints the Collections Division Supervisor and Accounting Technicians within the Collections Division from the Finance Department to serve as deputy tax collectors. Upon appointment an Oath of Office is taken by the employees.

Issues/Analysis:
The appointments are administrative in nature and ensure continuity and efficiency in collection of City revenues.

Budget Impact:
None.

Options:
1. Adopt the resolution appointing deputy tax collectors.
2. Do not adopt the resolution appointing deputy tax collectors. Provide guidance to staff.

Recommended Action:
Staff recommends that City Council move to adopt the attached resolution appointing

deputy tax collectors.

Attachments:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE APPOINTING DEPUTY TAX COLLECTORS

RESOLUTION NO. R2026 _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE

APPOINTING DEPUTY TAX COLLECTORS

BE IT RESOLVED that Collections Division Supervisor and Accounting Technicians are appointed as Deputy Tax Collectors of the City of Fayetteville, pursuant to North Carolina General Statutes 105 -349 and 105 - 321 for the purposes of North Carolina General Statute 105 -361 and other applicable law. This order shall be full and sufficient authority to direct, require, and enable the Deputy Tax Collectors of the City of Fayetteville or their agent to levy on and sell any personal property of taxpayers, and to use any and all additional remedies provided by law for the collection of City taxes.

THIS RESOLUTION, adopted by the Fayetteville City Council upon the motion of _____ and second by _____ on the 23rd day of February 2026.

CITY OF FAYETTEVILLE

_____

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: 26-0114

Agenda Date: 2/23/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A7

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

THRU: **Jeffrey Yates, ICMA-CM, Assistant City Manager**

FROM: **Tiffany Murray, Chief Financial Officer**

DATE: **February 23, 2026**

RE:
Adopt Resolution to Accept a Report of Unpaid Taxes from Cumberland County and Direct the Advertisement of Tax Liens

COUNCIL DISTRICT(S):
All

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

Executive Summary:
Staff requests Council's adoption of a resolution to accept the report of unpaid taxes from Cumberland County and to authorize the advertisement of tax liens in accordance with North Carolina law.

Background:
North Carolina General Statute 105-369 requires the Tax Administrator to report unpaid taxes for municipalities for the current fiscal year that constitute liens on real property. The purpose of this report is to allow Council to order the Tax Administrator to advertise the tax liens. The detailed report is available in the City Clerk's Office for review. The report lists delinquent combined City and County taxes for properties located within the City of Fayetteville.

Issues/Analysis:
There are no issues associated with this item. Advertisement of tax liens is a routine annual process required by statute and supports the City's efforts to collect delinquent property taxes.

Budget Impact:
According to the County Tax Office, delinquent ad valorem taxes for the City of Fayetteville and the Downtown Revitalization District as of January 28, 2026, were approximately $6.41million.

Options:
1. Adopt the resolution.

2. Do not adopt the resolution and provide guidance to staff.

Recommended Action:
Staff recommends that Council move to adopt the resolution to accept the report of unpaid taxes for 2025 and direct the advertisement of tax liens.

Attachments:
Resolution on Unpaid Taxes and Advertisement of Tax Liens.

R2026-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE ACCEPTING THE REPORT OF UNPAID TAXES AND DIRECTING THE ADVERTISEMENT OF TAX LIENS

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

Section I. The City Council accepts the report of unpaid taxes for the current fiscal year that are liens on real property as submitted by the tax collector.

Section 2. The City Council orders the tax collector to advertise the tax liens pursuant.to North Carolina General Statute 105-369.

Section 3. The resolution shall take effect immediately upon its passage.

Passed and adopted the 23rd day of February, 2026.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

_____
Jennifer Ayre, City Clerk

City of Fayetteville

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

City Council Action Memo

File Number: 26-0119

Agenda Date: 2/23/2026 **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: **Jeffrey Yates, ICMA-CM, Assistant City Manager**

FROM: **Tiffany Murray, Chief Financial Officer**

DATE: **February 23, 2026**

RE:
Approval of the FY2026 Audit Contract and Annual Communications from the Independent Auditors Regarding the FY2026 Audit

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
GOAL V: Financially Sound City Providing Exemplary City Services
Objective A: Ensure strong financial management with fiduciary accountability and plan for future resource sustainability by aligning resources with City priorities.

Executive Summary:
The City and PWC are required by North Carolina state statutes and granting agencies to have an annual audit, and the Local Government Commission requires annual audit contracts.

Background:
The Audit Committee recommended PBMares, LLP, and City Council approved PBMares, LLP as the external audit firm beginning in fiscal year 2021. The Local Government Commission requires that an audit contract be approved annually.

Issues/Analysis:
PBMares, LLP will need to begin preliminary fieldwork upon approval of this contract to meet the deadline established by the Local Government Commission for completion of the FY2026 audit.

The Local Government Commission requires annual audit contracts to ensure compliance with state statutes and reporting requirements.

Budget Impact:
Not to Exceed $175,000

Options:
Approve the audit contract or provide staff with further direction.

Recommended Action:
Staff recommend approval of the audit contract as presented.

Attachments:
PBMares, LLP FY2026 Required Communications
PBMares, LLP FY2026 Contract

PBMares SM
CPAs and Consultants

February 17, 2026

The Honorable Mayor and City Council
Douglas J Hewett, City Manager
Tiffany Murray, Chief Financial Officer
City of Fayetteville, North Carolina
Fayetteville, NC

Attention: Mayor Colvin, Douglas Hewett, City Manager and Tiffany Murray, Chief Financial Officer

The Objective and Scope of the Audit of the Financial Statements

You have requested that PBMares, LLP ("PBMares", "we", "us", "our") audit the City of Fayetteville, North Carolina ("City", "you", or "your"), governmental activities, business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information as of and for the year ending June 30, 2026, and the related notes to the financial statements, which collectively comprise the basic financial statements. In addition, the Supplemental Information, the Schedule of Expenditures of Federal and State Awards, and Passenger Facility Charges presented in relation to the financial statements taken as a whole will be subjected to the auditing procedures applied in our audit of the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter ("Engagement Letter").

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America ("GAAS") and Government Auditing Standards issued by the Comptroller General of the United States ("GAS") will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

You have also requested that PBMares perform the audit of the City as of June 30, 2026 to satisfy the audit requirements imposed by the Single Audit Act and Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), the State Single Audit Implementation Act and 14 Code of Federal Regulations (CFR) Part 158, "Passenger Facility Charges" (PFC program).

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS; GAS; the Uniform Guidance; the U.S. Office of Management and Budget's (OMB) Compliance Supplement; and the State Single Audit Implementation Act. Those standards, regulations, supplement, and Act require that we comply with applicable ethical requirements. As part of an audit in accordance with those standards, regulations, supplement, and Act, we exercise professional judgment and maintain professional skepticism throughout the audit. We will also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the City and its environment, the applicable financial reporting framework, and the City's system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

2. Consider the City's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will communicate to the City Council (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We are responsible for the compliance audit of major programs under the Uniform Guidance and the State Single Audit Implementation Act, including the determination of major programs, the consideration of internal control over compliance, and reporting responsibilities.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Our reports on internal control over financial reporting and over compliance for major programs will include any significant deficiencies and material weaknesses in internal controls over financial reporting and over compliance for major programs of which we become aware as a result of updating our understanding of internal control and performing tests of internal control over financial reporting and over compliance for major programs consistent with requirements of the standards, regulations, supplement, and Act identified above. Our reports on compliance matters will address material errors, fraud, violations of compliance obligations, and other responsibilities imposed by state and federal statutes and regulations or assumed by contracts, and any state or federal grant, entitlement or loan program questioned costs of which we become aware, consistent with requirements of the standards, regulations, supplement, and Act identified above.

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the City complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;

2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the City involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and

3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the City received in communications from employees, former employees, analysts, regulators, vendors, customers or others.

Management is responsible for the preparation of the required supplementary information ("RSI") which the Governmental Accounting Standards Board ("GASB") requires be presented to supplement the basic financial statements. Management is also responsible for the preparation of the Schedule of Expenditures of Federal and State Awards, Passenger Facility Charges, other supplementary information, and supporting schedules in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP"). Management agrees to include the auditor's report on the Schedule of Expenditures of Federal and State Awards, Passenger Facility Charges, other supplementary information, and supporting schedules in any document that contains the supplementary information and indicates that the auditor has reported on such Schedule of Expenditures of Federal and State Awards, Passenger Facility Charges, other supplementary information, and supporting schedules. Management also agrees to present the Schedule of Expenditures of Federal and State Awards, Passenger Facility Charges, other supplementary information, and supporting schedules with the audited financial statements or, if the Schedule of Expenditures of Federal and State Awards, Passenger Facility Charges, other supplementary information, and supporting schedules will not be presented with audited financial statements, to make the audited financial statements readily available to the intended users of the Schedule of Expenditures of Federal and State Awards, Passenger Facility Charges, other supplementary information, and supporting schedules no later than the date of issuance of the Schedule of Expenditures of Federal and State Awards, Passenger Facility Charges, other supplementary information, and supporting schedules and the auditor's report thereon.

The City Council is responsible for informing us of its views about the risks of fraud, waste or abuse within the City, and its knowledge of any fraud waste or abuse or suspected fraud, waste or abuse affecting the City.

Our audit will be conducted on the basis that management and, when appropriate, those charged with governance acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;

2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;

3. For the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;

4. For report distribution; and

5. To provide us with:

    a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements, including information relevant to disclosures;

    b. Draft financial statements, including information relevant to their preparation and the fair presentation, when needed, to allow for the completion of the audit in accordance with the proposed timeline.

    c. Additional information that we may request from management for the purpose of the audit; and

    d. Unrestricted access to persons within the City from whom we determine it necessary to obtain audit evidence.

The City's Annual Report as contained in the Annual Comprehensive Financial Report will be issued before December 31, 2026. These documents will be provided to PBMares prior to the issuance of the documents and prior to the issuance of the auditor's report.

As part of our audit process, we will request from management and, when appropriate, those charged with governance written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and

2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Because the audit will be performed in accordance with the Single Audit Act and the Uniform Guidance, and the State Single Audit Implementation Act, management is responsible for (a) identifying all federal and state awards received and expended; (b) preparing and the fair presentation of the schedule of expenditures of federal and state awards (including notes and noncash assistance received) in accordance with Uniform Guidance requirements; (c) internal control over compliance; (d) compliance with federal statutes, regulations, and the terms and conditions of federal awards; (e) making us aware of significant vendor relationships where the vendor is responsible for program compliance; (f) following up and taking corrective action on audit findings, including the preparation of a summary schedule of prior audit findings and a corrective action plan; (g) timely and accurate completion of the data collection form and (h) submitting the reporting package and data collection form.

Reporting

We will issue a written report upon completion of our audit of the City's financial statements. Our report will be addressed to the Honorable Mayor and Members of the City Council. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the City's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the City's financial statements, we will also issue the following types of reports:

1. A report on the fairness of the presentation of the City's Schedule of Expenditures of Federal and State Awards and Schedule of Passenger Facility Charges for the year ending June 30, 2026;

2. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;

3. Report on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance;

4. Report on Compliance for Each Major State Program and Report on Internal Control Over Compliance in Accordance with the State Single Audit Implementation Act;

5. A schedule of findings and questioned costs;

6. Report on compliance with 14 Code of Federal Regulations (CFR) Part 158, "Passenger Facility Charges" (PFC program); and

You have informed us that you intend to prepare an annual comprehensive financial report ("ACFR") and submit it for evaluation by the Government Finance Officers Association's ("GFOA") Certificate of Achievement for Excellence in Financial Reporting. Our association with the ACFR is to consist of assisting with replying to the GFOA comments and ensuring the comments have been addressed with the current year ACFR.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the City's books and records. The City will determine that all such data, if necessary, will be so reflected. Accordingly, the City will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by City personnel, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Tiffany Murray, Chief Financial Officer. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Nonaudit Services

In connection with our audit, you have requested us to perform certain nonaudit services:

1. Drafting the financial statements.

The GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a nonaudit service to the City, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit service to be performed. The City has agreed that Tiffany Murray, Chief Financial Officer, possesses suitable skill, knowledge or experience and that the individual understands the nonaudit services to be performed and described above, sufficiently to oversee them. Accordingly, the management of the City agrees to the following:

1. The City has designated Tiffany Murray, Chief Financial Officer, as a senior member of management who possesses suitable skill, knowledge and experience to oversee the services;

2. Tiffany Murray, Chief Financial Officer, will assume all management responsibilities for subject matter and scope of the nonaudit services;

3. The City will evaluate the adequacy and results of the services performed; and

4. The City accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the City's management and those charged with governance of the objectives of the nonaudit services, the services to be performed, the City's acceptance of its responsibilities, the auditor's responsibilities and any limitations of the nonaudit services. We believe this letter documents that understanding.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report is attached.

Fees, Costs, and Access to Workpapers

Our fee is not expected to exceed $134,000, which includes testing of four major federal or state grants, plus $40,000 for drafting the financial statements. Our fees reflect the time and resources required to complete our services at our discounted rates. You will also be billed a charge of 5% of fees for all other expenses, including indirect administrative expenses such as technology, research and library databases, communications, photocopying, postage and clerical assistance. If required, there will be additional fees of $6,000 for each additional major program.

We will bill you upon (i) interim billings as work progresses, and (ii) a final billing upon issuance of final reports or completion of the engagement.

Our fee and completion of our work within the agree-upon timeline will be based upon the following criteria. Noncompliance may lead to delays in completing the work and may result in additional fees, not to exceed 50% of the stated fee ($174,000).

1. Anticipated cooperation from City personnel;

2. Timely responses to our inquiries;

3. Timely completion and delivery of client assistance requests;

4. Readiness for scheduled fieldwork;

5. Timely communication of all significant accounting and financial reporting matters; and

6. The assumption that unexpected circumstances and/or significant changes in scope will not be encountered during the engagement.

We will communicate with you promptly if any situations arise that may result in additional fees and/or delays in completion and provide a clear explanation of the reasons for additional fees. We appreciate your understanding and cooperation to ensure a smooth and efficient engagement.

Fees are due and payable upon presentation of our invoice to you. **Amounts not paid within thirty days from the invoice date will be subject to a late payment charge of 1.5% per month (18% per year) and may be subject to a charge of 25% for attorney fees and collection costs.**

Use of Third-Party Service Providers and Third-Party Products

We may, in our sole discretion, use qualified third-party service providers to assist us in providing professional services to you. In such circumstances, it may be necessary for us to disclose Confidential Information and Personal Information (as such terms are defined below) to them. We may share your information, including Confidential Information and Personal Information, with these third-party service providers provided that such recipients are bound by written obligations of confidentiality. You acknowledge and agree that our use of a third-party service provider may involve the processing, input, disclosure, movement, transfer, and storage of your information and data, including Confidential Information and Personal Information, outside the United States and outside of our technology infrastructure. We will be responsible to you for the performance of our third-party service providers, solely as it relates to the services performed under this Engagement Letter, subject to all limitations and disclaimers set forth herein.

We also may provide services to you using certain third-party hardware, software, equipment, or products (collectively, "Third-Party Products" and each individually, a "Third Party Product"). You acknowledge that the use of a Third-Party Product may involve the processing, input, disclosure, movement, transfer, and storage of information provided by or on behalf of you to us, including Confidential Information and Personal Information, within the Third-Party Product's infrastructure and not ours, which may result in the access, transfer, disclosure, storage or processing of such information and data outside of the United States. You further acknowledge that the terms of use and service, including, but not limited to, applicable laws, set forth in the end-user license, end-user subscription agreement, or other end-user agreement or such Third-Party Product (collectively, "EULA(s)") will govern all obligations of the licensor or such Third-Party Product relating to data privacy, storage, recovery, security, and processing within such Third-Party Product's infrastructure, as well as, the service levels associated with such Third-Party Product. You hereby consent to the disclosure of your information, including your Confidential Information and Personal Information, to the licensors of such Third-Party Products for the purpose described herein.

To the extent PBMares gives the City access to a Third-Party Product in connection with the services contemplated herein, the City agrees to comply with the terms of any applicable EULA for such Third-Party Product, and the City shall be solely responsible for the improper use of a Third-Party Product or a violation of the applicable EULA for such Third-Party Product, by the City, or any user to whom the City grants access to such Third-Party Product.

You acknowledge that the use of Third-Party Products may be subject to limitations, delays, interruptions, errors, and other problems which are beyond our control, including, without limitation, internet outage or lack of availability related to updates, upgrades, patches, fixes, or maintenance. We will not be liable for any damages relating to such limitations, delays, delivery failures, interruptions, errors, or other problems. Nor will we be held responsible or liable for any loss, or unauthorized use or disclosure, of any information or data provided by you, including, without limitation, Personal Information provided by you, resulting from the use of a Third-Party Product.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of PBMares. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of PBMares' audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by PBMares for the City under this Engagement Letter, or any documents belonging to the City or furnished to PBMares by the City.

Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable PBMares policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access & Release Letter provided by PBMares, without substantive modifications thereto. PBMares reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the City, the City will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The documentation for this engagement is the property of PBMares. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the Audit Documentation upon their request and that we shall maintain the Audit Documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency. Access to requested Audit Documentation will be provided under the supervision of PBMares audit personnel and at a location designated by our firm.

Dispute Resolution

If any dispute other than fees arises among the parties hereto, the parties agree first to try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Rules for Professional Accounting and Related Services Disputes before resorting to litigation. The costs of any mediation proceeding shall be shared equally by all parties. You and we consent to personal jurisdiction, both for mediation and/or litigation, of the Federal District Court, Eastern District of Virginia, sitting in Newport News, Virginia, or the Newport News Circuit Court. Participation in such mediation shall be a condition to either of us initiating litigation. In order to allow time for the mediation, any applicable statute of limitations shall be tolled for a period not to exceed 120 days from the date either of us first requests in writing to mediate the dispute. The mediation shall be confidential in all respects, as allowed or required by law, except our final settlement positions at mediation shall be admissible in litigation solely to determine the prevailing party's identity for purposes of the award of attorneys' fees.

The parties hereto both agree that any dispute over fees charged by the accountant to the client will be submitted for resolution by arbitration in accordance with the Rules for Professional Accounting and Related Services Disputes of the American Arbitration Association. Such arbitration shall be binding and final. The arbitration shall take place in Newport News, Virginia. Any award rendered by the Arbitrator pursuant to this Agreement may be filed and entered and shall be enforceable in the Superior Court of the County in which the arbitration proceeds. In agreeing to arbitration, we both acknowledge that, in the event of a dispute over fees charged by the accountant, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury, and instead we are accepting the use of arbitration for resolution.

Confidentiality

PBMares and the City may, from time to time, disclose Confidential Information (as defined below) to one another. Accordingly, PBMares and the City agree as the recipient of such Confidential Information (the "Receiving Party") to keep strictly confidential all Confidential Information provided to it by the disclosing party (the "Disclosing Party") and use, modify, store, and copy such Confidential Information only as necessary to perform its obligations and exercise its rights under this Engagement Letter. Except as otherwise set forth herein, the Receiving Party may only disclose the Confidential Information of the Disclosing Party to its personnel, agents, and representatives who are subject to obligations of confidentiality at least as restrictive as those set forth herein and only for the purpose of exercising its rights and fulfilling its obligations hereunder. To avoid any doubt, PBMares is permitted to disclose the City's Confidential Information to PBMares' personnel, agents, and representatives (collectively, the "PBMares Parties" and each, individually, a "PBMares Party") for the purpose of exercising its rights and fulfilling its obligations hereunder and to comply with applicable laws and professional, regulatory, and/or ethical standards.

"Confidential Information" means, information in any form, oral, graphic, written, electronic, machine-readable or hard copy consisting of: (i) any nonpublic information provided by the Disclosing Party, including, but not limited to, all of its inventions, designs, data, source and object code, programs, program interfaces, know-how, trade secrets, techniques, ideas, discoveries, marketing and business plans, pricing, profit margins and/or similar information; (ii) any information that the Disclosing Party identifies as confidential; or (iii) any information that, by its very nature, a person in the same or similar circumstances would understand should be treated as confidential, including, but not limited to, this Engagement Letter. Without limiting the generality of the foregoing, the City acknowledges and agrees that Audit Documentation constitutes Confidential Information of PBMares.

"Confidential Information" will not include information that: (i) is publicly available at the time of disclosure by the Disclosing Party; (ii) becomes publicly available by publication or otherwise after disclosure by the Disclosing Party, other than by breach of the confidentiality obligations set forth herein by the Receiving Party; (iii) was lawfully in the Receiving Party's possession, without restriction as to confidentiality or use, at the time of disclosure by the Disclosing Party; (iv) is provided to the Receiving Party without restriction as to confidentiality or use by a third party without violation of any obligation to the Disclosing Party; or (v) is independently developed by employees or agents of the Receiving Party who did not access or use the Disclosing Party's Confidential Information.

The Receiving Party will treat the Disclosing Party's Confidential Information with the same degree of care as the Receiving Party treats its own confidential and proprietary information, but in no event will such standard of care be less than a reasonable standard of care. The Receiving Party will promptly notify the Disclosing Party if it becomes aware that any of the Confidential Information of the Disclosing Party has been used or disclosed in violation of this Engagement Letter.

Notwithstanding the foregoing, in the event that the Receiving Party becomes legally compelled to disclose any of the Confidential Information of the Disclosing Party, or as may be required by applicable regulations or professional standards, the Receiving Party will use commercially reasonable efforts to provide the Disclosing Party with notice prior to disclosure, to the extent permitted by law.

Data Protection Compliance

Our Privacy Policy ("Privacy Policy") is located on our website at https://www.pbmares.com/privacy-policy. Our Privacy Policy may be amended from time to time in our sole discretion and without prior notice, and is hereby incorporated by reference into this Engagement Letter. You acknowledge that you have read and understand the Privacy Policy and agree to the practices as described therein.

Prior to your disclosure to us, please identify in writing any personal, technical, or other data, information, or items subject to heightened protections under applicable statutes, regulations, governmental directives or guidance documents, or other legally binding standards relating to privacy, cybersecurity, export controls, controlled unclassified information, and/or data protection, so we can ensure compliance with such requirements. This includes, but is not limited to, protected health information pursuant to the Health Information Portability and Accountability Act of 1996 ("HIPAA"), classified, marked or unmarked or controlled unclassified information ("CUI") subject to the National Industrial Security Program Operating Manual ("NISPOM") (which classified information shall not be provided to any PBMares Party unless appropriate security clearances have been obtained prior to any such access), marked or unmarked CUI (subject to any provisions of the NISPOM, the Federal Acquisition Regulation ("FAR") or any FAR supplement, DoD Instruction 5200.48, requirements of the National Archives and Records Administration, or those of the General Services Administration or any other federal government agency), unclassified nuclear technology pursuant to 10 C.F.R. Parts 110 and 810, and exports controlled by the NISPOM, or the Defense Federal Acquisition Regulation Supplement ("DFARS"), data, information, or items subject to the Export Administration Regulations ("EAR") or International Traffic in Arms Regulations ("ITAR") controlled data. Unless otherwise expressly agreed upon and specified in writing, you shall not disclose to a PBMares Party, or provide any PBMares Party access to such data, information, and items, and you shall be responsible for the handling of all such data, information, and items, in connection with the performance of the services requested hereunder, including, but not limited to, the scrubbing, de-identification, de-aggregation, protection, encryption, transfer, movement, input, storage, migration, deletion, copying, processing, and modification of such data.

Personal Information

As used herein, the term "Personal Information" means any personal information, as may be defined by applicable privacy, data protection or cybersecurity laws, that directly or indirectly identifies a natural person, and includes, but is not limited to, nonpublic, personally identifiable information such as Social Security numbers, Social Insurance numbers, driver's license numbers or government-issued identification card numbers, and health information.

Each party agrees to transmit Personal Information consistent with applicable laws and any other obligations the respective party may have. We are permitted to use all such Personal Information to perform our obligations and exercise our rights under this Engagement Letter.

You represent and warrant that you have provided all notices and obtained all consents required under applicable data protection laws prior to your collection, use and disclosure to a PBMares Party of such Personal Information and shall take reasonable steps to ensure that such Personal Information does not include irrelevant or unnecessary information about individuals.

We agree to maintain appropriate security measures to protect such Personal Information in accordance with applicable laws. If we become aware of an unauthorized acquisition or use of City-provided Personal Information, we will promptly inform you of such unauthorized acquisition or use as required by applicable laws and, upon your written request, reasonably cooperate with you at your sole cost in support of any breach notification requirements as imposed upon you by applicable laws.

Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, we will provide to you a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and nonfinancial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be subject to the confidentiality obligations set forth herein and destroyed in accordance with our record retention policies.

Termination

Your failure to make full payment of any and all undisputed amounts invoiced in a timely manner constitutes a material breach for which we may refuse to provide deliverables and/or, upon written notice, suspend or terminate our services under this Engagement Letter. We will not be liable to you for any loss, damage or expense arising out of or from, or relating to, such termination or suspension of our services.

In the event you terminate this engagement, you will pay us for all services rendered (including deliverables and products delivered), expenses incurred, and noncancelable commitments made by us on your behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment would cause its continued performance to result in a violation of law, a regulatory requirement, a legal process, a contractual obligation with a third-party, applicable professional or ethical standards, or in the case of PBMares, our client acceptance or retention standards; or (ii) if the other party, or any director, executive, partner or principal thereof, is placed on a Sanctioned List (as defined herein), or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List (as defined herein).

Neither PBMares nor the City shall be responsible for any delay or failure in its performance resulting from acts beyond its reasonable control (each, a "Force Majeure Event"). Force Majeure Events include, but are not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At your option, you may terminate this Engagement Letter where our services are delayed more than 120 days by a Force Majeure Event; however, you are not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

When an engagement has been suspended at the request of management or those charged with governance and work on that engagement has not recommenced within 120 days of the request to suspend our work, we may, at our sole discretion, terminate this Engagement Letter without further obligation to you. Resumption of our work following termination may be subject to our client acceptance procedures and, if resumed, will require additional procedures not contemplated in this Engagement Letter. Accordingly, the scope, timing and fee arrangement discussed in this Engagement Letter will no longer apply. In order for us to recommence work, the execution of a new Engagement Letter will be required.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, dispute resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.

Miscellaneous

The City agrees that it will not include our reports, or otherwise associate us, with any public or private securities offering without first obtaining our consent. Therefore, the City agrees to contact us before it includes our reports, or otherwise makes reference to us, in any public or private securities offering. Our association with an official statement is a matter for which separate arrangements may be necessary. The City agrees to provide us with printer's proofs or masters of such offering documents for our review and approval before printing, and with a copy of the final reproduced material for our approval before it is distributed. If, based on our review, we identify no material inconsistencies with our audit, or other misstatements of fact, we will promptly communicate in writing to the City that we do not object to the inclusion of our report in the offering documents. In the event our auditor/client relationship has been terminated when the City seeks such consent, we will be under no obligation to grant such consent or approval.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The City shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions, laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States or Canada. The City shall not knowingly cause PBMares to violate any sanctions applicable to PBMares. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury, the U.S. State Department, the Consolidated Canadian Autonomous Sanctions List, the United Nations Security Council, the European Union, and the United Kingdom.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Notices

Unless otherwise expressly agreed upon by the parties in this Engagement Letter, all notices required to be given hereunder will be in writing and addressed to the party at the business address provided in this Engagement Letter, or such other address as such party may indicate by a notice delivered to the other party. A copy of any legal notice (e.g., any claimed breach or termination of this Engagement Letter) sent by the City to PBMares shall also be sent to the following address: Office of the General Counsel, PBMares, LLP, 701 Town Center Drive, Suite 900, Newport News, VA 23606. Except as otherwise expressly provided in this Engagement Letter, notices hereunder will be deemed given and effective: (i) if personally delivered, upon delivery; (ii) if sent by registered or certified mail or by overnight courier service with tracking capabilities, upon receipt; and, (iii) if sent by electronic mail (without indication of delivery failure), at such time as the party that sent the notice receives confirmation of receipt, whether by read-receipt confirmation or otherwise.

Entire Agreement

This Engagement Letter, including any exhibits, policies, schedules, and/or other documents expressly incorporated herein by reference or attached hereto constitutes the entire agreement between PBMares and the City and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken, and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.

Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid, and have the same force and effect, as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein, including any exhibits, policies, schedules, and/or other documents expressly incorporated herein by reference or attached hereto. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

AGREED TO AND ACKNOWLEDGED BY:

PBMares, LLP



Robert E. Bittner III, CPA, MBA
Partner

Confirmed on behalf of City of Fayetteville, North Carolina:

_____
Mitch Colvin, Mayor

_____
Douglas J. Hewett, City Manager

_____
Tiffany Murray, Chief Financial Officer

CONTRACT TO AUDIT ACCOUNTS

The Governing Board: Honorable Mayor and City Council

of Primary Government Unit: City of Fayetteville, North Carolina

and Discretely Presented Component Unit (DPCU) (if applicable): N/A

Primary Government Unit, together with DPCU (if applicable), hereinafter referred to as Governmental Unit(s)

and Auditor Name: PBMares, LLP

Auditor Address: 3621 John Platt Drive, Morehead City, NC 28557

Hereinafter referred to as Auditor

for

Fiscal Year Ending	Date Audit Will Be Submitted to LGC
06/30/26	12/31/26

Must be within six months of FYE

hereby agree as follows:

1. The Auditor shall audit all statements and disclosures required by "U.S. Auditing Standards – AICPA (Clarified)," referred to as generally accepted auditing standards (GAAS) and additional required legal statements and disclosures of all funds and/or divisions of the Governmental Unit(s). The non-major combining, and individual fund statements and schedules shall be subjected to the auditing procedures applied in the audit of the basic financial statements and an opinion shall be rendered in relation to (as applicable) the governmental activities, the business-type activities, the aggregate DPCUs, each major governmental and enterprise fund, and the aggregate remaining fund information (non-major government and enterprise funds, the internal service fund type, and the fiduciary fund types). Budgetary comparison information shall be prepared in accordance with applicable GASB standards. Budget-to-actual comparisons at the level of the legally adopted budget ordinance shall be presented as required supplementary information and shall not be included in the basic financial statements. Any other budgetary comparison information shall be presented only as supplementary information for funds required to be budgeted under NCGS Chapter 159, Article 3.

2. At a minimum, the Auditor shall conduct the audit and render the report in accordance with GAAS. If the Governmental Unit expended $100,000 or more in combined Federal and State financial assistance during the reporting period, the Auditor shall perform the audit in accordance with *Generally Accepted Government Auditing Standards* (GAGAS). The Governmental Unit is subject to federal single audit requirements in accordance with Title 2 US Code of Federal Regulations Part 200 *Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards*, Subpart F (*Uniform Guidance*) and the State Single Audit Implementation Act. Currently the threshold is $1,000,000 for federal and state single audits, or such other threshold as applicable for the fiscal year under audit. This audit and all associated audit documentation may be subject to review by federal and State agencies in accordance with federal and State laws, including the staff of the Office of State Auditor (OSA) and the Local Government Commission (LGC). If the audit requires a federal single audit in accordance with the Uniform Guidance (§200.501) the Auditor and Governmental Unit(s) should discuss, in advance of the execution of this contract, the responsibility for submission of the audit and the accompanying data collection form (form SF-FAC) to the Federal Audit Clearinghouse as required under the Uniform Guidance (§200.512) to ensure proper submission.

If the audit and Auditor communication are found in this review to be substandard, the results of the review may be forwarded to the North Carolina State Board of CPA Examiners (NC State Board).

3. If an entity is determined to be a component of another government as defined by the group audit standards, the entity's auditor shall make a good faith effort to comply in a timely manner with the requests of the group auditor in accordance with AU-6 §600.41 - §600.42.

4. This contract contemplates an unmodified opinion being rendered. If during the process of conducting the audit, the Auditor determines that it will not be possible to render an unmodified opinion on the financial statements of the unit, the Auditor shall contact the LGC Staff to discuss the circumstances leading to that conclusion as soon as is practical and before the final report is issued. The audit shall include such tests of the accounting records and such other auditing procedures as are considered by the Auditor to be necessary in the circumstances. Any limitations or restrictions in scope which would lead to a qualification should be fully explained in an attachment to this contract.

5. If this audit engagement is subject to the standards for audit as defined in *Government Auditing Standards* (2018 revision or subsequent revisions, as applicable) issued by the Comptroller General of the United States, then by accepting this engagement, the Auditor warrants that he or she has met the requirements for a peer review and continuing education as specified in *Government Auditing Standards*. The Auditor agrees to provide a copy of the most recent peer review report to the Governmental Unit(s) and to the Secretary of the LGC prior to the execution of an audit contract. Subsequent submissions of the report are required only upon report expiration or upon the Auditor's receipt of an updated peer review report. If the audit firm receives a peer review rating other than pass, the Auditor shall not contract with the Governmental Unit(s) without first contacting the Secretary of the LGC for a peer review analysis that may result in additional contractual requirements.

If the audit engagement is not subject to *Government Auditing Standards* or if financial statements are not prepared in accordance with U.S. generally accepted accounting principles (GAAP) and fail to include all disclosures required by GAAP, the Auditor shall provide an explanation as to why in an attachment to this contract or in an amendment.

6. It is agreed that time is of the essence in this contract. All audits are to be performed, and the report of audit submitted to LGC Staff, within six months of fiscal year end. At the time of the execution of this contract, if the parties know that the anticipated submission date of the audit exceeds six months after fiscal year end, a written explanation shall be provided to the Secretary of the LGC on this contract form (see the space provided on Page 7). If it becomes necessary to amend the audit fee or the date that the audit report will be submitted to the LGC, an amended contract along with a written explanation of the change shall be submitted to the Secretary of the LGC for approval.

7. It is agreed that GAAS include a review of the Governmental Unit's (Units') systems of internal control and accounting as they relate to accountability of funds and adherence to budget and law requirements applicable thereto; that the Auditor shall make a written report, which may or may not be a part of the written report of audit, to the Governing Board setting forth the Auditor's findings, together with his or her recommendations for improvement. That written report shall include all matters determined to be "significant deficiencies and material weaknesses" in accordance with AU-C §265 "Communicating Internal Control Related Matters Identified in an Audit" of GAAS. The Auditor shall file a copy of that report with the Secretary of the LGC.

For GAAS or *Government Auditing Standards* audits, if an Auditor issues an AU-C §260 report, "Auditor's Communication With Those Charged With Governance," commonly referred to as a "Governance Letter," LGC staff does not require the report to be submitted unless the Auditor cites significant findings or issues from the audit, as defined in AU-C §260 paragraphs 12 - 14. This would include issues such as difficulties encountered during the audit, significant or unusual transactions, uncorrected misstatements, matters that are difficult or contentious for which the Auditor consulted outside the engagement team and, in the Auditor's judgment, are significant and relevant to those charged with governance, and other findings or issues that the Auditor believes are significant and relevant. If matters identified during the audit were required to be reported as described in AU-C §260 paragraphs 12 - 14 and were communicated in a method other than an AU-C §260 letter, the written documentation must be submitted.

8. All local government and public authority contracts for audit or audit-related work require the approval of the Secretary of the LGC. This includes annual or special audits, agreed upon procedures related to internal controls, bookkeeping or other assistance necessary to prepare the Governmental Unit's records for audit, financial statement preparation, any finance-related investigations, or any other audit- related work in the State of North Carolina. Approval is also required for the Alternative Compliance Examination Engagement for auditing the Coronavirus State and Local Fiscal Recovery Funds expenditures as allowed by US Treasury. Approval is not required on audit contracts and invoices for system improvements and similar services of a non-auditing nature.

9. Invoices for services rendered under these contracts shall not be paid by the Governmental Unit(s) until the invoice has been approved by the Secretary of the LGC. This also includes any progress billings [G.S. 159-34 and 115C-447]. All invoices for audit work shall be submitted in PDF format to the Secretary of the LGC for approval. The invoice marked 'approved' with approval date shall be returned to the Auditor to present to the Governmental Unit(s) for payment. This paragraph is not applicable to contracts for audits of hospitals.

10. In consideration of the satisfactory performance of the provisions of this contract, the Governmental Unit(s) shall pay to the Auditor, upon approval by the Secretary of the LGC if required, the fee, which includes any costs the Auditor may incur from work paper or peer reviews or any other quality assurance program required by third parties (federal and state grantor and oversight agencies or other organizations) as required under the Federal Single Audit Act and the State Single Audit Act. This does not include fees for any pre-issuance reviews that may be required by the North Carolina Association of Certified Public Accountants (NCACPA) Peer Review Committee or North Carolina State Board of CPA Examiners (see Paragraph 13).

11. If the Governmental Unit(s) has/have outstanding revenue bonds, the Auditor shall submit to LGC Staff, either in the notes to the audited financial statements or as a separate report, a calculation demonstrating compliance with the revenue bond rate covenant. Additionally, the Auditor shall submit to LGC Staff simultaneously with the Governmental Unit’s (Units’) audited financial statements any other bond compliance statements or additional reports required by the authorizing bond documents, unless otherwise specified in the bond documents.

12. After completing the audit, the Auditor shall submit to the Governing Board a written report of audit. This report shall include, but not be limited to, the following information: (a) Management’s Discussion and Analysis, (b) the financial statements and notes of the Governmental Unit(s) and all of its component units prepared in accordance with GAAP, (c) supplementary information requested by the Governmental Unit(s) or required for full disclosure under the law, and (d) the Auditor’s opinion on the material presented. The Auditor shall furnish the required number of copies of the report of audit to the Governing Board upon completion.

13. If the audit firm is required by the Secretary of the Local Government Commission to obtain a pre-issuance review or take corrective action as a result of peer review findings or quality control deficiencies, such corrective action shall be consistent with the authority and requirements of the North Carolina State Board of Certified Public Accountant Examiners, the AICPA Peer Review Program, and established Local Government Commission practice, including the use of report addenda or other remedial measures, as appropriate.

14. In accordance with G.S. 159-34, the Finance Officer of the Unit is responsible for filing the audited financial statements with the Secretary of the Local Government Commission.

The Auditor may upload the audit report and related documents through the LGC's electronic submission system; however, submission shall not be deemed complete until the Finance Officer has reviewed and certified the submission.

The Auditor, Finance Officer, other Unit staff member designated by the Finance Officer, or a third party approved by the Unit may enter all Data Input Report information except the information on the "transmittal doc info" tab. The "transmittal doc info" tab must be completed by the Auditor.

The Finance Officer shall review, approve, and certify the accuracy and completeness of the Data Input Report (DIR) in the LGC's LOGOS system prior to LGC review, regardless of whether the DIR is prepared by the Auditor or the Unit.

Finance Officer certification is required for any corrected or revised submissions.

Finance Officer certification of the DIR shall be completed in a timely manner following notification that the DIR is ready for review and within time frames prescribed by the LGC. Failure to complete certification in a timely manner may result in the audit being considered late due to unit action rather than auditor performance

The Auditor shall conduct the audit in accordance with generally accepted auditing standards and shall ensure that the financial statements are prepared in accordance with generally accepted accounting principles as of the fiscal year end. Budget-to-actual comparisons at the level of the legally adopted budget ordinance shall be presented in required supplementary information, separate from the basic financial statements, and shall not be included in the audit opinion. The Auditor shall confirm that such information reconciles to the financial statements and is consistent with applicable accounting guidance and any LGC reporting requirements.

The Finance Officer shall certify in a timely manner that all data inputted in LOGOS used for preparation of the financial statements and required supplementary information is complete and accurate.

For audits of units other than hospitals, the audit report should be submitted when (or prior to) submitting the final invoice for services rendered. The report of audit, as filed with the Secretary of the LGC, becomes a matter of public record for inspection, review and copy in the offices of the LGC by any interested parties. Any subsequent revisions to these reports shall be sent to the Secretary of the LGC. These audited financial statements, excluding the Auditors' opinion, may be used in the preparation of official statements for debt offerings by municipal bond rating services to fulfill secondary market disclosure requirements of the Securities and Exchange Commission and for other lawful purposes of the Governmental Unit(s) without requiring consent of the Auditor. If the LGC Staff determines that corrections need to be made to the Governmental Unit's (Units') financial statements and/or the compliance section, those corrections shall be provided within three business days of notification unless another deadline is agreed to by LGC Staff.

15. Should circumstances disclosed by the audit call for a more detailed investigation by the Auditor than necessary under ordinary circumstances, the Auditor shall inform the Governing Board in writing of the need for such additional investigation and the additional compensation required therefore. Upon approval by the Secretary of the LGC, this contract may be modified or amended to include the increased time, compensation, or both as may be agreed upon by the Governing Board and the Auditor.

16. If an approved contract needs to be modified or amended for any reason, the change shall be made in writing and preaudited if the change includes a change in audit fee (preaudit requirement does not apply to hospitals). This amended contract shall be completed in full, including a written explanation of the change, signed and dated by all original parties to the contract. It shall then be submitted to the Secretary of the LGC for approval. No change to the audit contract shall be effective unless approved by the Secretary of the LGC.

17. A copy of the engagement letter, issued by the Auditor and signed by both the Auditor and the Governmental Unit(s), shall be attached to this contract, and except for fees, work, and terms not related to audit services, shall be incorporated by reference as if fully set forth herein as part of this contract. In case of conflict between the terms of the engagement letter and the terms of this contract, the terms of this contract shall take precedence. Engagement letter terms that conflict with the contract are deemed to be void unless the conflicting terms of this contract are specifically deleted in Paragraph 30 of this contract. Engagement letters containing indemnification clauses shall not be accepted by LGC Staff.

18. Special provisions should be limited. Please list any special provisions in an attachment.

19. A separate contract should not be made for each division to be audited or report to be submitted. If a DPCU is subject to the audit requirements detailed in The Local Government Budget and Fiscal Control Act and a separate audit report is issued, a separate audit contract is required. If a separate report is not to be issued and the DPCU is included in the primary government audit, the DPCU shall be named along with the primary government on this audit contract. DPCU Board approval date, signatures from the DPCU Board chairman and Finance Officer also shall be included on this contract.

20. The contract shall be executed, preaudited (preaudit requirement does not apply to hospitals) and physically signed by all parties including Governmental Unit(s) and the Auditor, then submitted in PDF format to the Secretary of the LGC.

21. The contract is not valid until it is approved by the Secretary of the LGC. The staff of the LGC shall notify the Governmental Unit and Auditor of contract approval by email. The audit should not be started before the contract is approved.

22. Retention of Client Records: Auditors are subject to the NC State Board of CPA Examiners' Retention of Client Records Rule 21 NCAC 08N .0305 as it relates to the provision of audit and other attest services, as well as non-attest services. Clients and former clients should be familiar with the requirements of this rule prior to requesting the return of records.

23. This contract may be terminated at any time by mutual consent and agreement of the Governmental Unit(s) and the Auditor, provided that (a) the consent to terminate is in writing and signed by both parties, (b) the parties have agreed on the fee amount which shall be paid to the Auditor (if applicable), and (c) no termination shall be effective until approved in writing by the Secretary of the LGC.

24. The Governmental Unit's (Units') failure or forbearance to enforce, or waiver of, any right or an event of breach or default on one occasion or instance shall not constitute the waiver of such right, breach or default on any subsequent occasion or instance.

25. There are no other agreements between the parties hereto and no other agreements relative hereto that shall be enforceable unless entered into in accordance with the procedure set out herein and approved by the Secretary of the LGC.

26. E-Verify. The Auditor shall comply with the requirements of NCGS Chapter 64 Article 2. Further, if the Auditor utilizes any subcontractor(s), Auditor shall require such subcontractor(s) to comply with the requirements of NCGS Chapter 64, Article 2.

27. For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct and *Government Auditing Standards, 2018 or 2024 Revision* (as applicable). Preparing financial statements in their entirety shall be deemed a "significant threat" requiring the Auditor to apply safeguards sufficient to reduce the threat to an acceptable level. If the Auditor cannot reduce the threats to an acceptable level, the Auditor cannot complete the audit. If the Auditor is able to reduce the threats to an acceptable level, the documentation of this determination, including the safeguards applied, must be included in the audit workpapers.

All non-attest service(s) being performed by the Auditor that are necessary to perform the audit must be identified and included in this contract. The Governmental Unit shall designate an individual with the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the services and accept responsibility for the results of the services performed. If the Auditor is able to identify an individual with the appropriate SKE, the Auditor must document and include in the audit workpapers how the Auditor reached that conclusion. If the Auditor determines that an individual with the appropriate SKE cannot be identified, the Auditor cannot perform both the non-attest service(s) and the audit. See "Fees for Audit Services" page of this contract to disclose the person identified as having the appropriate SKE for the Governmental Unit.

28. **Applicable to audits with fiscal year ends of June 30, 2021 and later.** The Auditor shall present the audited financial statements including any compliance reports to the Government Unit's Governing Board or audit committee in an official meeting in open session as soon as the audited financial statements are available but not later than 45 days after the submission of the audit report to the Secretary of the LGC. The Auditor's presentation to the Governing Board or audit committee shall include:

a) the description of each finding, including all material weaknesses and significant deficiencies, as found by the Auditor, and any other issues related to the internal controls or fiscal health of the Government Unit as disclosed in the management letter, the Single Audit or Yellow Book reports, or any other communications from the Auditor regarding internal controls as required by current auditing standards;

b) the status of the prior year audit findings;

c) the values of Financial Performance Indicators based on information presented in the audited financial statements; and

d) notification to the Governing Board that the Governing Board shall develop a "Response to the Auditor's Findings, Recommendations, and Fiscal Matters," if required under Rule 20 NCAC 03 .0508.

29. Information based on the audited financial statements shall be submitted to the Secretary of the LGC through the LGC's LOGOS system, including completion of the Data Input Report (DIR). Submission is not complete and shall not be accepted by the LGC until the Finance Officer has reviewed and certified the DIR in accordance with Paragraph 14 of this contract.

30. All of the above paragraphs are understood and shall apply to this contract, except the following numbered paragraphs shall be deleted (See Paragraph 17 for clarification).

31. The process for submitting contracts, audit reports and invoices is subject to change. Auditors and Units should use the submission process and instructions in effect at the time of submission. Refer to the N.C. Department of State Treasurer website at https://www.nctreasurer.com/state-and-local-government-finance-division/local-government-commission/submitting-your-audit.

32. All communications regarding audit contract requests for modification or official approvals will be sent to the email addresses provided on the signature pages that follow.

33. **Applicable to audits with fiscal year ends of June 30, 2025, and later.** The Unit authorizes the LGC to grant access to the LGC's LOGOS system, including the Data Input Report (DIR), to employees of the contracted audit firm who are associated with and acting on behalf of the firm for purposes of performing audit and reporting services under this contract. Such access shall be limited to the scope necessary to perform contracted services and shall not relieve the Auditor or the Unit of their respective responsibilities under this contract.

34. Changes or edits to the text of this contract form are not permitted, except for the Secretary's authority to revise or update this contract form pursuant to LGC Rule 20 NCAC 03. 0502.

For contracts with an anticipated audit submission date exceeding six months after fiscal year end, please use this space to explain the reason for the late submission, as required by Paragraph 6 of this contract form:

FEES FOR AUDIT SERVICES

1. For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct (as applicable) and *Government Auditing Standards,2018 Revision*. Refer to Paragraph 27 of this contract for specific requirements. The following information must be provided by the Auditor; contracts presented to the LGC without this information will be not be approved.

Financial statements were prepared by: ☑ Auditor ☐ Governmental Unit ☐ Third Party

If applicable: The individual at the Governmental Unit designated to have the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the non-attest services and accept responsibility for the results of these services:

Name:	***Title and Unit / Company:***	***Email Address:***
Tiffany Murray	Chief Financial Officer	tiffanymurray@fayettevillenc.gov

OR Not Applicable ☐ *(Identification of SKE Individual on the LGC-205 Contract is not applicable for GAAS-only audits or audits with FYEs prior to June 30, 2020.)*

2. Fees may not be included in this contract for work performed on Annual Financial Information Reports (AFIRs), Form 990s, or other services not associated with audit fees and costs. Such fees may be included in the engagement letter but may not be included in this contract or in any invoices requiring approval of the LGC. See Paragraphs 8 and 13 for details on other allowable and excluded fees.

3. The audit fee information included in the table below for both the Primary Government Fees and the DPCU Fees (if applicable) should be reported as a specific dollar amount of audit fees for the year under this contract. If any language other than an amount is included here, the contract will be returned to the audit firm for correction.

4. Prior to the submission of the completed audited financial report and applicable compliance reports subject to this contract, or to an amendment to this contract (if required) the Auditor may submit interim invoices for approval for services rendered under this contract to the Secretary of the LGC, not to exceed 75% of the billings for the Unit's last annual audit that was submitted to the Secretary of the LGC. All invoices for services rendered in an audit engagement as defined in Rule 20 NCAC .0503 shall be submitted to the Secretary of the LGC for approval before any payment is made. Payment before approval is a violation of law. (This paragraph not applicable to contracts and invoices associated with audits of hospitals).

Primary Government Unit	City of Fayetteville, North Carolina
Audit Fee (financial and compliance if applicable)	$ 134,000
Fee per Major Program (if not included above)	$ 6,000 each in excess of 4
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	$ 40,000
All Other Non-Attest Services	$ Up to 87,000
TOTAL AMOUNT NOT TO EXCEED	$ 261,000

Discretely Presented Component Unit	N/A
Audit Fee (financial and compliance if applicable)	$
Fee per Major Program (if not included above)	$
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	$
All Other Non-Attest Services	$
TOTAL AMOUNT NOT TO EXCEED	$

SIGNATURE PAGE

AUDIT FIRM

Audit Firm* PBMares, LLP	
Authorized Firm Representative (typed or printed)* Robert E. Bittner, III	Signature*
Date* 02/17/26	Email Address* rebittner@pbmares.com

GOVERNMENTAL UNIT

Governmental Unit* City of Fayetteville, North Carolina	
Date Governing Board Approved Audit Contract* **(Enter date in box to right)**	
Mayor/Chairperson (typed or printed)* Mitch Colvin	Signature*
Date	Email Address* mitchcolvin@fayettevillenc.gov

Chair of Audit Committee (typed or printed, or "NA") Dr. D.J. Haire	Signature
Date	Email Address djhaire@fayettevillenc.gov

GOVERNMENTAL UNIT – PREAUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1). Not applicable to hospital contracts.

This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act or by The School Budget and Fiscal Control Act.

Sum Obligated by This Transaction:	$ 261,000
Primary Governmental Unit Finance Officer* (typed or printed) Tiffany Murray	Signature*
Date of Preaudit Certificate*	Email Address* tiffanymurray@fayettevillenc.gov

SIGNATURE PAGE – DPCU
(complete only if applicable)

DISCRETELY PRESENTED COMPONENT UNIT

DPCU* N/A	
Date DPCU Governing Board Approved Audit Contract* **(Enter date in box to right)**	
DPCU Chairperson (typed or printed)*	Signature*
Date*	Email Address*

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

DPCU – PREAUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1). Not applicable to hospital contracts.

This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act or by The School Budget and Fiscal Control Act.

Sum Obligated by this Transaction:	$
DPCU Finance Officer (typed or printed)*	Signature*
Date of Preaudit Certificate*	Email Address*

Remember to print this form, and obtain all
required signatures prior to submission.

PRINT

PBMares SM
CPAs and Consultants

February 17, 2026

City Council
City of Fayetteville, North Carolina
Fayetteville, NC

Attention: Mayor Mitch Colvin and City Council Members

This letter is intended to communicate certain matters related to the planned scope and timing of our audit of City of Fayetteville, North Carolina's ("City") financial statements and compliance as of and for the year ending June 30, 2026.

Communication

Effective two-way communication between our firm and the City Council is important to understanding matters related to the audit and developing a constructive working relationship.

Your insights may assist us in understanding the City and its environment, identifying appropriate sources of audit evidence, and providing information about specific transactions or events. We will discuss with you your oversight of the effectiveness of internal control and any areas where you request additional procedures to be undertaken. We expect that you will timely communicate to us any matters you consider relevant to the audit. Such matters might include strategic decisions that may significantly affect the nature, timing, and extent of audit procedures, your suspicion or detection of fraud, or any concerns you may have about the integrity or competence of senior management.

We will timely communicate to you any fraud involving senior management and other known or likely fraud, noncompliance with provisions of laws, statutes, regulations, rules, provisions of contracts or grant agreements or abuse that is likely to have a material effect on the financial statements. We will also communicate illegal acts, instances of noncompliance or fraud that come to our attention (unless they are clearly inconsequential), and disagreements with management and other serious difficulties encountered in performing the audit. We also will communicate to you and to management any significant deficiencies or material weaknesses in internal control that become known to us during the course of the audit. Additionally, we will communicate significant unusual transactions, matters that are difficult or contentious for which we consulted outside the engagement team, and circumstances that affect the form and content of the auditor's report. Other matters arising from the audit that are, in our professional judgment, significant and relevant to you in your oversight of the financial reporting process will be communicated to you in writing.

Shared Responsibilities for Independence

Independence is a joint responsibility and is managed most effectively when management, audit committees (or their equivalents), and audit firms work together in considering compliance with American Institute of Certified Public Accountants ("AICPA") and *Government Accountability Office* ("GAO") independence rules. For PBMares to fulfill its professional responsibility to maintain and monitor independence, management, the audit committee, and PBMares each play an important role.

Our responsibilities:

1. AICPA and GAO rules require independence both of mind and in appearance when providing audit and other attestation services. PBMares is to ensure that the AICPA and GAO's General Requirements for performing non-attest services are adhered to and included in all letters of engagement.

2. Maintain a system of quality management over compliance with independence rules and firm policies.

Your responsibilities:

1. Timely inform PBMares, before the effective date of transactions or other business changes of the following:

    a. New affiliates, directors, or officers.

    b. Changes in the organizational structure or the reporting entity impacting affiliates such as subsidiaries, partnerships, related entities, investments, joint ventures, component units or jointly governed organizations.

2. Provide necessary affiliate information such as new or updated structure charts, as well as financial information required to perform materiality calculations needed for making affiliate determinations.

3. Understand and conclude on the permissibility, prior to the authority and its affiliates, officer, directors, or persons in a decision-making capacity, engaging in business relationships with PBMares.

4. Not entering into arrangements of nonaudit services resulting in PBMares being involved in management decisions on behalf of the City.

5. Not entering into relationships resulting in close family members of PBMares covered persons, temporarily or permanently acting as an officer, director, or person in an accounting, financial reporting or compliance oversight role at the City.

Our Independence Policies and Procedures

Our independence policies and procedures are designed to provide reasonable assurance our firm and its personnel comply with applicable professional independence standards. Our policies address financial interests, business and family relationships, and non-audit services that may be thought to bear on independence. For example, our partners and professional employees are restricted in their ability to own a direct financial interest or a material indirect financial interest in a client or any affiliate of a client. Also, if an immediate family member or close relative of a partner or professional employee is employed by a client in a key position, the incident must be reported and resolved in accordance with firm policy. In addition, our policies prohibit us from providing certain non-attest services and require audit clients to accept certain responsibilities in connection with the provision of permitted non-attest services.

The Audit Planning Process

Our audit approach places a strong emphasis on updating our understanding of how the City functions. This enables us to identify key audit components and tailor our procedures to the unique aspects of your operations. The development of a specific audit plan will begin by meeting with you and with management to update our understanding of business objectives, strategies, risks, and performance.

As part of updating our understanding of the City and its environment, we will update our understanding of your system of internal control. We will use this understanding to identify risks of material misstatement and noncompliance, which will provide us with a basis for designing and implementing responses to the assessed risks of material misstatement and noncompliance. We will also update our understanding of the users of the financial statements in order to establish an overall materiality level for audit purposes. We will conduct formal discussions among engagement team members to consider how and where your financial statements might be susceptible to material misstatement due to fraud or error or to instances of noncompliance.

The Concept of Materiality in Planning and Executing the Audit

We apply the concept of materiality in both planning and performing the audit, evaluating the effect of identified misstatements or noncompliance on the audit, and the effect of uncorrected misstatements, if any, on the financial statements, forming the opinion in our report on the financial statements, and determining or reporting in accordance with *Government Auditing Standards* and other compliance reporting requirements. Our determination of materiality is a matter of professional judgment and is affected by our perception of the financial and compliance information needs of users of the financial statements. We establish performance materiality at an amount less than materiality for the financial statements as a whole to allow for the risk of misstatements that may not be detected by the audit. We use performance materiality for purposes of assessing the risks of material misstatement and determining the nature, timing and extent of further audit procedures. Our assessment of materiality throughout the audit will be based on both quantitative and qualitative considerations. Because of the interaction of quantitative and qualitative considerations, misstatements of a relatively small amount could have a material effect on the current financial statements as well as financial statements of future periods. We will accumulate misstatements identified during the audit, other than those that are clearly trivial. At the end of the audit, we will inform you of all individual uncorrected misstatements aggregated by us in connection with our evaluation of our audit test results.

Significant Risks of Material Misstatement

Our audit of the financial statements includes the performance of risk assessment procedures in order to identify risks of material misstatement, whether due to fraud or error. As part of these risk assessment procedures, we determine whether any risks identified are a significant risk. A significant risk is an identified risk of material misstatement for which the assessment of inherent risk is close to the upper end of the spectrum of inherent risk due to the degree to which inherent risk factors affect the combination of the likelihood of a misstatement occurring and the magnitude of the potential misstatement should that misstatement occur, or that is to be treated as a significant risk in accordance with auditing standards generally accepted in the United States of America. As part of our initial risk assessment procedures, we identified the following risks as significant risks. Additional significant risks may be identified as we perform additional audit procedures.

Risk Name	Risk Description	Planned Response
Fraudulent Revenue Recognition	Risk that revenue is fraudulent reported for storm water fees which drives rate covenant for revenue bonds.	PBMares will evaluate all revenue streams and determine if any pose a higher risk of fraud. PBMares will then perform detail testing and will confirm various revenue streams with Federal and State sources.
Management Override of Controls	Risk that management can circumvent controls in place to commit fraud.	PBMares will gain an understanding over the City's controls over financial reporting and journal entries, inquire of individuals involved in the financial reporting process, and perform journal entry testing.
Accounts payable completeness/cutoff	Risk that expense is booked in an incorrect period, risk there are unrecorded liabilities.	PBMares will perform a search for unrecorded liabilities by selecting disbursements subsequent to period end to verify if these were properly included or excluded in AP at year-end.
Cash and Oracle System Setup	Risk that cash will be misstated due to improper setup of the Oracle system	PBMares will perform detailed year-end reconciliations between the treasury fund and the operating funds and the GASB 34 fund to ensure cash is accounted for appropriately

Our Approach to Internal Control and Compliance Relevant to the Audit

Our audit of the financial statements, including compliance, will include updating our understanding of internal control over financial reporting and compliance sufficient to plan the audit and determine the nature, timing, and extent of audit procedures to be performed. An audit is not designed to provide assurance on internal control over financial reporting and compliance or identify significant deficiencies or material weaknesses. Our review and understanding of the City’s internal control over financial reporting and compliance is not undertaken for the purpose of expressing an opinion on the effectiveness of internal control.

We will issue a report on internal control over financial reporting and compliance and other matters related to the financial statements. This report describes the scope of testing of internal control over financial reporting and compliance and the results of our tests of internal control over financial reporting and compliance. Our report on internal control over financial reporting and compliance and other matters will include any significant deficiencies and material weaknesses in the system of which we become aware as a result of updating our understanding of internal control and performing tests of internal control over financial reporting and noncompliance and other matters consistent with the requirements of *Government Auditing Standards* issued by the Comptroller General of the United States.

We will also issue reports on compliance for each major federal program and on internal control over compliance; consistent with the requirement of *the Single Audit Act and Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* at 2 CFR 200 (Uniform Guidance), the State Single Audit Implementation Act ("Act"), and the U.S. Office of Management and Budget's (OMB) Compliance Supplement. These reports describe the scope of testing of internal control and compliance and the results of our tests of internal control and compliance, consistent with the Single Audit Act; Uniform Guidance, State Single Audit Implementation Act, and 14 Code of Federal Regulations (CFR) Part 158, "Passenger Facility Charges" (PFC program). We will include any significant deficiencies and material weaknesses in the system of which we become aware as a result of obtaining an understanding of internal control and performing tests of internal control over each major program, report any noncompliance that could have a direct and material effect on each major program and report any known or likely fraud affecting a federal award consistent with the Single Audit Act; Uniform Guidance, State Single Audit Implementation Act, and the U.S. Office of Management and Budget's (OMB) Compliance Supplement.

Timing of the Audit

We will schedule audit field work for mutually agreed upon dates. Management's adherence to its closing schedule and timely completion of information used by us in performance of the audit is essential to timely completion of the audit.

Closing

We will be pleased to respond to any questions you have about the foregoing. We appreciate the opportunity to continue to be of service to the City.

This communication is intended solely for the information and use of the City Council and management and is not intended to be, and should not be, used by anyone other than this specified party.

Sincerely,

PBMares, LLP



Robert E. Bittner, III
Partner

PBMares SM
CPAs and Consultants

February 17, 2026

City Council
City of Fayetteville, North Carolina
Fayetteville, NC

Attention: Mayor Mitch Colvin and City Council Members

Re: Fiscal Year-End June 30, 2026 Single Audit

Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards at 2 CFR 200 ("Uniform Guidance") identifies the auditee's responsibilities for the compliance audit engagement. This Uniform Guidance clarifies the auditee's responsibility for completion and submission of the single audit; preparation of the financial statements, including the schedule of expenditures of federal awards; compliance with applicable requirements; maintenance of internal controls; and taking appropriate corrective action. In order to properly plan our single audit engagement, we need a draft copy of your schedule of expenditures of federal awards and summary schedule of prior audit findings prior to the commencement of final fieldwork.

Schedule of Expenditures of Federal Awards

The Uniform Guidance requires the auditee identify in its accounts all federal awards received and expended, as well as the federal programs under which they were received. Federal program and award identification must include, as applicable, the Assistance Listing title and number, the federal award identification number and year, the name of the federal agency, and the name of the pass-through entity, if any. Additionally, any COVID-19 related awards should be separately identified as such. This information enables the auditee to reconcile amounts presented in the financial statements to related amounts in the schedule of expenditures of federal awards.

The Uniform Guidance states the auditee must prepare a schedule of expenditures of federal awards for the period covered by the auditee's financial statements, which must include the total federal awards expended as determined by 2 CFR 200.502. The Uniform Guidance also specifies what must go on the face of the schedule and what must go in the notes to the schedule.

At a minimum, the face of the schedule of expenditures of federal awards must:

- List individual federal programs by federal agency. For a cluster of programs, provide the cluster name, list individual federal programs within the cluster of programs, and provide the applicable federal agency name. For research and development, total federal awards expended must be shown either by individual award or by federal agency and major subdivision within the federal agency. For example, the National Institutes of Health is a major subdivision in the Department of Health and Human Services (the federal agency).
- For federal awards received as a subrecipient, include the name of the pass-through entity and the identifying number assigned by the pass-through entity.

- Provide the total federal awards expended for each individual federal program and the Assistance Listing number or other identifying number when the Assistance Listing information is not available. Recipients should separately identify COVID-19 related award on the schedule of expenditures of federal awards and the data collection form. For a cluster of programs, also provide the total for the cluster. Note that under the Uniform Guidance, all noncash awards must go on the face of the schedule.

- Include the total amount of federal awards expended for loan or loan guarantee programs.

- Include the total amount provided to subrecipients from each federal program.

The Uniform Guidance also provides that the following must be included in the notes to the schedule:

- The balances of loan and loan guarantee programs (loans) outstanding at the end of the audit period for those loans described in 2 CFR 200.502(b). Note that loan information is not included in the notes to the schedule for loan and loan guarantees at institutions of higher education (when the loans are made to students, but the IHE does not make the loans). Furthermore, prior loan and loan guarantee balances for which there are no continuing compliance requirements other than to repay the loans are not required to be included in the notes to the schedule.

- The significant accounting policies used in preparing the schedule and note whether or not the auditee elected to use the 10 percent *de minimis* indirect cost rate.

Summary Schedule of Prior Audit Findings and Corrective Action Plan

The auditee is responsible for follow-up and corrective action on findings relating to federal awards and the financial statements. As part of this responsibility, the auditee must prepare a summary schedule of prior audit findings. The auditee is not required to prepare a summary schedule of prior audit findings if there are no matters reportable therein. The summary schedule of prior audit findings must include the reference numbers the auditor assigned to audit findings in the prior schedule of findings and questioned costs. Because the summary schedule of prior audit findings may include audit findings from multiple years, it must include the fiscal year in which the finding initially occurred.

The summary schedule of prior audit findings must report the status of all audit findings (which encompass those defined in 2 CFR 200.516(a)) included in the prior audit's schedule of findings and questioned costs. The schedule must also include audit findings reported in the prior audit's summary schedule of prior audit findings unless those audit findings were listed as corrected, no longer valid or not warranting further action. Note that when audit findings were fully corrected, the schedule need only list the audit findings and state that corrective action was taken. When audit findings were not corrected or were only partially corrected, the schedule must describe the reasons for the audit finding's recurrence and planned corrective action and any partial corrective action taken. When corrective action taken is significantly different from corrective action previously reported in a corrective action plan or in the federal agency's or pass-through entity's management decision, the schedule must provide an explanation.

In accordance with 2 CFR 200.511, the summary schedule of prior audit findings must also include findings relating to the financial statements that are required to be reported in accordance with *Government Auditing Standards*. Although the Uniform Guidance technically limits the auditor's follow-up responsibility to audit findings in 2 CFR 200.516(a), *Government Auditing Standards* include a requirement that the auditor evaluate whether the auditee has taken appropriate corrective action to address findings and recommendations from previous engagements that could have a material effect on the financial statements or other data significant to the audit objectives. The auditor cannot take responsibility for the preparation of the corrective action plan. However, the Uniform Guidance requires we follow up on prior audit findings, perform procedures to assess the reasonableness of the summary schedule of prior audit findings prepared by the auditee in accordance with the Uniform Guidance, and report, as a current year audit finding, when the auditor concludes the summary schedule of prior audit findings materially misrepresents the status of any prior audit finding. We must perform audit follow-up regardless of whether a finding relates to a major program in the current year.

Please provide us with at least a draft copy of your schedule of expenditures of federal awards and summary schedule of prior audit findings at your earliest convenience. However, in keeping with our audit planning schedule, this information must be received by us no later than two weeks prior to the commencement of final fieldwork.

If you have any questions, please feel free to contact Robbie Bittner, Partner, at rebittner@pbmares.com.

Thank you for your timely attention to this important audit step.

Sincerely,

PBMares, LLP



Robert E. Bittner, III
Partner

City of Fayetteville

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

City Council Action Memo

File Number: 26-0133

Agenda Date: 2/23/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Consent

Agenda Number: 7.0A9

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

THRU: **Jeffrey Yates, ICMA-CM Assistant City Manager**

FROM: **Roger Hunt, Project Manager**

DATE: **February 23, 2026**

RE:
Fire Station No. 16 (At the Corner of Cedar Creek Road and Fields Road)
Guaranteed Maximum Price (GMP #1) for Construction

COUNCIL DISTRICT(S):
2

Relationship To Strategic Plan:
Goal 1: Safe and Secure Community

Executive Summary:
The Guaranteed Maximum Price No. 1 (GMP #1) pricing proposal for Fire Station 16 from Barr&Barr/HORUS Construction is attached for reference, review, and to support the action recommended below.

Enclosed you will find a thorough and detailed GMP Package based on the Design Development (DD) set of drawings from Davis Kane Architects. The package contains a summary of the total project estimated cost, the actual cost for GMP #1, and an estimated cost for GMP #2, which will be brought to the City Council for final approval once design is complete. GMP #1 is considered an early release package to begin site work and procurement of long-lead equipment items. Based on the current schedule, design and permitting should be complete by May 2026. GMP #2 will be brought before council for approval in July 2026, which will include the remaining scope of work for construction of the entire project.

Background:
The Fayetteville Fire Department (FFD) is relocating Fire Station 16 from its temporary facility to a permanent facility at the corner of Cedar Creek Rd. and Fields Rd (REID: 0445898657000). This facility is designed to be approximately 10,000 square feet which will encompass firefighter living/working quarters, two (2) drive-thru apparatus bays, turnout gear storage room, decontamination room, tool storage room, electrical room, mechanical room, information technology room, fitness room, public / private bathrooms, dorm rooms, day room, kitchen, offices, and a training / community meeting space room.

Barr&Barr/HORUS Construction is the selected Construction Manager at Risk for this project being designed by Davis Kane Architects. The project is currently in Construction

Documentation (CD) phase, nearing the completion of overall design. GMP #1 is considered an early release package. It includes scopes of work related to site work, utilities, foundations, and release of long-lead equipment. GMP #1 allows the construction work to begin while the project team finalizes the design. Based on the current schedule, design and permitting should be complete by May 2026. GMP #2 will be brought before council for approval in July 2026, which will include the remaining scope of work for construction of the entire project. At this point, Council reserves the right to accept or reject GMP #2.

This is the first fire station in the 2022 $60 Million Public Safety Bond program.

Issues/Analysis:
GMP #1 cost commitments are within the established total GMP budget. Additionally, GMP #2 cost estimates are also within the established total GMP budget. Collectively, GMP #1 committed costs, and GMP #2 estimated cost are within the total GMP budget of $7.3 million for the project.

Budget Impact:
None - Included in the project budget.

Options:
1. Authorize the City Manager to negotiate and enter into a contract for GMP #1 with Barr&Barr/HORUS Construction.
2. Do not authorize City Manager to negotiate and enter into a contract GMP #1 and provide further guidance.

Recommended Action:
Authorize the City Manager to negotiate and enter into a contract for GMP #1 with Barr&Barr/HORUS Construction.

Attachments:
Guaranteed Maximum Price No. 1 Pricing Proposal



CITY OF FAYETTEVILLE

Fire Station #16
GMP #1 Submission

Barr & Barr / HORUS February 09, 2026

Barr&Barr HORUS
PARTNERSHIP

3109 Poplarwood Court
Suite 303
Raleigh, NC 27604

February 09, 2026

City of Fayetteville
Project & Contract Manager
225 Ray Avenue, Suite 102
Fayetteville, NC 28301
Attn.: Mr. Roger Hunt

Subject: GMP Package #01 for City of Fayetteville Fire Station #16 Project

Mr. Hunt,

On behalf of Barr & Barr / HORUS, we are pleased to submit our GMP #01 Proposal for Fire Station #16 the City's review and acceptance.

Enclosed you will find a thorough and detailed GMP Package based on the Design Development set of drawings, from David Kane Architects dated 11/25/2025. Our package contains a summary of the total project estimated cost, and a summary of cost for GMP Package 01 and GMP Package #02. In addition to the summaries, we have included a detailed estimate of quantitative take-offs and real-time, trade market unit rates.

Working with the project team, Barr & Barr / HORUS compiled an initial alternate list for added value additions should trade pricing received are less than the estimate. Because the drawings are still in progress, our team has provided a list of clarifications and assumptions to complete our estimate analysis and to assist the design team in capturing scope to stay within the established budget. Last, our GMP Package #01 includes an overall project schedule for your review and consideration.

Considering the complete GMP Package #01 as presented, we request the City's acceptance and release to open public bids associated with this GMP on 3/18/2026.

Ed Green
Project Executive – Raleigh Office
Barr & Barr | HORUS

Enclosure

Fayetteville Fire Station #16
1710 Cedar Creek Rd
Fayetteville, NC 28312

Barr&Barr HORUS PARTNERSHIP

Design Development Set
Set Date: 11/25/2025
0.00
Report Date: 2/08/2026
DD Estimate: R3

ESTIMATE GMP #01 GMP #02

Code	Element		$/SF	2/08/2026 Estimate Totals	GMP #01 - 2/08/2026	GMP #02 - 2/08/2026
	Direct Work:		***10,460 GSF***			
01	General Trades		$27.85	$291,334	$262,042	$29,292
02	Demolition		$0.00	$0		$0
02	Pre-demolition Abatement		$0.00	$0		$0
03	Cast-In-Place Concrete		$26.42	$276,337	$276,337	$0
04	Unit Masonry		$77.58	$811,466		$811,466
05	Metals		$25.39	$265,579		$265,579
06	Woods & Plastics		$12.08	$126,320		$126,320
07	Thermal & Moisture		$36.72	$384,123		$384,123
08	Openings		$28.59	$299,003		$299,003
09	Finishes		$46.92	$490,793		$490,793
10	Specialties		$5.52	$57,765		$57,765
11	Residential / Commercial Equipment		$0.33	$3,450		$3,450
12	Furnishings		$0.39	$4,063		$4,063
13	Special Construction -Not Used		$0.00	$0		$0
14	Conveying		$0.00	NIC		NIC
21	Fire Protection		$6.89	$72,085		$72,085
22	Plumbing		$23.49	$245,719		$245,719
23	HVAC		$32.44	$339,282		$339,282
26	Electrical		$55.65	$582,149	$175,544	$406,605
28	Communications		$2.44	$25,516	$0	$25,516
31	Site Prep & Earthwork		$39.97	$418,087	$418,087	$0
32	Site Improvements & Landscaping		$52.77	$551,983	$0	$551,983
33	Utilities		$29.62	$309,861	$309,861	$0
	Direct Work Total:		**$531.06**	**$5,554,912**	**$1,441,870**	**$4,113,042**
	Design Contingency 4%			$222,196	$57,675	$164,522
	(previously 5%)					
	Subtotal			**$5,777,108**	**$1,499,544**	**$4,277,564**
	Trade Partner P&P Bonds			$114,518	$29,991	$84,527
	Total Cost of Work			**$5,891,627**	**$1,529,535**	**$6,051,207**
	General Conditions			$622,149	$266,635	$355,514
	Building Permit			$35,000	$10,000	$25,000
	Builders Risk Allowance			$18,232	$4,733	$13,499
	GLI / WC / Umbrella 2.95%			$193,727	$50,294	$143,433
	Owner Contingency 3% cost of work			$176,749	$45,886	$130,863
	CM Contingency 3% cost of work			$117,833	$30,591	$87,242
	P&P Bond 0.9% construction total			$63,183	$16,403	$46,780
	4.5% cost of work			$293,120	$76,097	$217,023
	Construction Total			**$7,411,618**	**$2,030,174**	**$5,381,444**

Fayetteville Fire Station #16
1710 Cedar Creek Rd
Fayetteville, NC 28312

Design Development Set
Set Date: 11/25/2025

Report Date: 2/08/2026
DD Estimate: R3

VE Tracking Log

Item No.	Description of Work	Estimated Cost	Accepted	Rejected	Pending
1	30-year asphalt shingles & fire rated ply substrate, in lieu of standing seam metal roof	**TOTAL** **-$265,011**	X		
2	GAF Timbersteel metal roofing system in lieu of standing seam metal roof	**TOTAL** **-$197,218**		X	
3	Fiber cement brick panel (above water table) in lieu of brick veneer	**TOTAL** **-$91,630**		X	
4	Fiber cement planks (above water table) in lieu of brick veneer	**TOTAL** **-$102,789**		X	
5	Horman speed-guardian 5000 overhead coiling doors in lieu of bi-fold doors at Southwest (front) elevation	**TOTAL** **-$53,302**		X	
6	Overhead sectional doors at all apparatus bay door locations in lieu of bi-fold doors	**TOTAL** **-$145,832**	X		
7	Horman flexon low-speed overhead coiling door in lieu of sectional overhead door at rear elevation	**TOTAL** **-$12,864**			X
8	lieu of custom screening	**TOTAL** **-$3,138**	X		
9	Decrease flagpoles from 2 count to 1 total	**TOTAL** **-$4,211**	X		
10	Hardi plank soffit (painted) in lieu of exterior metal soffit system	**TOTAL** **-$13,957**		X	
11	Water resistant exterior gypsum board with painting in lieu of exterior metal soffit system	**TOTAL** **-$27,913**		X	
12	Correction of 1 hr rated walls to 30-min rating, and removed misc. batt insulation	**TOTAL** **-$30,194**	X		

VE Tracking Log

13	Mech Yard & Generator Enclosure Steel Gate Removal **TOTAL** **-$8,314**	**X**		
14	Remove Added HVAC Warranty (using separate temp cooling & heating, if req.) **TOTAL** **-$2,245**	**X**		
15	Remove Added Electrical Warranty (using separate temp cooling & heating, if req.) **TOTAL** **-$7,201**	**X**		
16	Reduce Ceiling Fan Unit Cost **TOTAL** **-$119**	**X**		
17	Design Contingency Reduction from 5% to 4% (and reduction associated with selected options) **TOTAL** **-$83,623**	**X**		
18	Remove Residential Appliance (owner purchase) **TOTAL** **-$16,699**	**X**		
19	Equipment: ready rack smart-dry, gear dryer & high performance washer extractor **TOTAL** **-$44,308**	**X**		
20	Reduce Height of generator enclosure to 5' height total, precast cap remains in design **TOTAL** **-$18,480**			**X**
21	Replace CMU & brick veneer enclosure at generator with board-on-board pressure treated 6' tall wood fence **TOTAL** **-$38,405**			**X**
22	Replace CMU & brick veneer enclosure at generator with evergreen trees and bushes screening **TOTAL** **-$30,645**			**X**
23	Replace CMU & brick veneer enclosure at generator with vinyl fencing **TOTAL** **-$40,800**			**X**

Barr&Barr
Building with integrity, since 1927.

Fayetteville Fire Station #16
1710 Cedar Creek Rd
Fayetteville, NC 28312

Design Development Set
Set Date: 11/25/2025

Report Date: 2/08/2026
DD Estimate: R3

ASSUMPTIONS & CLARIFICATIONS (for GMP Bid Package #01)

1.00 The following are clarification notes and information presented in our approach to the DD estimate for the Fayetteville Fire Station #16. Our estimate values are based upon current market input and the Design Development (DD) Set of documents dated 11/25/2025. Please note that the estimate contained in this package does not incorporate the progressive civil design for TRC submission.

2.00 General Clarifications

2.01 Design Contingency is included at a value of 4% of the direct cost of work. This contingency will remaining in place through final trade pricing and award, for all GMP Packages.

a. Additionally, the Design Contingency will remain in place to cover cost associated with the issuance of permit approved documents, and pricing of the final Construction Documents.

b. At the completion of the pricing exercises, Barr & Barr / HORUS will acquire the split saving value in accordance with the Owner agreement. The remaining balance of savings will roll into the project contengency category to facilitate the project completion.

2.02 This estimate does not include any additional contingencies for market volatility associated with tariffs.

2.03 Our estimate is based on rates for 2026 for labor. Materials, equipment, and other components used in the estimate are based on current market values. We did not account for additional costs that may arise from abnormal market fluctuations.

2.04 Final specifications are understood to be non-proprietary and will contain at least three equal manufacturers or be open to the three or more competitive bids. Additionally, our DD estimate is based on the expectation that reasonable substitutions may be made where three equivalent manufacturers are not provided in the specs.

2.05 We have assumed that the Commissioning Agent (if required) will be hired by the City of Fayetteville. We have included assisting the Commissioning Agent as needed.

2.06 Removal, handling or replacement of unsuitable soils, mass rock and trench rock are not included in this estimate.

2.07 The following 3rd party items are not included in this estimate. All direct and indirect costs associated with the items listed below are specifically excluded at this time, but may be added to the current estimate following future discussions:

a. Cost associated with reviews by insurance underwriters such as IRI or FM.
b. Business operations taxes and other taxes related to the operation of the project.
c. Title insurance.
d. Permanent utility service charges upon substantial completion.
e. Right of way encroachment agreement.
f. Third party testing of materials used on site.
g. Third party compaction testing & inspections.
h. All third party special inspections.
i. Commissioning agent cost.
j. Deposits for utility meters.

2.08 Trade partner performance and payment bonds are included for all trades. We have not excluded trade category line items under $300K. Please see alternates for possible savings on non-critical trade packages with an estimated budget below $300K.

3.00 General Exclusions

a. No offsite work required by municipality or NC DOT is included in this estimate.
b. Utility company installation charges and/or connection fees.
c. Latent site conditions, including hazardous soil and contaminated groundwater remediation.
d. Testing of existing soil for contaminates beyond fuel tank removal activity.
e. Rock or obstruction excavation, unless specifically identified.
f. Drilling of monitoring wells or monitoring of water.
g. Furniture, furnishing and equipment is provided by Owner, unless noted below.
h. Drilling of monitoring wells or monitoring of water.
i. Owner project administration costs.

Barr&Barr
Building with integrity, since 1927.

Fayetteville Fire Station #16
1710 Cedar Creek Rd
Fayetteville, NC 28312

Design Development Set
Set Date: 11/25/2025

Report Date: 2/08/2026
DD Estimate: R3

ASSUMPTIONS & CLARIFICATIONS (for GMP Bid Package #01)

4.00 Concrete

- 4.01 There is n floor flatness (FF) or floor levelness (FL) at the time of this estimate. We have assumed industry standard at non-sloped floor locations.

5.00 Masonry

- 5.01 There is no specified brick color at the time of the estimate. The documents instruct the CM@R to provide unit cost allowances at time of bid.
- 5.02 We have included an in-place mock-up, in lieu of a stand-alone mock-up due to the time constraints of the project.

6.00 Metals

- 6.01 We have included an allowance of $60,000 for steel trusses.

7.00 Wood & Plastics

- 7.01 We have included the cost for the solid surface window sill materials in design contingency. We will deduct cost for this item at the CD stage once the design is clearly defined.
- 7.02 The estimate includes an allowance of $45,000 for dorm room wardrobes.

8.00 Thermal & Moisture

- 8.01 We have not included any fireproofing in this estimate.

9.00 Openings

- 9.01 This estimate does not include independent onsite water and air infiltration testing.
- 9.02 Our base estimate includes overhead sectional doors at the four apparatus bay openings.

10.00 Signage

- 10.01 This estimate includes a signage allowance of $18,490. In this number is a monumental sign allowance of $10K.

11.00 Appliances

- 11.01 Our estimate does not include cost for the purchasing and delivery of residential appliances to the project. We have included cost for placement and connections to appliances provide by the Owner.
- 11.02 This estimate does not include cost for purchasing and delivery freight for: ready rack smart-dry gear dyer cabinet, or high capacity performance washer extractor.

12.00 Data & Audio Visual

- 12.01 This estimate does not include cost for audio visual cabling purchase, deliveries, install, connections, equipment, or testing.
- 12.02 Our estimate does not include cost for data low voltage cabling purchase, deliveries, install, connections, equipment or testing.

13.00 Security System

- 13.01 Our estimate does not include cost for security cabling, equipment and installation and testing of the noted items.

Barr&Barr
Building with integrity, since 1927.

Fayetteville Fire Station #16
1710 Cedar Creek Rd
Fayetteville, NC 28312

Design Development Set
Set Date: 11/25/2025

Report Date: 2/08/2026
DD Estimate: R3

ASSUMPTIONS & CLARIFICATIONS (for GMP Bid Package #01)

14.00 The following Technical Programming & Interface shall be by Owner
- 14.01 Tele data Head end equipment installation & programming
- 14.02 CATV interface with Tel/data System
- 14.03 Security interface with Tel/data System
- 14.04 Public Address & Clock interface with Tel/data System

15.00 Fire Protection
- 15.01 This estimate doors not include a fire pump.

16.00 Plymovent Support
- 16.01 This estimate includes an allowance of $16K for plymovent support and infrastructure.

17.00 Electrical
- 17.01 The schedule assumes an order release, by the Owner and their representatives, and design team, of the transformer during the month of March 2026 with a lead time no longer than 9 months, to hold the schedule Substantial Completion date.

Fayetteville Fire Station #16
1710 Cedar Creek Rd
Fayetteville, NC 28312

Barr&Barr HORUS PARTNERSHIP

Design Development Set
Set Date: 11/25/2025

Report Date: 2/08/2026
DD Estimate: R3

ESTIMATE SUMMARY

Code	Element		Total Building	$/SF	Total Site Work	$/SF	Total
	Direct Work:			***10,460 GSF***		***10,460 GSF***	
01	General Trades		$291,334	$27.85			$291,334
02	Demolition				$0	$0.00	$0
02	Pre-demolition Abatement				$0	$0.00	$0
03	Cast-In-Place Concrete		$276,337	$26.42			$276,337
04	Unit Masonry		$811,466	$77.58			$811,466
05	Metals		$265,579	$25.39			$265,579
06	Woods & Plastics		$126,320	$12.08			$126,320
07	Thermal & Moisture		$384,123	$36.72			$384,123
08	Openings		$299,003	$28.59			$299,003
09	Finishes		$490,793	$46.92			$490,793
10	Specialties		$57,765	$5.52			$57,765
11	Residential / Commercial Equipment		$3,450	$0.00			$3,450
12	Furnishings		$4,063	$0.39			$4,063
13	Special Construction - Not Used		$0	$0.00			$0
14	Conveying		NIC	$0.00			NIC
21	Fire Protection		$72,085	$6.89			$72,085
22	Plumbing		$245,719	$23.49			$245,719
23	HVAC		$339,282	$32.44			$339,282
26	Electrical		$582,149	$55.65			$582,149
28	AV & Communications Cabling		$25,516	$2.44			$25,516
31	Site Prep & Earthwork				$418,087	$39.97	$418,087
32	Site Improvements & Landscaping				$551,983	$52.77	$551,983
33	Utilities				$309,861	$29.62	$309,861
	Direct Work Total:		**$4,274,982**	**$408.70**	**$1,279,930**	**$122.36**	**$5,554,912**
	Design Contingency 4%		$170,999		$51,197		$222,196
							$0
	Subtotal		**$4,445,982**	**$425.05**	**$1,331,127**	**$127.26**	**$5,777,108**
	Trade Partner P&P Bonds		$88,920		$25,599		$114,518
	Total Cost of Work		**$4,534,901**	**$433.55**	**$1,356,725**	**$129.71**	**$5,891,627**
	General Conditions		$622,149		$0		$622,149
	Building Permit		$35,000				$35,000
	Builders Risk Allowance		$18,232				$18,232
	GLI / WC / Umbrella 2.95%		$153,703		$40,023		$193,727
	Owner Contingency 3% cost of work		$136,047		$40,702		$176,749
	CM Contingency 2% cost of work		$90,698		$27,135		$117,833
	P&P Bond 0.9% construction total		$50,002		$13,181		$63,183
	Contractor Fee @ 4.5%		232,067		61,053		$293,120
	Construction Total		**$5,872,799**	**$561**	**$1,538,819**	**$147**	**$7,411,618**

LINE	CODE	ELEMENT DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
1	**02**	**Demolition**				
2		Not Applicable				
3						$0
4	**02**	**Demolition**				**$0**
5						
6	**02**	**Pre-demolition Abatement**				
7		No Applicable		SF	$4.25	$0
8						
9						
10	**02**	**Pre-demolition Abatement**				**$0**
11						
12						
13	**03**	**Cast-In-Place Concrete**				
29						
30		Interior Continuous Footings Building	340	LF		
31		Forms		SF	$16.00	$0
32		Concrete; material 3000PSI	236	CY	$150.00	$35,417
33		Concrete; place	236	CY	$125.00	$29,514
34		Reinforcing, bars	908	LB	$1.50	$1,363
35		Exterior Continuous Footings Building				
36		Forms	268	SF	$16.00	$4,288
37		Concrete; material 3000PSI	53	CY	$150.00	$7,950
38		Concrete; place	53	CY	$125.00	$6,625
39		Reinforcing, bars	716	LB	$1.50	$1,074
40						
41		Exterior Continuous Footings - Apparatus Bay	256	LF		
42		Forms		SF	$16.00	$0
43		Concrete; material 4000 PSI	76	CY	$190.00	$14,440
44		Concrete; place	76	CY	$125.00	$9,500
45		Reinforcing, bars	684	LB	$1.50	$1,026
46						
47		Slab On Grade, 4" Thick Building				
48		Concrete; material 3500 PSI	87	CY	$150.00	$13,052
49		Add for thickened slabs @ mechanical and electrical rooms	2	CY	$125.00	$250
50		Concrete; place & finish	6,910	SF	$5.00	$34,550
51		Reinforcing, mesh	6,910	SF	$2.80	$19,348
52		Vapor Barrier	6,910	SF	$0.25	$1,728
53		Column block outs				included
54						
55						
56		Slab On Grade, 8" Thick - apparatus bay				
57		Concrete; material 4000 PSI	99	CY	$190.00	$18,736
58		Concrete; place & finish	3,550	SF	$6.00	$21,300
59		Reinforcing, materials & install	3,550	SF	$2.80	$9,940
60		Sawcut control joints				included
61		Column block outs				included
62		Underslab & Footing Bottom Stone	251	CY	$38.00	$9,538
63		Vapor Barrier		SF	$0.25	$0
64						
65		Elevated Slabs				
66		Mezzanine				
67		Concrete; material 4000 PSI Light Weight	5	CY	$175.00	$811
68		Concrete; place & finish	379	SF	$5.00	$1,895
69		Reinforcing, mesh	379	SF	$1.00	$379
70						
71		Slab On Grade, 8" @ trash, generator enclosures, and mech yard				
72		Concrete; material 4000 PSI	21	CY	$190.00	$4,011
73		Concrete; place & finish	760	SF	$6.00	$4,560
74		Reinforcing, materials & install	760	SF	$2.80	$2,128
75		Underslab & Footing Bottom Stone	28	CY	$38.00	$1,070
76		Cont.' footings & grout solid below grade - trash, generator & mech yard	1	LS	$10,580.00	$10,580
77						
78		Termite Treatment	10,460	SF	$0.25	$2,615
79		Set Anchor Bolts	15	SET	$310.00	$4,650
80		Grout Under Base Plates	15	EA	$200.00	$3,000
81		Fill Stair Treads & Landings	1	Run	$1,000.00	$1,000
82						
83	**03**	**Cast-In-Place Concrete**				**$276,337**
84						
85	**04**	**Unit Masonry**				
86		Exterior				

LINE	CODE	ELEMENT DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
87		Exterior wall; Face brick running bond with brick sills				
88		deduct glass				
89		Net Brick veneer	5,348	SF	$27.50	$147,070
90		Soldier course & arched soldier course	892	SF	$30.00	$26,760
91		Brick surrounding exterior col.	784	SF	$27.50	$21,560
92		CMU1 veneer	1,264	SF	$19.00	$24,016
93		Brick; CJ, gaskets, weep vents, drainage mesh	8,288	SF	$1.00	$8,288
94		**Misc. flashings @ Windows/Openings - Allowance**	**1**	**LS**	**$7,500.00**	**$7,500**
95		Install lintels, relieving angles, misc metals	173	LF	$8.90	$1,540
96		Insulation		SF		in 070000
97		Washdown & clean-up	5,348	SF	$1.25	$6,685
98						
99		Mech Yard				
100		Exterior brick veneer	540	SF	$27.50	$14,850
101		CMU wall back-up	540	SF	$25.00	$13,500
102		Precast stone cap	60	LF	$55.00	$3,300
103						
104		Generator Enclosure				
105		Exterior brick veneer	792	SF	$27.50	$21,780
106		CMU wall back-up	792	SF	$25.00	$19,800
107		Precast stone cap	88	LF	$55.00	$4,840
108						
109		Trash Enclosure				
110		Exterior brick veneer	461	SF	$27.50	$12,684
111		CMU wall back-up	461	SF	$25.00	$11,531
112		Precast stone cap	52	LF	$55.00	$2,860
113						
114		CMU				
115		8" CMU non bearing std block wall	2,096	SF	$27.00	$56,592
116		8" CMU block wall at dumpster & mech yard enclosures - allowance		SF	$25.00	see above
117		8" CMU block wall at tower secondary level	600	SF	$25.00	$15,000
118		LAWP on Masonry		SF		1n 070000
119		8D full height 8" CMU bond beams		LF	$32.00	$0
120		M8 1hr 8" CMU filled cell/reinforced interior Partitions 21'	4,743	SF	$28.00	$132,804
121		M8 2hr 8" CMU filled cell/reinforced interior Partitions 21'	798	SF	$30.00	$23,940
122		P8 8" CMU filled cell interior Partitions 16' fur/rock 1 side see drywall	4,830	SF	$24.00	$115,920
123		N8 1hr 8" CMU filled cell/reinforced interior Partitions 21' metal stud & gyp	4,221	SF	$26.00	$109,746
124		Set & Level Bearing Plates		EA	$50.00	$0
125		Install lintels, relieving angles, misc metals		SF	$1.75	$0
126		Master Façade Mockup				in 01 00 00
127		Precast, custom decorative medallion	3	EA	$800.00	$2,400
128		**Precast band with building name - Allowance**	**1**	**LS**	**$6,500.00**	**$6,500**
129						
130		Masonry General Work				in general trades
131						
132	**04**	**Unit Masonry**				**$811,466**
133						
134	**05**	**Metals**				
135		Structural Steel				
136		Framing				
137		Beams		TN	$6,300.00	$0
138		**Steel Truss - Allowance**	**1**	**LS**	**$60,000.00**	**$60,000**
139		Columns (tubular shapes)	2	TN	$6,300.00	$12,600
140		**Steel support for apparatus bay doors - Allowance**	4	LS	$4,500.00	$18,000
141		Wind Bracing	1	TN	$6,300.00	$6,300
142		Base plates (assume avg. size of 12" x 12" x 3/4")	8	EA	$75.00	$600
143		Metal Deck				
144		Metal roof deck, 1 1/2" x 22 Ga.	14,548	SF	$6.00	$87,288
145		Metal mezzanine floor deck, 1 1/2" x 22 Ga.	443	SF	$7.00	$3,101
146						
147		Other				
148		Furnish anchor bolts _install by mason	32	EA	$10.00	$320
149		Furnish Steel Bearing Plates - install by mason	8	EA	$150.00	$1,200
150		Engineering & detailing		SF	$0.25	$0
151						
152		Misc. Metals				
153		Masonry lintels	76	LF	$200.00	$15,200
154		Large opening steel lintels	97	LF	$300.00	$29,100
155		Steel Stairs & Handrails	1	LS	$4,500.00	$4,500
156		Mezzanine stairs	1	LS	$10,900.00	$10,900
157		Exhaust Fans	5	EA	$650.00	$3,250

LINE	CODE	ELEMENT DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
158		Steel bollards @ bay doors	8	EA	$180.00	$1,440
159		Mech yard 4' wide enclosure gate - REMOVED		LS	$3,500.00	$0
160		Generator enclosure 5'-4" wide gate - REMOVED		LS	$4,350.00	$0
161		Trash enclosure 12' wide dbl gate assembly	1	LS	$10,360.00	$10,360
162						
163					$74,750.00	
164						
165		Roof				
166		Roof tie back anchors; not indicated	0	EA	$350.00	n/a
167		Furnish embed plates for tie-back anchors	0	EA	$75.00	n/a
168						
169		Architectural Louvers - assumption				
170		Two on A200 elevation A5	2	EA	$425.00	$850
171		Two on A200 elevation A1	2	EA	$285.00	$570
172						
173	**05**	**Metals**				**$265,579**
174						
175	**06**	**Woods & Plastics**				
176		Millwork				
177		Dorm Room Wardrobes - 115, 117, 118, 120, 121				
178		Wardrobe storage units:	30	EA	$1,500.00	$45,000
179		Kitchen 106				
180		Solid Surface counter & backsplash	52	LF	$240.00	$12,480
181		Upper cabinets	12	LF	$300.00	$3,600
182		Base Cabinets	52	LF	$450.00	$23,400
183		Kitchen Island	9	LF	$450.00	$4,050
184		Island solid surface top	27	SF	$120.00	$3,240
185		Pantry shelving	10	LF	$50.00	$500
186		Open shelving at wood coiling door locations	3	LS	$315.00	$945
187		Watch 107				
188		Work counter	40	LF	$240.00	$9,600
189		Base Cabinets		LF	$450.00	$0
190		Bathrooms - 109, 116, 119, 126				
191		Vanity Solid Surface	15	LF	$240.00	$3,600
192		Base Cabinets	15	LF	$450.00	$6,750
193		Workstation & laundry counter, solid surface	94	SF	$120.00	$11,280
194		Plywood temp replacement for interior doors	25	EA	$75.00	$1,875
195						
196	**06**	**Woods & Plastics**				**$126,320**
197						
198	**07**	**Thermal & Moisture**				
199		Roofing				
200		**Building**				
201		30-year architectural asphalt shingles	14,548	SF	$6.55	$95,289
202		Cornice coping	202	LF	$55.00	$11,110
203		Metal gutter	422	LF	$17.00	$7,174
204		Downspouts	275	LF	$17.00	$4,675
205		Fire rated plywood substrate	14,548	SF	$5.75	$83,651
206		Flashing to roof penetrations & MEP equipment		SF	$2.00	$0
207		sheet metal supports /flashed		EA	$350.00	$0
208		Misc., flashings, sealants & expansion joints		SF	$1.25	$0
209						
210		Roof Hatch		EA	$4,500.00	$0
211		Roof anchors; flashing - none shown		SF	$0.15	n/a
212		Misc. penetrations		SF	$0.50	$0
213		Roof protection -	0	SF	$1.25	$0
214		20 year NDL Warrantee	0	SF	$1.00	$0
215				subtotal roofing	$201,899.40	
216		Fireproofing				
217		Spray applied fireproofing - monocote steel & decks		SF	$3.89	$0
218						
219		Firestopping				
220		Thru wall firestopping systems (non MEP trade)	10,460	SF	$0.35	$3,661
221		Through floor/ceiling penetration firestopping (non MEP trade)	0	SF	$0.45	$0
222		Penetration installation Stickers		SF	$0.20	$0
223						
224		Insulation				
225		Walls				
226		2" rigid insulation - behind brick veneer	8,755	SF	$5.00	$43,775
227		Air/vapor barrier, exterior walls	8,756	SF	$4.50	$39,402
228		Roof				

LINE	CODE	ELEMENT DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
229		R-30 board insulation	14,548	SF	$3.70	$53,828
230						
231		Waterproofing				
232		Foundation wall wtp	1,383	SF	$8.50	$11,756
233		R-7.5 cont.' rigid insul below grade	1,383	SF	$5.00	$6,915
234		Foundation drains	461	LF	$3.50	$1,614
235		Perimeter wraps @ Openings	10	LS	$475.00	$4,750
236						
237		Exterior joint sealants				
238		Vertical Expansion Joints		lf	$175.00	$0
239		Glazing Systems				in 088000
240		Masonry	5,348	SF	$0.50	$2,674
241		Perim. Door Frames	14	EA	$80.00	$1,120
242		**Misc. exterior/site sealants - Allowance**	**1**	**LS**	**$7,500.00**	**$7,500**
243						
244		General				
245		Lull/equipment/Crane				in trades
246		Independent Testing; On site, water test	0	LS		not included
247		Mock up;	1	LS		in trades
248						
249		Interior Joint Sealants				
250		Joint sealants (GSF)	10,460	SF	$0.50	$5,230
251		HM Frames		EA	$80.00	$0
252						
253	**07**	**Thermal & Moisture**				**$384,123**
254						
255	**08**	**Openings**				
256		Doors, Frames & Hardware				
257		Hollow Metal Frames (furnish) - interior				
258		HM frames 3-0 x 7-0	19	EA	$280.00	$5,320
259		HM frames 3-0 x 7-0 w/12" sidelight		EA	$480.00	$0
260		Borrowed Lite HM Frames		LF	$15.30	$0
261		HM frames 6-0 x 7-0	3	EA	$518.00	$1,554
262		Factory Stained Wood Doors (furnish)				
263		Stained WD doors 3-0 x 7-0	19	EA	$425.00	$8,075
264		Stained WD doors 3'-0 x 7'-0 pair	6	EA	$625.00	$3,750
265						
266		Perim HM frames & Door				
267		3T Metal dr w/ transom	4		$1,206.00	$4,824
268		3VT Metal dr w vision pnl & transom	2		$1,349.00	$2,698
269		3FT Metal dr w/ dbl full lite & transom	7		$1,329.00	$9,303
270		3-6FT 42" Metal dr w/ dbl full lite & transom	1		$1,557.00	$1,557
271		Hardware; single w/exit device	14	EA	$4,500.00	$63,000
272		Door Lite Kits	32	EA	$135.00	$4,320
273		Finish Hardware (furnish)				
274		**Hardware sets (avg. cost) - Allowance**	**25**	**EA**	**$485.00**	**$12,125**
275		**Exit Devices - crash bar add - Allowance**	**9**	**EA**	**$220.00**	**$1,980**
276		Door & Hardware Installation				
277		Install HM frames & doors	25	EA	$250.00	$6,250
278		Install hardware sets	25	EA	$150.00	$3,750
279		Install Exit Devices	9	EA	$150.00	$1,350
280		Temp Interior Doors - furn / install / removal	0	EA	$510.00	rplc with plywood
281		Door Lite & Sidelight Glazing				
282		Operable Partitions / Not Applicable				
283						
284		Exterior Glazing				
285		Window Systems				
286		Storefront systems	459	SF	$90.00	$41,310.00
287		Sill receptors		LF	$22.00	$0.00
288		Perimeter Blocking		LF		in 060000
289		Exterior Entrances				
290		Pair Doors		EA	$11,500.00	$0
291		Single Door		EA	$5,500.00	$0
292		Hardware; single w/exit device	2	EA	$4,500.00	$9,000
293		Hardware; pair w/exit device		EA	$7,500.00	$0
294		Card Readers		EA		in 270000
295		Interior Glazing				
296		Interior glazed aluminum Windows - fitness 113	65	SF	$125.00	$8,125
297		Interior glazing for door kits	96	SF	$55.00	$5,280
298		Full Glass in Interior HM / Wood Doors		SF	$65.00	$0
299		Door vision light glazing		ea	$55.00	$0

LINE	CODE	ELEMENT DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
300		Perimeter Blocking		LF		in 060000
301						
302		Specialty Doors				
303		Overhead bay sectional doors - 2	4	EA	$24,603.00	$98,412
304		Custom alum arc, faceted - REMOVED	-	EA	$11,475.00	$0
305						
306		Bifold apparatus bay doors - REMOVED		EA	$47,552.00	$0
307		Secured overhead coiling wood doors @ pantry	3	EA	$2,340.00	$7,020
308		Pair of solid core doors @ pantry 106A, 106B, 106C (with hardware)	-	EA	$1,041.00	$0
309					$105,432.00	
310						
311		General				
312		Lull/equipment/Crane	0	LS		by trade
313		Independent Testing; On site, water test	0	LS	$0.00	$0
314		Window clean	0	SF	$0.50	in gen tradess
315		Window Protection	0	SF	$2.75	n/a
316		Mock up;	0	LS		in 01 00 00
317	**08**	**Openings**				**$299,003**
318						
319	**09**	**Finishes**				
320		Carpentry				
321		Exterior blocking				
322		Blocking at windows	0	LF	$15.00	in general trades
323		Ply. Blocking under coping	0	LF	$15.00	in general trades
324		Blocking @ roof edges - (fire rated)	0	LF	$25.00	in general trades
325		Misc ext. blocking		sf	$0.50	$0
326		Interior blocking				
327		Blocking at windows		LF	$17.00	$0
328		Blocking for millwork	0	LF	$15.00	in general trades
329		Misc int. blocking & backboards		SF	$0.25	$0
330						
331		Drywall				
332		A3: 3-5/8 MS w/5/8" gyp both sides, insul - up to deck	567	SF	$14.00	$7,938
333		A6: 6 MS w/5/8" gyp both sides, insul - up to deck	6,552	SF	$16.00	$104,832
334						
335		B3: 3-5/8 MS w/5/8" gyp both sides, up to deck	84	SF	$12.00	$1,008
336		B6: 6 MS w/5/8" gyp both sides, up to deck	861	SF	$14.00	$12,054
337						
338		C2: 2-1/2 MS w/ 5/8" gyp 1 side,	4,830	SF	$10.00	$48,300
339		C3: 3-5/8 MS w/5/8" gyp 1 side, up to deck	252	SF	$11.00	$2,772
340		C3: 3-5/8 MS w/5/8" gyp 1 side, up to deck (at perim brick walls)	6,264	SF	$11.00	$68,904
341						
342		GWB Ceilings				
343		Gypsum board ceilings	538	SF	$12.00	$6,456
344		Transition Fascias & Drop Headers	0	SF	$35.00	incl
345						
346		Miscellaneous				
347		Access Panels	1	EA	$225.00	$225
348		Cement board @ shower walls - upcharge	352	SF	$3.50	$1,232
349		Acoustical & Fire sealants		LF	$2.00	$0
350		Batt insulation, interior walls - REMOVED	0	SF	$1.50	captured above
351		**Point-Up Allowance**	**80**	**MHR**	**$40.00**	**$3,200**
352					**$256,921.00**	
353		Acoustical Ceilings				
354		APC1 - Acoustical ceiling	4,205	SF	$7.00	$29,435
355		MSP1 - Metal soffit w/subframe & accessories	1,198	SF	$38.00	$45,524
356					**$74,959.00**	
357		Ceramic Tile				
358		Restrooms				
359		Ceramic floor tile	496	SF	$20.00	$9,920
360		Shower floor mosaic tile	49	SF	$24.00	$1,176
361		Ceramic wall tile	1,056	SF	$18.00	$19,008
362		Stone thresholds	4	EA	$120.00	$480
363		Waterproofing	1,056	SF	$4.00	$4,224
364		Crack suppression membrane	545	SF	$5.00	$2,725
365		Finish floor protection	0	SF	$1.00	in general trades
366						
367		Toilet Rm				
368		Ceramic floor tile	60	SF	$20.00	$1,200
369		Ceramic wall tile	168	SF	$18.00	$3,024
370		Stone thresholds	1	EA	$120.00	$120

LINE	CODE	ELEMENT DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
371		Waterproofing	0	SF	$4.00	$0
372		Crack suppression membrane	60	SF	$5.00	$300
373		Finish floor protection	0	SF	$1.00	in general trades
374					**$42,177.00**	
375						
376		Carpet & Resilient				
377		Carpet Tile				
378		CPT1	595	SF	$5.50	$3,273
379		Luxury Vinyl Planks				
380		LVP1	1,135	SF	$9.00	$10,215
381		LVP2	1,961	SF	$9.00	$17,649
382		Rubber flooring, RUB1	363	SF	$14.00	$5,082
383		Crack suppression membrane	0	SF	$5.00	$0
384		Other				
385		Rubber base at gyp bd	1,784	LF	$3.75	$6,690
386		Rubber Base at CMU	1,602	LF	$3.75	$6,008
387		Minor floor preparation	4,054	SF	$0.50	$2,027
388		Protect finish floors	0	SF	$1.00	in general trades
389					**$50,943.00**	
390		Sealed Concrete				
391		Sealed concrete floors	5,187	SF	$2.00	$10,374
392		Minor floor preparation		SF	$0.50	$0
393						
394		Polished Concrete / Not Applicable				
399						
400		Painting				
401		Exterior				
402		Paint patio bulkhead	441	SF	$1.25	$551
403		Interior				
404		Paint GWB partitions	18,676	SF	$0.90	$16,808
405		Paint GWB partitions (epoxy) adder at toilets	49	SF	$0.95	$47
406		Paint GWB ceilings, transition fascias & drop headers	538	SF	$1.25	$673
407		Paint 8"CMU	16,764	SF	$1.80	$30,175
408		Paint HM Frames - single	36	EA	$65.00	$2,340
409		Paint HM Frames - double	3	EA	$75.00	$225
410		Paint HM Doors	14	EA	$100.00	$1,400
411		Touch-up (MH & Paint materials) - Allowance	80	MHR	$40.00	$3,200
412					**$55,418.72**	
413						
414	**09**	**Finishes**				**$490,793**
415						
416	**10**	**Specialties**				
417		Signage				
418		Code required signage (GSF)	10,460	SF	$0.25	$2,615
419		Space Identification Signage / door (allowance)	23	AL	$125.00	$2,875
420		Directional Signage (allowance)	12	AL	$250.00	$3,000
421		Monumental sign - Allowance	1	AL	$10,000.00	$10,000
422			Total Developed Allowance			$18,490
423						
424		Storage				
425		Storage shelving - Allowance	1	LS	$10,500.00	$10,500
426						
427		Fire Protection Specialties				
428		FE cabinets: kitch, trng, fitness, decon, gear, dorm corridor, elec, bay x2	4	EA	$185.00	$740
429		Fire extinguisher brackets		EA	$75.00	$0
430		Fire extinguishers	4	EA	$90.00	$360
431		Install FEC	4	EA	$125.00	$500
432						
433		Toilet Accessories Materials				
434		Toilet Paper Dispenser	5	EA	$85.00	$425
435		Paper Towel Dispenser	5	EA	$150.00	$750
436		Sanitary Napkin Dispenser	4	EA	$90.00	$360
437		Grab Bar 18"		EA	$65.00	$0
438		Grab Bar 42"	5	EA	$80.00	$400
439		Grab Bar 36"	5	EA	$70.00	$350
440		Vanity Mirror	5	EA	$450.00	$2,250
441		Waste Receptacle	5	EA	$150.00	$750
442		Robe Hook	4	EA	$35.00	$140
443		Automatic Soap Dispenser: restrms, toilet, kitchen	6	EA	$45.00	$270
444		Utility shelf w/mop & broom holder	1	EA	$115.00	$115
445		Sanitary napkin disposal, surface mounted	5	EA	$95.00	$475

LINE	CODE	ELEMENT DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
446		Shower Rod & Curtain	4	EA	$110.00	$440
447		Install Accessories	49	EA	$40.00	$1,960
448						
449						
450	**10**	**Specialties**				**$57,765**
451						
452	**11**	**Residential / Commercial Equipment**				
453						
454		Appliances				
455		Washer/dryer combo unit - ventless	0	EA	$3,299.00	$0
456		Refrigerator - gee profile 27.8 cu	0	EA	$3,200.00	$0
457		Range - GE gas 48" range with dbl oven	0	EA	$4,500.00	$0
458		Microwave	0	EA	$350.00	$0
459		Dishwasher	0	EA	$850.00	$0
460		Coffee Brewer	0	EA	$350.00	$0
461		Appliance placement	6	ea	$350.00	$2,100
462					**$2,100.00**	
463						
464		**Ready rack smart-dry 6 all-purpose turnout gear dryer cabinet**	**0**	**LS**	**$19,004**	**$0**
465		**60 lb. high performance washer extractor Hi-performance washer-extractor**	**0**	**LS**	**$25,304**	**$0**
466		**Commercial equip placement**	**3**	**EA**	**$450**	**$1,350**
467		Residential / Commercial Equipment			**$1,350.00**	
468						
469	**11**	**Residential / Commercial Equipment**				**$3,450**
470						
471	**12**	**Furnishings**				
472		Furniture				
473		LCD monitors @ trng - 75" lcd		EA	$850.00	by client
474		Office Area Furniture - by client		LS	$0.00	by client
475		Tool storage shelving - by client		LS	$0.00	by client
476		Gear storage - by client		LS	$0.00	by client
477						
478		Visual Display Board Allowance				
479		Frosted glass dry eraser boards @ trng 96"		EA	$615.00	by client
480		Magnetic visual display boards 60" Work Rooms@ offices		EA	$585.00	by client
481					$0.00	
482						
483		Window Treatment				
484		Dorm rm roller shades w/ black	10	EA	$85.00	$850
485		Office & training wdo horizontal shades	351	SF	$8.00	$2,808
486		Wdo treatment install	1	LS	$404.80	$405
487						
488	**12**	**Furnishings**				**$4,063**
489						
490						
491	**13**	**Special Construction - Not Used**				
492						
493						
494	**13**	**Special Construction - Not Used**				**$0**
495						
496						
497	**21**	**Fire Protection**				
498		Equipment				
499		Control Panel & acc.		LS	$18,900.00	$0
500		Floor control valve assemblies/fire dept conn/fire hose cabinet.	-	EA	$3,500.00	$0
501		Standpipe System	-	EA	$15,000.00	$0
502		Siamese Connection	-	EA	$2,500.00	$0
506		Piping Systems				
512		Sprinkler piping & sprinkler heads in apparatus bay area - 21' o.f.f.	3,550	SF	$7.50	$26,625
513		Sprinkler piping & heads @ gear, decon, tool storage (entry dr from uncond)	698	SF	$6.00	$4,188
514		Sprinkler piping & heads @ elec (entry dr from ext.)	103	SF	$6.00	$618
515		Sprinkler piping & heads at remaining areas	6,109	SF	$6.00	$36,654
516						
517		General				
518		Hydrant flow test	-	LS	$0.00	$0
519		Calcs & Coordination drawings	1	LS	$2,500.00	$2,500
520		Start up/testing		LS	$5,000.00	$0
521		Demonstration & Training		SF	$0.15	$0
522		Warranty/closeout	1	LS	$0.00	ncluded
523		**Permit - Allowance**	**1**	**LS**	**$1,500.00**	**$1,500**
524	**21**	**Fire Protection**				**$72,085**
525						

LINE	CODE	ELEMENT DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
526	**22**	**Plumbing**				
527		Equipment / Specialties - purchase / deliver / place				
528		Wall hydrant, exterior non-freeze, auto draining	1	EA	$1,620.00	$1,620
529		Hose bib interior, auto drainage	1	EA	$301.25	$301
530		Floor cleanout, cast iron	2	EA	$696.25	$1,393
531		Wall cleanout, cast iron	0	EA	$627.50	$0
532		Yard cleanout, adjustable, cast iron	3	EA	$852.50	$2,558
533		Floor drain, cast iron, adjustable top	4	EA	$503.75	$2,015
534		Floor drain, cast iron, sediment bucket	2	EA	$826.25	$1,653
535		Ice maker box	1	EA	$418.75	$419
536		Washing machine box	1	EA	$418.75	$419
537		Shock arrestor - up to 1"	1	EA	$1,530.00	$1,530
538		Circuit setter, 1/2" thru 2"	1	EA	$1,110.00	$1,110
539						
540		Backflow preventer/water meter - 6" / domestic & fire	2	EA	$4,500.00	$9,000
541		Electric water heater - tankless	3	EA	$3,160.00	$9,480
542		Expansion Tanks- 2 gallon	1	EA	$338.75	$339
543		Hot water recirc pump, 7gpm	0	EA	$7,500.00	$0
544		Oil interceptor, 350 gal compacity - place/install/connect	1	LS	$10,117.50	$10,118
545						
546		Fixtures - purchase / deliver / place				
547		Water closet, elongated floor mount	2	EA	$467.50	$935
548		Water closet, elongated ADA floor mount	3	EA	$591.25	$1,774
549		Lavatory wall mount ADA	2	EA	$487.50	$975
550		Lavatory ADA counter mount	3	EA	$425.00	$1,275
551		Water fountain & bottle filler - sgl	1	EA	$2,079.00	$2,079
552		Water fountain & bottle filler - hi & low combo	2	EA	$5,138.50	$10,277
553		Stainless sink counter mount w/ faucet	1	EA	$870.00	$870
554		Stainless sink ADA counter mount w/ faucet	1	EA	$965.00	$965
555		Stainless scullery sink w/ gooseneck faucet - 3 compartment	1	EA	$2,482.50	$2,483
556		Shower, pressure balanced valve, head, drain	1	EA	$665.00	$665
557		Shower ADA w/ hand held hose & slider bar, drain	3	EA	$1,348.75	$4,046
558		Shower basin, molded composite	4	EA	$1,092.50	$4,370
559		Mop sink molded composite, wall mounted faucet, bucket hook	2	EA	$1,020.00	$2,040
560		Laundry tub, molded plastic, floor mount	1	EA	$907.50	$908
561		Emergency eye/face wash, wall mounted stainless, 4 spray heads	1	EA	$740.00	$740
562						
563		Plumbing Fixtures - final connections	28	EA	$780.00	$21,840
564						
565		Piping systems				
566		Main water service into building - 5' in	1	LS	$7,500.00	$7,500
567		Domestic HW, HWR 2", 1-1/2", 3/4" loop	350	LF	$15.00	$5,250
568		Domestic CW, 2", 1-1/2", 3/4"	320	LF	$15.00	$4,800
569		Domestic Water Branch to fixtures	10,460	SF	$1.00	$10,460
570		Storm water piping	280	LF	$5.00	$1,400
571		Waste/Vent underground piping, trench & backfill	1,500	LF	$10.60	$15,900
572		Waste/vent main piping	256	LF	$46.00	$11,776
573		Waste/vent branch piping	350	LF	$60.00	$21,000
574		Specialties - Hangers, seismic, tanks, valves, vibration isolation etc.…	1	LS	$5,000.00	$5,000
575		Plumbing piping insulation - Hw, Cw, Storm Horizontal	11,410	LF	$1.00	$11,410
576						
577		Gas piping				
578		Underground/slab piping	250	LF	$55.00	$13,750
579		Above gas piping distribution, fittings and support	10,460	SF	$1.00	$10,460
580					$24,210.00	
581						
582		General				
583		Gass connection to back-up generator	1	LS	$6,240.00	$6,240
584		Gas connection to radiant heaters in apparatus bay	1	LS	$3,510.00	$3,510
585		Temporary Water connection for Const.	1	LS	$4,500.00	$4,500
586		Temporary water usage for const.	10	mo	$400.00	$4,000
587		Coordination drawings	0	LS	$3,000.00	$0
588		Start up/Test	1	LS	$5,000.00	$5,000
589		Demonstration & Training	10,460	SF	$0.15	$1,569
590		Potable water sterilization	1	LS	$2,500.00	$2,500
591		**Permit - Allowance**	**1**	**LS**	**$1,500.00**	**$1,500**
592	**22**	**Plumbing**				**$245,719**
593						
594	**23**	**HVAC**				
595		Equipment - purchase/deliver/place & connect				
596		Dedicated outside air unit , DOAS 208V 3 phase	1	EA	$ 8,833.92	$8,834

LINE	CODE	ELEMENT DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
597		Indoor units (IDU), 208V 1 phase	6	EA	$ 2,152.50	$12,915
598		Heat pumps, 2.5 tons, 208V 1 phase	3	EA	$ 3,791.00	$11,373
599		Heat pumps, 2 ton, 208V 1 phase	2	EA	$ 3,383.00	$6,766
600		Heat pump, 3.5 ton, 277V 1 phase	1	EA	$ 6,647.00	$6,647
601		AC, 208V 1 phase ductless split system	4	EA	$ 2,980.10	$11,920
602		Exhaust fan, 115V 1 phase	3	EA	$ 1,020.00	$3,060
603		Exhaust fans, 208V 3 phase	2	EA	$ 5,780.00	$11,560
604		Exhaust fan, 460V 3 phase	1	EA	$ 6,097.60	$6,098
605		HVLS fan, 15a 110V	1	EA	$ 3,040.00	$3,040
606		Natural gas infrared heaters, 120V	2	EA	$ 4,560.00	$9,120
607		Roof mounted gravity ventilator	1	EA	$ 7,360.00	$7,360
621		Plymovent system infrastructure & support	1	LS	$16,000.00	$16,000
622						
623		Piping Systems				
624		Refrigerant piping	1,356	LF	$16.00	$21,696
625		Specialties - hangers . Valves, etc.. .	6,460	SF	$0.50	$3,230
626		Refrigerant piping insulation	1,356	LF	$0.35	$475
627						
628		Air Distribution systems				
629		Ductwork	6,460	SF	$12.00	$77,520
630		Ductwork accessories - dampers, hangers, fire dampers	6,460	SF	$0.96	$6,202
631		Ductwork insulation	6,460	SF	$2.50	$16,150
632		Sound Attenuators	0	EA	$5,500.00	$0
633		Smoke/Fire Dampers	2	EA	$875.00	$1,750
634		Flex from registers 10" @ 8' x $12.25 lf = $98.00 ea	0	EA	$98.00	$0
635		Air Outlets/Returns				
636		Dryer Vent	1	EA	$600.00	$600
637		Range Vent	1	EA	$600.00	$600
638		HWH Vent	1	EA	$600.00	$600
639		General				
640		Rigging	1	LS	$7,500.00	$7,500
641		Air/Water Balancing	6,460	SF	$1.95	$12,597
642		Start up/Test	10,460	SF	$0.53	$5,544
643		Warranty	1	SF	$0.26	included
644		Commissioning assistance (commissioning agent by owner)/training	20	MHr	$195.00	$3,900
645		Controls & sequencing programming	6,460	SF	$4.00	$25,840
646		Demand Control Ventilation programming & testing	6,460	SF	$2.00	$12,920
647		Demonstration & Training - equipment	10,460	SF	$0.25	$2,615
648		Demonstration & Training - controls	10,460	SF	$0.25	$2,615
649		Temporary Heating & Cooling Allowance	10,460	SF	$1.60	$16,736
650		**Permit - Allowance**	**1**	**LS**	**$5,500.00**	**$5,500**
651	**23**	**HVAC**				**$339,282**
652						
653	**26**	**Electrical**				
654		Site Work				in site improvements
655						
656		Equipment: purchase / delivery / place & connect				
657		600 amp main panel	1	LS	$ 48,963.00	$48,963
658		Subpanel, 100 amp	4	PNL	$ 5,177.75	$20,711
659		ATS-1 600a/3 pole	1	LS	$ 5,644.00	$5,644
660		Switchgear to subpanel secondary power	-	SYS	$ 9,000.00	$0
661		SE-DSC-1 600amp	1	LS	$ 18,014.00	$18,014
662		MTS1 600A 120/208V with cam lock	1	LS	$ 15,391.50	$15,392
663		**Transformer & pad - Allowance**	**1**	**LS**	**$ 10,000.00**	**$10,000**
664		Emergency Generator Natural Gas - 150KW / 188 KVA 208/120V	1	EA	$66,820.25	$66,820
665		Start-up & testing	1	LS	$2,500.00	$2,500
666		Rigging & Assembly	1	LS	$4,500.00	$4,500
667		Load Bank Testing	1	LS	$2,500.00	$2,500
668		Extended Warrantee	1	LS	$3,700.00	$3,700
669		Service from utility to & thru transformer				**By Utility.**
670		Feeders				
671		Two 3-1/2" service duct bank from secondary to main service disconnect	24	LF	$150.00	$3,600
672		Two 3-1/2" feeder duct bank from main disconnect to ATS1	65	LF	$150.00	$9,750
673		Two 3-1/2" and two1" feeder duct bank from generator to MTS1	28	LF	$175.00	$4,900
674		Two 3-1/2" and two 1" generator feeder duct bank from generator to MTS1	12	LF	$175.00	$2,100
678						
679		Equipment Power, Power & branch wiring				
680		Mechanical power connections: DOAS, IDU, heat pumps, AC	17	EA	$1,500.00	$25,500
681		Mechanical power connections exhaust fans	7	EA	$1,000.00	$7,000
682		Connection & install of apparatus bay infrared heaters	2	EA	$924.00	$1,848
683		Power connection to roof mounted gravity ventilator	1	EA	$924.00	$924
684		Power for Safeair control panel	1	EA	$1,200.00	$1,200
685		Power for cord reel	4	EA	$924.00	$3,696
686		Power to bay doors & controllers	4	EA	$1,500.00	$6,000
687						

LINE	CODE	ELEMENT DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
688		Power outlets - including branch circuit wiring	10,460	SF	$1.75	$18,305
689		Floor boxes	3	EA	$400.00	$1,200
690		Power supply to appliances (range, refrigerator, dishwasher)	3	EA	$750.00	$2,250
691		Ready rack smart-dry 6 all-purpose turnout gear dryer cabinet - power & connection	1	EA	$1,500.00	$1,500
692		60 lb. high performance washer extractor Hi-performance washer-extractor - power &	1	EA	$1,500.00	$1,500
693		**Misc. power connections for Owner furnished equipment.**	**1**	**ALLOW**	**$5,000.00**	**$5,000**
694						
695		Lighting				
696		2x2 troffer, 1% dimming	48	EA	$219.00	$10,512
697		2x2 troffer, emergency	16	EA	$244.00	$3,904
698		6" downlight	26	EA	$179.00	$4,654
699		Emergency wall pack	8	EA	$162.50	$1,300
700		Ceiling fan without light, 48" blade span	8	EA	$288.00	$2,304
701		**Apparatus bay fan - Allowance**	**1**	**EA**	**$13,160.00**	**$13,160**
702		Low bay light	12	EA	$581.25	$6,975
703		LED pole mount area lighting (& pole)	7	EA	$1,731.25	$12,119
704		Gooseneck wall light	10	EA	$406.25	$4,063
705		Gooseneck wall light, emergency	2	EA	$456.00	$912
706		Wall pack led with battery backup	3	EA	$309.00	$927
707		2' strip light	12	EA	$105.00	$1,260
708		4' strip light	13	EA	$230.00	$2,990
709		4'strip light, emergency	6	EA	$286.25	$1,718
710		Restroom 2' vanity	5	EA	$161.25	$806
711		Exit sign	11	EA	$200.00	$2,200
712						
713		Lighting Fixtures installation	188	EA	$125.00	$23,500
714		Site Lighting System		EA	$750.00	**by power co.**
715		Lighting branch circuiting & install labor	10,460	SF	$4.00	$41,840
716		Site LED pole branch circuit & install labor	7	EA	$1,520.00	$10,640
717		Occupancy/vacancy sensors/Lv switches - override system		EA	$400.00	$0
718					$145,783.00	
719						
720		Low Voltage Support Power & Infrastructure				
721		Door Control	9	EA	$300.00	$2,700
722		Floor boxes conduit dedicated pathways for data from each floor box to wall	3	EA	$125.00	$375
723						
724		Security Cameras	18	EA	$300.00	$5,400
725		IP Clocks / Speaker Clocks / Analog Clocks	6	EA	$300.00	$1,800
726		Security / Intercom System Source Power	1	ls	$1,500.00	$1,500
727		PA System Source Power	1	ls	$1,500.00	$1,500
728		Tel/Data points wall box device & conduit to above ceiling	40	EA	$350.00	$14,000
729		HDMI/CATV outlet to ceiling	4	ea	$450.00	$1,800
730					**$29,075.00**	
731						
732		Fire Alarm System				
733		Fire alarm control panel - FACP,	1	EA	$12,491.00	$12,491
734		Fire alarm annunciator - FAA	1	EA	$8,971.00	$8,971
735		Bi-directional amplifier system	1	LS	$2,850.00	$2,850
736		Sprinkler flow switch	1	EA	$303.75	$304
737		Sprinkler temperature switch	1	EA	$606.25	$606
738		Valve supervisory switch	3	EA	$225.00	$675
739		Addressable input monitor	1	EA	$562.50	$563
740		Heat detector / sensor	3	EA	$220.00	$660
741		Pull station / fire alarm	5	EA	$316.25	$1,581
742		Smoke detector / sensor	10	EA	$310.00	$3,100
743		Fire alarm bell notification	1	EA	$235.00	$235
744		Detector with sounder base	5	EA	$122.50	$613
745		ADA compliant wall mounted FA horn with strobe light	10	EA	$663.75	$6,638
746		FA strobe, white finish	7	EA	$166.25	$1,164
747		FA horn w/strobe, white finish	15	EA	$322.50	$4,838
748		Duct Smoke modules for hvac units	-	EA	$1,200.00	$0
749		Fire/Smoke damper connections	2	EA	$750.00	$1,500
750		FA system device install, wiring, programing & testing	10,460	SF	$1.25	$13,075
751		Demonstration & Training	10,460	SF	$0.10	$1,046
752					**$60,908.00**	
753						
754		General				
755		Grounding	10,460	SF	$1.00	$10,460
756		Lightning protection		SF	$0.95	$0
757		Testing	10,460	SF	$1.00	$10,460
758		Coordination/arc flash and short circuit studies	0	SF	$0.65	$0
759		Coordination drawings	0	SF	$1.00	$0
760		Demonstration & Training - equipment	10,460	SF	$0.10	$1,046
761		Warranty and closeout	1	SF	$0.65	included
762		Temporary light/power & Fire alarm systems	0	SF	$1.00	$0

LINE	CODE	ELEMENT DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
763						
764		Field Office Trailer hookup	1	LS	$5,000.00	$5,000
765		Construction Consumption	10	MO	$1,500.00	$15,000
766		Commissioning assistance (commissioning agent by owner)/training	20	MHr	$195.00	$3,900
767		**Electrical Permit Allowance**	**1**	**LS**	**$5,500.00**	**$5,500**
768						
769	**26**	**Electrical**				**$582,149**
770						
771	**28**	**AV & Communications Cabling**				
772						
773		Tele/data Communications System - Not in Scope / by Fayetteville Fire				
774		By Fayetteville Fire				
775		WAP devices / ceiling	0	EA	$1,100.00	**by Owner vendor**
777		Backbone Tele data Cable copper & Fiber	0	SF	$1.00	**by Owner vendor**
781		Provide Tel/data head end equipment, phones, laptops. tablets	0	lot		**by Owner vendor**
782		Backbone CATV Cable copper & Fiber	0	SF	$0.50	**by Owner vendor**
783		CATV flat screens & bracketing mounts	0	ea	$2,500.00	**by Owner vendor**
784		CATV interface with Tel/data System	0	LS		**by Owner vendor**
785		Tele data Head end equipment installation& programming	0	SF	$0.75	**by Owner vendor**
786						
787		Security & Controlled Access - Not in Scope / by Fayetteville Fire				
788		Security system - Owner Furnished / Owner Installed - OFOI		LS	$0.00	**by Owner vendor**
789						
790		Emergency Responder Radio System				
791		Add alternate - Not in Base Bid				
792						
793						
794		Cable Install & Cable Management				
795		CAT6 Cable Install				
796		CAT6 cable install througout living quarter, training, office, fitness	6,435	SF	$2.54	$16,345
797		HDMI Cable (include above)	6,436	SF	$0.00	included above
798		Cable management above ceilings	6,435	SF	$0.48	$3,089
799		Testing & termination at racks	1	LS	$5,582.08	$5,582
800		Permits	1	LS	$500.00	$500
801						
802	**28**	**AV & Communications Cabling**				**$25,516**
803						
804	**31**	**Site Prep & Earthwork**				
805		Site Preparation				
806		Clear & Grub Site (minimum work)	0	ACRE	$2,100.00	$0
807		Line & grade layout	0	LS	$7,500.00	in general trades
808		General Site Layout	1	LS		in general trades
809		Existing Power Pole Relocate	1			**local utilities**
810		**Remove & dispose of single trees & stumps - Allowance**	**4**	**EA**	**$400.00**	**$1,600**
811						
812		Building Excavation & Fill				
813		Interior Spread Footings,				in 033000
814		Exterior Spread Footings				in 033000
815		Exterior Continuous Footings				in 033000
816						
817		Erosion Control				
818		Temporary Fence w/wind screen & Gates on LOC Line.	0	LF	$0.00	in general trades
819		Tree Protection Fencing	415	LF	$15.00	$6,225
820		Silt fence & maint	726	LF	$6.00	$4,356
821		Silt fence outlets	2	EA	$500.00	$1,000
822		Inlet Protection - existing	0	EA	$500.00	$0
823		Inlet Protection - new	4	EA	$500.00	$2,000
824		Temp Seeding or binder spray	1	AL	$3,500.00	$3,500
825		Stone construction entrance & maint	381	SF	$2.75	$1,048
826		Diversion Dams w/Drains		LF	$7.00	$0
827		Temporary Erosion Control Sediment Basin Construction with assemblies	2,192	CY	$5.00	$10,958
828		Temp Concrete Washout	1	LS	$4,000.00	$4,000
829		CB Protection & maint	0	EA	$375.00	$0
830		Dust control	1	LS	$3,500.00	$3,500
831		Street sweeping	1	LS	$3,500.00	$3,500
832		Erosion & Sediment Control Maintain	1	LS	$0.00	in general trades
833						
834		Aggregates				
835		Gravel under slab on grade (assume 6" thick)		CY		in 033000
836		Gravel under slab on grade for chiller, generator, truck pad, canopy sidewalks (assume 6" thick)		CY		in 033000
837		Gravel under parking lot paving		CY		see paving cost
838		Gravel under concrete paving/walks		CY		see coc walk const

LINE	CODE	ELEMENT DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
839		Gravel under site pads		CY		see site pads const
840						
841		Mass Cut & Fill				
842		Strip total	2,694	CY	$14.00	$37,716
844		Cut total	1,116	CY	$14.00	$15,624
845		Export (strip & cut)	790	CY	$18.00	$14,220
846		Strip & cut used as fill	1,116	CY	$24.00	$26,784
847		Stripping & cut use as fill - placement & compact	1,313	CY	$18.00	$23,634
848		Import fill	3,330	CY	$44.00	$146,520
849		Topsoil placement using onsite materials	2,157	CY	$18.00	$38,826
850						
851					$303,324.00	
862						
863		Temp Fire Access (during construction)				
864		10" stone subbase	13	CY	$48.00	$600
865		Traffic Mat with Topsoil	1,200	SF	$6.25	$7,500
866					$8,100.00	
867						
868		Pavement Markings				
869		Visitor Parking spaces	28	EA	$20.00	$560
870		Fire Station parking spaces	10	EA	$20.00	$200
871		HC symbols	1	EA	$85.00	$85
872		EV symbols	0	EA	$85.00	n/a
873		"No parking" lines	159	SF	$0.75	$0
874		Crosswalk Lines	287	SF	$1.00	$287
875		Lane dividers	0	LF	$1.00	$0
876		Stop Lines	2	EA	$450.00	$900
877		Arrows	2	EA	$75.00	$150
878		Fire Lane yellow curb lines	162	LF	$1.00	$162
879		Total Pavement Marking Allowance			$2,344.00	
880						
881		Site Signage				
882		HC parking signs	2	EA	$300.00	$600
883		Stop signs	2	EA	$350.00	$700
884		Directional signs	2	EA	$350.00	$700
885		No parking fire lane	1	EA	$350.00	$350
886		No Standing	1	EA	$350.00	$350
887		No enter	2	EA	$350.00	$700
888		Exit w/arrow	1	EA	$350.00	$350
889		Keep Right	0	EA	$350.00	$0
890		Speed Limit	0	EA	$350.00	$0
891		Crosswalk Warning Arrow	0	EA	$350.00	$0
892		Crosswalk Striping	16	LF	$6.00	$96
893						
894		Total Signage Allowance			$3,846.00	
924						
925		Concrete Curbs				
926		Concrete Curb / Gutters NCDOT	1,296	LF	$26.00	$33,696
927		Fence Curb	0	LF	$22.00	$0
928						
929		Concrete Site Constructions				
930		Generator Pad				in 033000
931		Transformer Pad				in 033000
932		Flagpole base	1	EA	$1,200.00	$1,200
933		Graphic site sign base	1	LS	$7,500.00	$7,500
934		Drive entry sign base	2	EA	$1,200.00	$2,400
935		Wheel stops	38	EA	$105.00	$3,990
936						
937		Power wash concrete driveway & parking areas prior to final inspections & occupancy	2	EA	$5,000.00	$10,000
938						
939	**31**	**Site Prep & Earthwork**				**$418,087**
940						
941	**32**	**Site Improvements & Landscaping**				
942		Rough Grading				
943		Gross Area of disturbance per Civil	36,258	SF		
944		Rough grading for slab on grade (CIP Conc.)	10,460	SF	$1.00	$10,460
945		Rough grading for parking lot paving	8,214	SF	$1.00	$11,280
946		Rough grading for concrete paving/driveway	10,878	SF	$1.00	$15,682
947		Rough grading for sidewalks	1,743	SF	$1.00	$3,508
948		Rough grading for stormwater pond	5,439	SF	$1.00	$14,793
949			36,734		**$55,723.00**	

LINE	CODE	ELEMENT DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
950						
951		Fine Grading				
952		Gross Area of disturbance per Civil	36,258	SF		
953		Fine grading for slab on grade	10,460	SF	$0.50	in 030000
954		Fine grading for parking lot paving	19,092	SF	$0.50	$9,546
955		Fine grading for concrete paving/walks	1,743	SF	$0.50	$872
956		Fine grading for stormwater pond	5,439	SF	$1.00	$5,439
957		Fine grading for lawns	1,189	SF	$0.50	$595
958						
959		Asphalt Paving				
960		Driveway asphalt paving	1,319	SY	$60.00	$79,140
961						
962		Site Concrete Paving				
963		Reinforced Concrete Driveways	15,682	SF	$16.00	$250,912
964		New Curbs	609	LF	$10.00	$6,090
965		Site Pavers & base	200	SF	$35.00	$7,000
966		New 6' wide sidewalks	948	SF	$6.00	$5,688
967		New 8' wide sidewalks	795	SF	$6.00	$4,770
968		Sidewalk ADA ramp	1	EA	$1,850.00	$1,850
969						
970		Equip Yard - 5" Reinforced Slab				
971		Included above in cast concrete		CY	$150.00	$0
972						
973		Landscaping				
974		Plantings				
975		Deciduous trees, 3 1/2"-4" caliper	13	EA	$850.00	$11,050
976		Deciduous trees, 2 1/2"-3" caliper	0	EA	$450.00	$0
977		Ornamental Grasses (beds)	0	SF	$5.00	$0
978		Shrubs	106	EA	$188.00	$19,928
979		Shrubs (beds)	1,254	SF	$12.00	$15,048
980		Storm Basin Plantings	1	LS	$8,500.00	$8,500
981		Storm basin final cleanup & dressing prior to final site inspections	1	LS	$5,000.00	$5,000
982		Soils				
983		Planting soil (assume 6" thick in planting beds)	23	CY	$50.00	$1,161
984		Topsoil (assume 4" thick @ lawns) spread from stockpile	11	CY	$10.00	$110
985		Pond basisn soils	1	LS	$8,000.00	$8,000
986		Mulch (assume 6")	80	CY	$45.00	$3,600
987		Seeding (adjacent to bldg.)	1,189	SF	$0.24	$285
988		Seeding	35,000	SF	$0.24	$8,400
989					**$81,082.56**	
990		Flagpoles				
991		Flagpole Fiberglas 30'	1	EA	$3,276.00	$3,276
992		Concrete flagpole base	1	EA	$700.00	$700
993						
994		Fencing				
995		Galvanized Chain Link Fence 4'	0	LF	$95.00	$0
996		Galvanized Chain Link Gate	0	EA	$250.00	$0
997		Generator Gate 10'	0	EA	$1,250.00	within mech yard
998		Transformer Gate 10'	0	EA	$1,250.00	within mech yard
999						
1000		**Underground power utility - Allowance**	**1**	**LS**	**$35,000.00**	**$35,000**
1001						
1002		Site Accessories Allowance Calculation				
1006		Trash Cans	4	EA	$450.00	$1,800
1007		Bicycle Racks	1	LS	$2,500.00	$2,500
1008						
1016		Site Access. Total Allowance			$4,300.00	
1017						
1018	**32**	**Site Improvements & Landscaping**				**$551,983**
1019						
1020	**33**	**Utilities**				
1021		Utility - structures, assemblies, valves				
1022		Cap, abandon existing utilities - Allowance	1	LS	$4,500.00	$4,500
1023		6" Gate valve, concr thrust assembly, stainless tapping sleeve	2	LS	$6,683.75	$13,368
1024		6" Backflow preventer	1	EA	$16,867.50	$16,868
1025		2" Reduce pressure backflow assembly	2	EA	$4,332.50	$8,665
1026		Water meter install/coord	1	LS	$1,500.00	$1,500
1027						
1028		Fire				
1029		Hydrant assembly	1	EA	$5,500.00	$5,500
1030		Fire department connection (M)	1	EA	2210.00	$2,210
1031		Piping				

LINE	CODE	ELEMENT DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
1032		Pipe excavation		CY	$16.00	$0
1033		6" DIP - excavate, install	104	LF	$145.00	$15,080
1034		6" ductile - 90, 45, 22.5 Degree fittings	5	EA	$895.00	$4,475
1035		8" PVC - excavate, install	134	LF	$183.00	$24,522
1036		8" PVC - 90, 45, 22.5 degree connections	4	EA	$313.75	$1,255
1037		Sand bedding/cover	55	CY	$56.00	$3,074
1038		Pipe backfill	55	CY	$20.00	$1,098
1039		Excess to stockpile	11	CY	$30.00	$329
1040		Road Opening Permits	0	LS	$0.00	not required
1041		Traffic Control	0	days	$1,100.00	$0
1042		Roadway Cut & Patch	0	LF	$75.00	$0
1043		Wet Tap Main	1	EA	$2,500.00	$2,500
1044		Domestic Water				
1045		Temp water to site	1	LS	$7,500.00	$7,500
1046		Pipe excavation		CY	$16.00	$0
1047		Pipe grade & compact		LF	$4.00	$0
1048		2" PVC	77	LF	$28.00	$2,156
1049		2" 90, 45, 22.5 Degree fittings	5	EA	$67.50	$338
1050		Sand bedding/cover	18	CY	$56.00	$1,020
1051		Pipe backfill	55	CY	$20.00	$1,093
1052		Excess to stockpile	11	CY	$30.00	$328
1053		Water line testing	82	LF	$13.00	$1,066
1054						
1055				Trade Subtotal	$65,834.17	
1056						
1057		**Gas Service Allowance Calculation**				
1058		**Furnish & install gas piping, fittings and valves to building manifold/meter**	**420**	**LF**		**By Gas Company**
1059		**Pipe excavation**	**185**	**CY**	**$20.00**	**$3,696**
1060		**Pipe grade & compact**	**1,260**	**SF**	**$4.00**	**$5,040**
1061		**Sand bedding/cover**	**84**	**CY**	**$56.00**	**$4,704**
1062		**Pipe backfill**	**105**	**CY**	**$24.00**	**$2,520**
1063		**Excess to stockpile**	**80**	**CY**	**$40.00**	**$3,192**
1064			**Total developed Allowance**		**$19,152.00**	
1065						
1066		Storm Drainage				
1067		Piping System				
1068		Drain Inlets	3	EA		$0
1069		Structure excavation	57	CY	$20.00	$1,140
1070		Structure grade & compact	147	SF	$4.00	$588
1071		Structure crushed stone	3	CY	$70.00	$210
1072		Backfill	6	CY	$24.00	$144
1073		Excess to spoil	51	CY	$34.00	$1,734
1074		5'-0 x 4'-6 Drain inlet precast concrete sections	6	VF	$500.00	$3,000
1075		Leveling brick	114	EA	$6.00	$684
1076		CI frame & grate	3	EA	$450.00	$1,350
1077		Drainage Piping				
1078		Roof drain cleanout	3	EA	$852.50	$2,558
1079		Downspout connections	15	EA	$470.00	$7,050
1080		6" storm for downspouts	149	LF	$40.00	$5,960
1081		Pipe excavation	0	CY	$20.00	$0
1082		Pipe grade & compact	0	SF	$4.00	$0
1083		Pipe backfill	22	CY	$24.00	$530
1084		Excess to spoil	4	CY	$34.00	$150
1085						
1086		Tie into existing CB/MH	1	EA		
1087		Excavation	60	CY	$20.00	$1,200
1088		grade & compact	64	SF	$4.00	$256
1089		Backfill	58	CY	$24.00	$1,392
1090		Excess to spoil	2	CY	$34.00	$68
1091		Cut & patch onto existing CB/MH	0	EA	$500.00	$0
1092		Street Work				
1093		Road Opening Permits				in Permit Allow
1094		Traffic Control	3	days	$1,100.00	$3,300
1095		Roadway Cut & Patch	0	LF	$150.00	$0
1096						
1097		Temp Catch Basin				
1098		Permanent riser box	1	EA	$2,180.00	$2,180
1099		Outlet barrel	1	LS	$3,200.00	$3,200
1100		Temp skimmer	1	EA	$4,820.00	$4,820
1101						
1102		Wet Retention/Detention Basins				
1103		Basin Excavation bottom	0	CY	$10.00	in grading

LINE	CODE	ELEMENT DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
1104		Grade & compact	0	SF	$2.00	in grading
1105		Excess to stockpile	0	CY	$10.00	in grading
1106		12" Clay Liner	0	CY	$130.00	
1107		Planting soil	0	CY		in Landscaping
1108						
1109				Subtotal Trade	$41,513.38	
1110						
1111		Sanitary Sewer				
1112		SS Structures, Piping				
1113		Sani cleanout	3	EA	$2,450.00	$7,350
1114		Structure grade & compact	0	SF	$4.00	$0
1115		Sewer Piping				
1116		4" PVC, excavate, install	101	LF	$179.00	$18,079
1117		Pipe grade & compact	303	SF	$4.00	$1,212
1118		Crushed stone bedding/cover	22	CY	$65.00	$1,459
1119		Pipe backfill	45	CY	$20.00	$898
1120		Excess to stockpile	9	CY	$30.00	$269
1121						
1122		Street Tap				
1123		Road Opening Permits				not required
1124		Traffic Control	5	days	$1,100.00	$5,500
1125		Roadway Cut & Patch	0	LF	$75.00	$0
1126		Core & connect 4" PVC to existing manhole	1	EA	$2,500.00	$2,500
1127				Trade Subtotal	$37,267.00	
1128						
1129		Site Electrical Service				
1130		Two 6" conduit from property line to transformer	154	LF	$83.00	$12,782
1131		Two 4" duct bank from IT room to property line	100	LF	$162.00	$16,200
1132		One 1" conduit from property line to FACP tamper switches	98	LF	$46.00	$4,508
1133						
1134		Cable (Pole to Transformer)				by power co.
1135		Transformer				by power co.
1136		Transformer Pad	1	LS		in 030000
1137		Duct bank concrete; material 3000 PSI	30	CY	$110.00	$3,259
1138		Duct bank concrete; place (in road)	0	CY	$60.00	$0
1139		Backfill	7	CY	$20.00	$148
1140		Excess to stockpile	22	CY	$30.00	$667
1141				Trade Subtotal	$37,564.07	
1142						
1143		Site Tel/Data Service				
1144		Tel/Data conduits (pole to demark) (Pair 4") - Allowance	220	LF	$36.00	$7,920
1145		Cable (Pole to demark)				by utility
1146		Excavation	0	CY	$16.00	$0
1147		Grade & compact	0	SF	$4.00	$0
1148		Backfill	0	CY	$20.00	$0
1149		Excess to stockpile	0	CY	$30.00	$0
1150				Trade Subtotal	$7,920.00	
1151						
1152		Site Lighting				
1153		Lighting conduits				
1154		E/B for site lighting conduit	2,000	LF	$24.00	$48,000
1155		Light poles	7	EA	$850.00	in electrical
1156		Light pole bases				$0
1157		Sono tube forms, concr materials & placement	7	EA	$1,250.00	$0
1158						
1159						
1160	**33**	**Utilities**				**$309,861**

City of Fayetteville

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

City Council Action Memo

File Number: 26-0132

Agenda Date: 2/23/2026 **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: **February 23, 2026**

RE:
PWC - Approve Bid Recommendation - Annual Contract for Overhead Distribution

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
High Quality Built Environment

Executive Summary:
A bid was received for the award of the Annual Contract for Overhead Distribution. The lowest responsive and responsible bidder, and in the best interest of PWC, is River City Construction, LLC, Washington, NC, for the total amount of $6,641,481.51.

Background:
The Fayetteville Public Works Commission, during the meeting on February 11, 2026, approved the award for the Annual Contract for Overhead Distribution to River City Construction, LLC, Washington, NC, the lowest responsive and responsible bidder, and in the best interest of PWC, in the total amount of $6,641,481.51, and forward to City Council for approval.

CONFORMING BIDDERS	TOTAL
River City Construction, LLC, Washington, NC	$ 6,641,481.51
Carolina Power & Signalization, LLC, Fayetteville, NC	$ 8,058,135.02
Pike Electric, LLC, Mount Airy, NC	$ 9,134,314.91
Lee Electrical Construction, LLC	$10,376,606.16
Infratech Corporation, Kennesaw, GA	$12,513,569.63
5 Star Electric, LLC, Clay, KY	$13,785,785.42

NON-CONFORMING BIDDERS
Directional Services, Inc. dba Cinterra, Hope Mills, NC
Atlantic Power Constructors, Manchester, ME

Issues/Analysis:
The bid notice was advertised through our usual channels on October 29, 2025, with a bid opening date of December 17, 2025. Bids were solicited from five (5) vendors, and eight (8) bids were received.

The Electrical Engineering Department requests the rejection of bids that are non-conforming to specified bid requirements.

Budget Impact:
Account string: 001.0820.0435.0000-00.690040.CPR000036

Options:
N/A

Recommended Action:
The Fayetteville Public Works Commission recommends that City Council approve the award for the Annual Contract for Overhead Distribution to River City Construction, LLC, Washington, NC, the lowest responsive and responsible bidder, and in the best interest of PWC, in the total amount of $6,641,481.51, 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 - Annual Contract for Overhead Distribution

PUBLIC WORKS COMMISSION
ACTION REQUEST FORM

TO: Timothy L. Bryant, CEO/General Manager **DATE:** January 30, 2026

FROM: Candice Kirtz, Director of Supply Chain

ACTION REQUESTED: Approve the award for the Annual Contract for Overhead Distribution (PWC2526001)

BID/PROJECT NAME: Annual Contract for Overhead Distribution

BID DATE: December 17, 2025 **DEPARTMENT:** Electrical Engineering

BUDGET INFORMATION: 001.0820.0435.0000-00.690040.CPR000036

CONFORMING BIDDERS	**TOTAL PRICE**
River City Construction, LLC, Washington, NC	$ 6,641,481.51
Carolina Power & Signalization, LLC, Fayetteville, NC	$ 8,058,135.02
Pike Electric, LLC, Mount Airy, NC	$ 9,134,314.91
Lee Electrical Construction, LLC	$10,376,606.16
Infratech Corporation, Kennesaw, GA	$12,513,569.63
5 Star Electric, LLC, Clay, KY	$13,785,785.42

NON-CONFORMING BIDDERS
Directional Services, Inc. dba Cinterra, Hope Mills, NC
Atlantic Power Constructors, Manchester, ME

AWARD RECOMMENDED TO: River City Construction, LLC

BASIS OF AWARD: Lowest responsive, responsible bidder

COMMENTS: The bid notice was advertised through our usual channels on October 29, 2025, with a bid opening date of December 17, 2025. Bids were solicited from five (5) vendors, and eight (8) bids were received.

The Electrical Engineering Department requests the rejection of bids that are non-conforming to specified bid requirements.

ACTION BY COMMISSION
APPROVED_____ REJECTED_____
DATE_____

ACTION BY COUNCIL
APPROVED_____ REJECTED_____
DATE_____

BID HISTORY
ANNUAL CONTRACT FOR
OVERHEAD DISTRIBUTION
BID DATE: December 17, 2025

Advertisement

1.	PWC Website	10/29/2025 through 12/17/25
2.	Addendum 1	11/10/2025
3.	Addendum 2	11/14/2025
4.	Addendum 3	12/03/2025

List of Prospective Bidders Notified of Bid

1. River City Construction, LLC, Washington, NC
2. Carolina Power & Signalization, LLC, Fayetteville, NC
3. Pike Electric, LLC, Mount Airy, NC
4. Lee Electrical Construction, LLC
5. Directional Services, Inc. dba Cinterra, Hope Mills, 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

River City Construction, LLC, Washington, NC, is not a small local or SDBE business. River City Construction, LLC 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: 26-0131

Agenda Date: 2/23/2026 **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: **Jeffrey Yates, ICMA-CM, Assistant City Manager**
Andrew LaGala, A.A.E., Airport Director

FROM: **Deontae K. Watson, MBA, A.A.E., Deputy Airport Director**
Liza Hondros, Airport Commission Chair

DATE: **February 23, 2026**

RE:
Receive Airport Commission Annual Report

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Goal IV: Desirable Place to Live, Work and Recreate.

Executive Summary:
City Council asked Airport Commission to present its fiscal year 2025 report outlining recent, current & future projects, passenger activity, and aviation forecast. One major project was the start of federal required Master Plan Update describing development plans to meet future aviation demand assisting the airport with prioritizing projects.

Background:
In CY25, the airport received over $3 million in NCDOT Division of Aviation and Federal Aviation Administration grants for capital investments.

Issues/Analysis:
The legacy domestic routes and Low Cost Carriers are predicting a flat growth in 2026, due to fleet replacement with new orders and minimal net new aircraft into the existing fleet. Gate availability for regional gates throughout the country are strained due to mainline gate growth. Airport leadership is aggressively working with our air service development consultant to develop competitive incentive opportunities for new route destinations, up-gauged equipment and increased frequency.

Budget Impact:
N/A

Options:
N/A

Recommended Action:
Receive the report.

Attachments:
Airport Commission FY25 Report

Airport Commission | Manager Report

Monday, February 23, 2026 @ 6:30pm

Liza Hondros
Airport Commission Chair



Operations Update



CY25 Passenger Traffic

- Total enplanements for all carriers in CY25 were 171,555 with deplanements at 168,987. A total of 340,542 passengers flown throughout CY25.
- That's a 0.9% *decrease* in total enplanements compared to CY24
  - As a result of the 43-day government shutdown nationwide causing flights to be impacted for over two months.
- FAY's travelers are identified below. With an O&D market most passengers reside in the metropolitan area which mainly uses FAY for personal/leisure.
    - Business – 26%
    - Personal – 60%
    - Military – 14%

Fly FAYETTEVILLE NC REGIONAL AIRPORT

Air Service Development Conferences

- February 2025- ROUTES Americas in Nassau, Bahamas
  - American Airlines, Breeze Airways, Delta Air Lines, Southern Airways, and United Airlines.
- June 2025 - Jumpstart Air Service Development Conference in Indianapolis, IN
  - American Airlines, Allegiant Air, Breeze Airways, Omni Air International, Southern Airways, and United Airlines.
- November 2025 – TakeOff North America in Tallahassee, FL
  - American Airlines, Allegiant Air, Breeze Airways, Omni Air International, Southern Airways, and United Airlines.



Fly FAYETTEVILLE NC REGIONAL AIRPORT

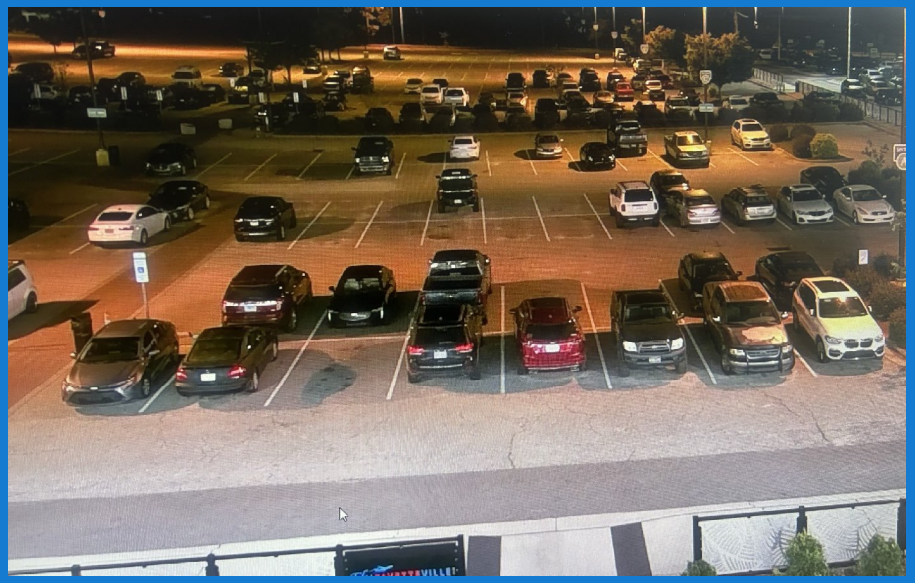
Multi: Facets at Fayetteville Regional Airport



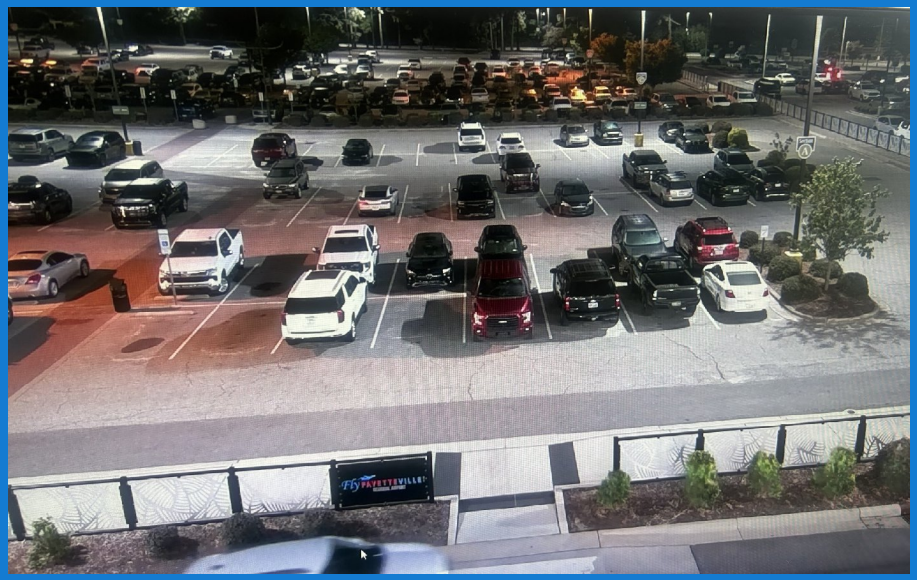
Fayetteville Regional Airport proudly introduced art into our terminal space this CY25 with the opening of the *Multi-Facets* art gallery exhibition. We extend our gratitude to those who attended the opening reception—it was wonderful to see such strong support and enthusiasm from our commission members and community partners.

Parking LED Configuration Update

- Before construction



- Status as of 9/19/2025



Fly FAYETTEVILLE NC REGIONAL AIRPORT

Capital Improvement Projects

- Airport Master Plan Update
  - $501K in federal funds to complete FAA mandated study
- North General Aviation Pavement Reconstruction
  - $2.1M in federal funds to strengthen pavement
- Taxiways F & G Pavement Rehabilitation
  - $5M (estimated) in federal funds to strengthen pavement
- Watson Lake Land Acquisition
  - Pending Appraisal for federal funds usage



Fly FAYETTEVILLE NC
REGIONAL AIRPORT

Community Engagement

- Gained Community Support
  - Radio
  - Rotary Club
  - Airport Tours
  - Walk to End Alzheimer's
  - Sponsorships
  - Snowball Express
  - Disaster Exercise













Fly FAYETTEVILLE
REGIONAL AIRPORT

FAY Aviation Forecast

- Master Plan Update
- Airline Recruitment
- Attract Additional Aeronautical Businesses (i.e., Cargo)
- Continue Community Engagement



Fly FAYETTEVILLE NC
REGIONAL AIRPORT

Questions?



City of Fayetteville

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

City Council Action Memo

File Number: 26-0120

Agenda Date: 2/23/2026 **Version:** 1 **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: **Jodi Phelps, Assistant City Manager**

FROM: **Yamile Nazar, Human Relations Manager**

DATE: **February 23, 2026**

RE:
Receive the FY25 - Fayetteville-Cumberland Human Relations Department and Commission Annual Report

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Goal for desirable place to live, work, and recreate.

Executive Summary:
Presented by FCHRC Chairwoman Pelham.

Background:

Issues/Analysis:

Budget Impact:

Options:

Recommended Action:
Receive the report.

Attachments:
FY25 FCHRC Annual Report.pptx

FAYETTEVILLE HUMAN RELATIONS CUMBERLAND CO.

Department and Commission Annual Report of Activities

- For Fiscal Year -

2025

DEPARTMENT OVERVIEW

- Partnering with Businesses
- Civil Rights Enforcement (to include ADA, Fair Housing, and Language Access)
- Equal Opportunity Transit Oversight
- Investigations
- Assist & Consult on Internal & External Matters
- Project Management Support
- Complaint Resolutions
- Liaison to the Human Relations Commission & Fair Housing Board

DEPARTMENT OVERVIEW

- Equal Employment Opportunity compliance
- Facilitator/Instructor
- Oversight of City Values
- Provide Coaching, Guidance & Education
- Policy review for potential disparate treatment
- Workplace culture assessments
- Awareness training, facilitated dialogues, and belonging activities
- Community Engagement

Commissioners



Donna Pelham
Chairwoman



Eric Bradley Sr.
Vice-Chairman



Crystal Edmonds
Secretary



Shirley S. Francis



Milette Herring



Michael Sabb



Dr. Tracy Pelt
At-Large



Sarah Singletary
At-Large



Michael Long



William "Bill" Milton



Dr. Toshiba Narcisse



Dr. Lynndora Thompson



Dakiesha Upchurch

Denise Abrams
"Not Pictured"

HUMAN RELATIONS COMMUNITY RECOGNITION AWARDS LUNCHEON













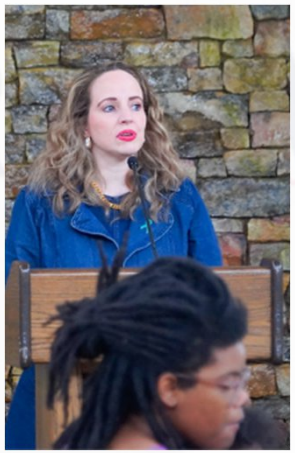
DENIM DAY Luncheon April 2025













ENDOWMENT FUND SCHOLARSHIP AWARDs RECEPTION May 2025







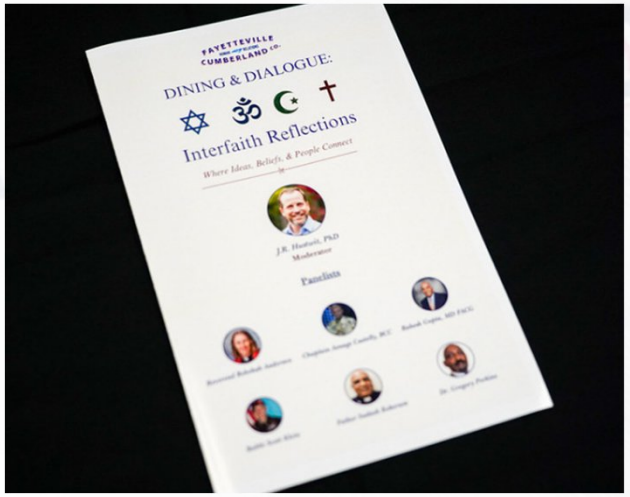


Dining & Dialogue November 2025

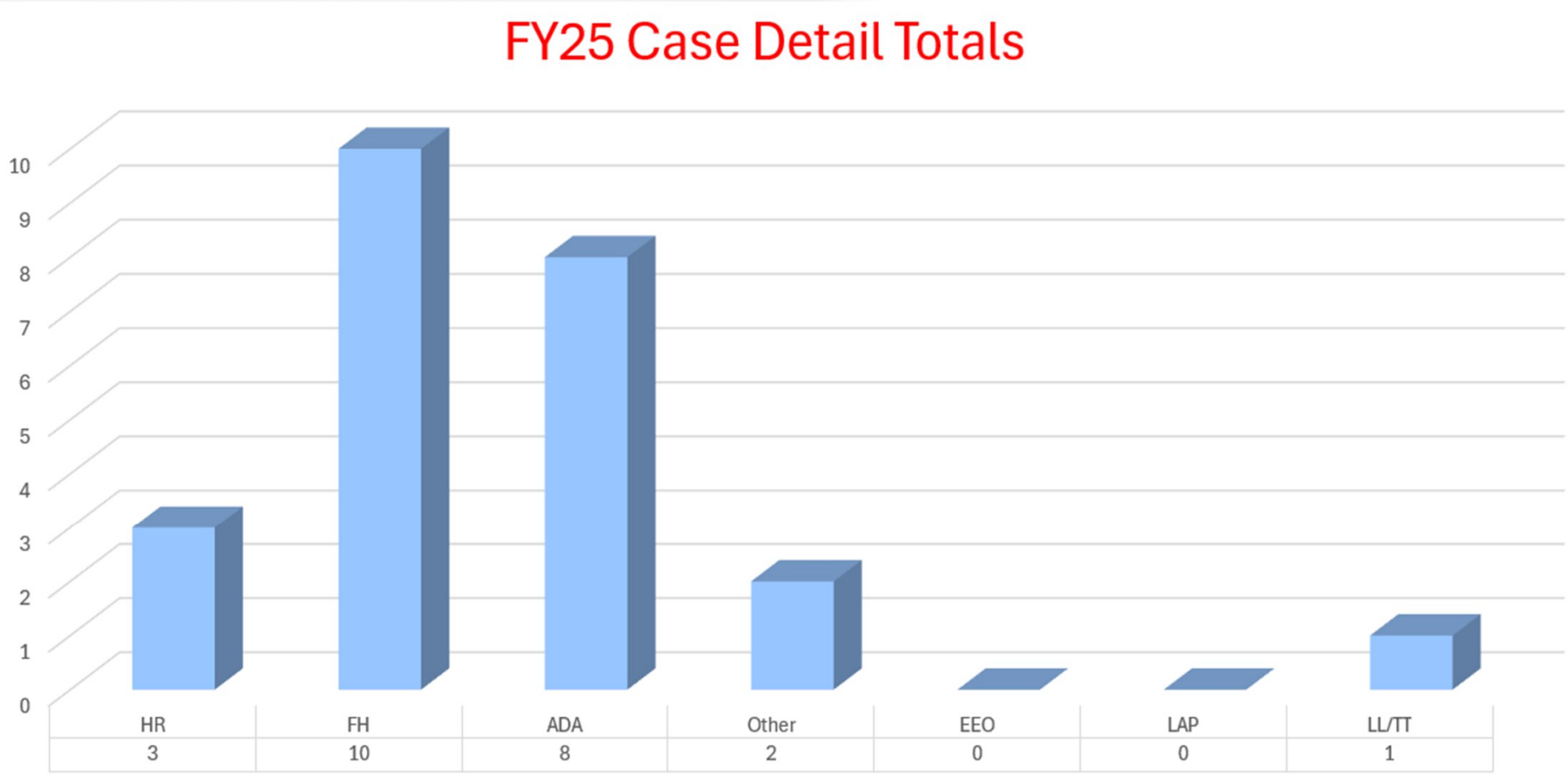






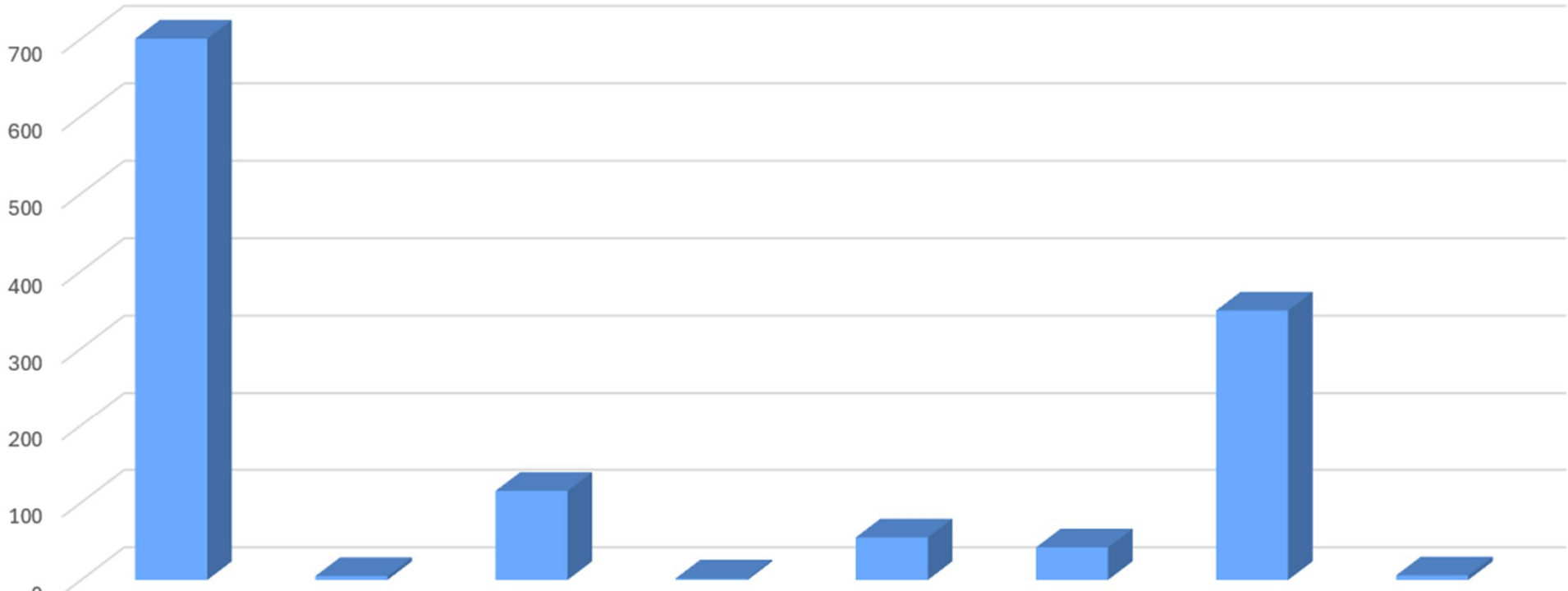


Report of activities



Report of activities

FY25 Call Detail Totals



HR	LL/TT	FH	EEO	ADA	LAP	Misc.	MH
700	5	115	2	55	42	349	6

The Department and Commission respectfully request that City Council accept this report as presented.

City of Fayetteville

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

City Council Action Memo

File Number: 26-0056

Agenda Date: 2/23/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Reports From Boards and Commissions

Agenda Number: 8.03

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

THRU: **Jeffrey Yates, Assistant City Manager**

FROM: **Community Police Advisory Board**

DATE: **February 23, 2026**

RE:
Receive Community Police Advisory Board Report

COUNCIL DISTRICT(S):
All Districts

Relationship To Strategic Plan:
Safe and Secure Community

Executive Summary:
The Community Police Advisory Board (CPAB) has been asked to provide a report to Fayetteville City Council. Dr. Gregory Perkins, the chairman, will provide the report.

Background:
The Fayetteville City Council established the Community Police Advisory Board (CPAB) in August 2021. The CPAB is tasked with reviewing and making recommendations to improve the Police Department Practices and Policies. City Council Members appointed nine members and one alternate member to serve on the Board

Issues/Analysis:
N/A

Budget Impact:
N/A

Options:
Option 1: Receive the Report
Option 2: Do Not Receive the Report

Recommended Action:
Receive the report.

Attachments:
PowerPoint Presentation

Civilian Police Advisory Board (CPAB) Annual Report (2025)



FAYETTEVILLE NC

CPAB Annual Report (2025)

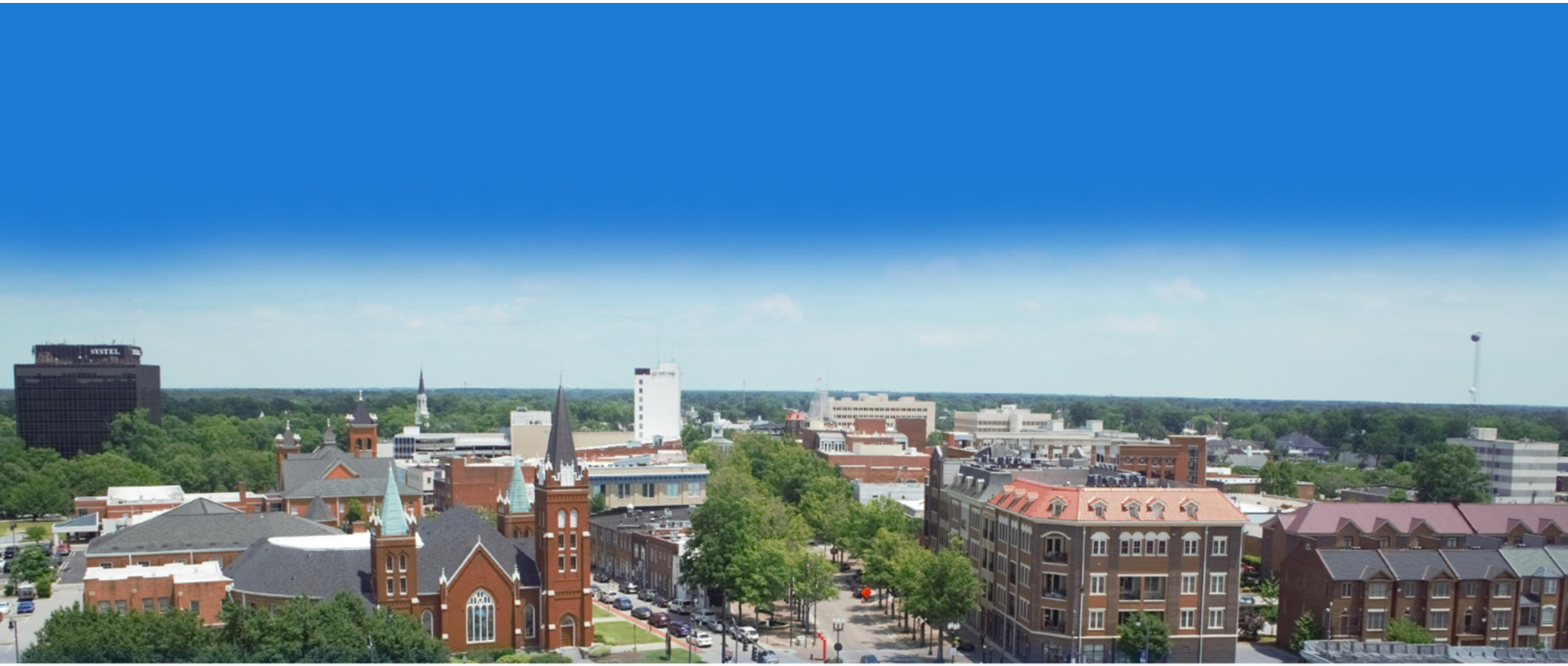
- Summary
  - Limited Opportunities to Conduct Business
    - Challenges with meeting quorum
      - Many newly appointed members did not show up
      - Term expiration of existing members - Life happens scheduling conflicts
  - Conversations with the Chief of Police
    - Who is responsible for community safety? (prior to current director's hiring)
    - As crime trends up, something has to change with policing, right?
      - Hot spots change, Types of criminal activities shift
    - Police Chief Responses
      - Trends are tracked, efforts are shifted based on these trends
      - Technology – FUSES, LPRS updates, following the data on crime statistics
  - Board Members & Citizen Engagement
    - Meet & greet at fitness centers, attended community watch & City Council meetings
    - Observed officer engagement with community
      - Community events i.e. Dogwood festival
      - Community disaster – EES students
      - Service calls – neighbor shooting, traffic stops, traffic control, securing incident scenes
  - Proposed Changes to CPAB Charter

CPAB Annual Report (2025)

- Points of Emphasis for 2026
  - Adoption of Goals that align with Strategic Plan
    - Innovate means to connect and hear from citizens
    - Collaborate/partner with other community organization
    - Review FPD Policies
  - Review CPAB Charter
    - Self-governance & meeting decorum
    - Relations with Office of Community Safety
    - Accountability measures

CPAB Annual Report (2025)

- Council Action Requested: Vote to accept and approve the report as presented.



FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

City of Fayetteville

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

City Council Action Memo

File Number: 26-0121

Agenda Date: 2/23/2026 **Version:** 5 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Staff Reports

Agenda Number: 9.01

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

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

FROM: **Michael Gibson, Parks, Recreation and Maintenance Director**

DATE: **February 23, 2026**

RE:
Update on Martin Luther King, Jr. Memorial Park

COUNCIL DISTRICT(S):
District 2 - Council Member Malik Davis

Relationship To Strategic Plan:
Goal IV: The City of Fayetteville will be a desirable place to live, work and recreate.

Executive Summary:
This report is to provide an update on the progress towards completion of the spire design and installation at Martin Luther King, Jr. Memorial Park.

Background:
In September 2023, the City of Fayetteville and Fayetteville Cumberland County Dr. Martin L. King, Jr. Committee executed an agreement memorializing project duties of each party and financial commitments for construction of the Park in the amounts of $2.2 million appropriated by the City of Fayetteville and $2.5 million appropriated by Cumberland County.

Issues/Analysis:
City staff is prepared to proceed with the project upon receipt of final construction drawings from Fayetteville Cumberland County Dr. Martin L. King, Jr. Committee.

Budget Impact:
None

Options:
City Council receives report.

City Council does not receive report and provides staff with direction.

Recommended Action:
Staff recommends City Council receives report.

Attachments:

Agreement MLK Committee and COF
MLK Park Update Presentation

STATE OF NORTH CAROLINA

AGREEMENT

COUNTY OF CUMBERLAND

THIS AGREEMENT made and entered into this the 27th day of September, 2023, by and between the FAYETTEVILLE/CUMBERLAND COUNTY DR. MARTIN L. KING JR. COMMITTEE (hereinafter referred to as "COMMITTEE"), a nonprofit organization existing under the laws of the State of North Carolina, and the CITY OF FAYETTEVILLE (hereinafter referred to as "CITY"), a municipal corporation organized and existing under the laws of the State of North Carolina, or jointly the Parties.

WITNESSETH:

WHEREAS, the COMMITTEE is a nonprofit organization that plans, promotes, and implements activities to educate the Fayetteville-Cumberland County community about the philosophy and ideas of Dr. Martin Luther King Jr.; and

WHEREAS, the CITY has a vested interest in providing educational and recreational activities and parks throughout the City of Fayetteville and Cumberland County; and

WHEREAS, the CITY and COMMITTEE entered into a Memorandum of Understanding ("MOU") dated June 14, 1998, for the CITY to provide 17 acres of land at 739 Blue Street, Fayetteville, North Carolina, for a CITY-owned park by the name of Martin Luther King Jr. Park ("Park"); and to provide the initial Park sign; maintenance and upkeep of the Park including landscaping, equipment, buildings and utilities; and construction management and biddings once the project has been designed and funding secured; and

WHEREAS, the COMMITTEE has secured funding from the State of North Carolina for further construction and enhancement of the Park; and

WHEREAS, the COMMITTEE agreed to provide funding for the design of a memorial structure to be constructed and erected at the Park; and

WHEREAS, the CITY has voted to provide in part and to participate in the funding for construction and development of the Park; and

WHEREAS, Cumberland County voted to provide in part and to participate in the funding for construction and development of the Park; and

WHEREAS, the Parties wish to enhance the Park through further development of the land and construction of a memorial in memory of Dr. Martin Luther King Jr. and for the enjoyment of the general public.

NOW, THEREFORE, for and in consideration of the mutual promises to each other, as hereinafter set forth, the Parties hereto do mutually agree as follows.

A. TERM:

This Agreement shall begin on the date indicated in the first paragraph of this Agreement and end on the completion of the project, unless sooner terminated consistent with the provisions of this Agreement.

B. PROJECT SCOPE:

The Project is a memorial to Dr. Martin Luther King Jr., including the entire concept plan attached as Exhibit A, as well as the proposal presented to the City Council for the CITY.

C. PROPERTY OWNERSHIP:

1. Upon the COMMITTEE's transfer of ownership of the parcels of land identified in Exhibit A attached hereto and incorporated herein, the CITY will complete the following:

    a. Incorporate the transferred property to be used for the Park.

    b. Rezone: Take actions necessary to consider the rezoning of the transferred property to a zoning classification that permits the desired use anticipated.

    c. Recombination Plat: Prepare a plat combining all properties transferred to the CITY or otherwise acquired by the CITY for the Park.

D. COST SHARING/FINAL ACCOUNTING:

1. The Chief Financial Officer for the CITY shall have custody and act as fiscal manager, including the receipt, deposit, or disbursement of all funds allocated for the COMMITTEE's Memorial Park Capital investment allocations and allocations provided to the CITY by Cumberland County for the development of the Park. The construction project costs shall not exceed a total of $4.7 million ($2.2 million of CITY funds, to include any City administrative costs, and $2.5 million of Cumberland County funds).

2. The Chief Financial Officer shall keep full and accurate accounts of the finances in books provided for that purpose, and shall cause a statement of assets, liabilities, and expenses paid as of the close of each "month", and of the results of its operations and changes in fund balance for such "month" deliver a copy of the latest such statement to the "COMMITTEE via the COMMITTEE's delegated administrator on or before the 25th of each month."

3. "The City will share all information on administrative costs to the Fayetteville/Cumberland County Dr. Martin L. King Jr. Committee for review,

modifications (as needed), and approval prior to final execution of the State of North Carolina, County of Cumberland Agreement."

4. "The Chief Financial Officer and the COMMITEE's delegated administrator/Architect and construction administrator will be required to approve liabilities and expenses prior to payment."

5. "Additional funds raised by the COMMITTEE independently, in excess of $4.7 million shall be managed as outlined in D. Cost Sharing/Final Accounting."

6. Prior to execution of the State of North Carolina, County of Cumberland Agreement, a budget shall be provided clearly identifying the following:

   a. City of Fayetteville administrative costs and other costs incurred.
   b. Committee's Design Costs
   c. Committee's Construction Costs
   d. Committee's Construction Contingency Costs
   e. Committee's Special Inspection Costs

E. DUTIES AND RESPONSIBILITIES:

1. COMMITTEE's Duties and Responsibilities

The COMMITTEE agrees to the following:

a. The COMMITTEE shall provide the CITY with a list of names and contact information of its Board of Directors and Officers and update said list, as needed, throughout the term of this Agreement.

b. The COMMITTEE shall acquire the parcels of land identified in Exhibit A which is attached hereto and incorporated by reference in this Agreement and transfer the acquired parcels to the CITY, free of any encumbrances, for inclusion in the Park prior to the CITY beginning any construction.

c. The COMMITTEE shall obtain an architect to develop construction bid documents suitable for bidding in accordance with North Carolina law, including a complete set of construction drawings for the entire project; and having obtained all required Federal, State, CITY, and PWC permits, the COMMITTEE will submit all obtained documentation to the CITY for acceptance.

d. The COMMITTEE will provide adequate funding to include appropriate Contingency and Retainage Fees for construction.

e. All Contract Administration related to the construction project will be the responsibility of the COMMITTEE and the CITY and the architect, obtained and funded by the COMMITTEE from the funds granted by the

STATE, the CITY, and the COUNTY, and any additional funds that the COMMITTEE may obtain, including, but not limited to:

(1) Preparing project budget to match programs with possible phases of Masterplan;

(2) Evaluating project schedule;

(3) Hosting Zoom (virtual) meeting with CITY representatives to verify scope and schedule;

(4) Completing all final construction documents, including plans and specifications for the site work and monument construction;

(5) Stormwater and erosion control plan reviews and approvals;

(6) Complete utility drawings;

(7) Providing all utility connections;

(8) Conducting pre-bid meetings for interested bidders;

(9) Prepare addenda and respond to all bid questions;

(10) Participate in the prequalification and selection of the General Contractor or General Contractors to be considered to bid with respect to the project;

(11) Evaluate final bids for scope coverage and viability;

(12) Participate in the qualification determination and selection of the General Contractor or General Contractors to be considered to bid with respect to the project or projects;

(13) Conduct on-site construction visits as needed to verify compliance with design documents;

(14) Host Zoom (virtual) preconstruction meetings with CITY and Contractors;

(15) Review and approve general contractor payment applications;

(16) Respond to any RFIs and Change Order requests throughout construction;

(17) Host Zoom (virtual) construction meetings with Contractors and CITY on a bi-weekly schedule;

(18) Review submittals for materials and colors for compliance with contract specifications; and

(19) Complete all final close-out documents.

f. During project construction, the COMMITTEE will be responsible for all additional design work and consultation services required by the architect.

g. The COMMITTEE will be responsible for providing funding for all required Special Inspections; including, but not limited to:

(1) Steel construction
(2) Concrete construction
(3) Masonry
(4) Wood
(5) Soils
(6) Driven Deep Foundations
(7) Cast-In-Place Deep Foundations
(8) Helical Piles
(9) Fabricated Items
(10) Wind Resistance
(11) Seismic Resistance

h. The costs of the project must be less than or equal to the project budget, notwithstanding funds that the COMMITTEE independently raises as a 501(c)(3) organization.

i. The COMMITTEE will to the extent of its capability be responsible for any and all construction costs exceeding $4.7 million, including any needed redesign costs.

2. **CITY's Duties and Responsibilities**

After the COMMITTEE has satisfied its responsibilities in Section E (1) above the CITY together with the COMMITTEE will manage and oversee the project and agrees to the following:

a. Provide an inclusive topographic land survey of the Park and surrounding parcels, including property lines, existing easements, and all other pertinent details required for permitting and developing bid documents.

The CITY shall contract for and with a contractor acceptable to the COMMITTEE and the CITY to complete all construction of the spire sculpture at the Park, consistent with the design provided by the COMMITTEE and approved by the CITY and Cumberland County.

b. The CITY will have the ability, upon advance notice to and approval from the COMMITTEE, to deviate from the COMMITTEE's submitted plans to

ensure the survivability and maintainability of landscape features, but not from the original design intended and contemplated through and by virtue of Exhibit A.

c. CITY construction will begin and funds will become accessible after confirmation that the budget for the construction project does not exceed the budgeted amount of $4.7 million. In the event the budgeted amount exceeds $4.7 million, the CITY will only perform and pay for those portions of the project costs that can be performed with the allocated funds by the CITY and Cumberland County, not to exceed $4.7 million.

d. Upon completion of the Spire and associated amenities, the CITY and Cumberland County through its combined Parks and Recreation Department will maintain and manage the MLK Park.

F. GENERAL TERMS:

1. Transfer, Assignment, Subleasing: Neither party shall transfer, assign, or sublease its rights under this Agreement, nor grant any interest, privilege, or license whatsoever in connection with this Agreement.

2. Independent Contractor: The COMMITTEE is a nonprofit corporation organized and authorized to be conducted as such under the laws of the State of North Carolina and is an independent contractor. COMMITTEE is not an agent, officer, or employee of the CITY and shall have no authority to act as an agent of the CITY, nor enter any agreement for or on behalf of the CITY. COMMITTEE shall at all times provide CITY with satisfactory proof of its status as a nonprofit corporation organized to do business in the State of North Carolina.

3. Non-Appropriation: Notwithstanding any other provisions of this Agreement, the Parties agree that payments due hereunder from the CITY are from appropriations and monies from the City Council and any other governmental entities. In the event sufficient appropriations or monies are not made available to the CITY to pay the terms of this Agreement for any fiscal year, this Agreement shall terminate immediately without further obligation of CITY.

4. Amendment: This Agreement may be amended at any time by written consent of both Parties.

5. Termination:

   a. Termination for Cause: In the event of substantial failure by COMMITTEE to perform in accordance with the terms of this Agreement, the CITY shall have the right to terminate COMMITTEE upon thirty (30) calendar days' written notice in which event COMMITTEE shall have neither the obligation nor the right to perform further services under this Agreement. Similarly, in the event of substantial failure by CITY to perform in

accordance with the terms of this Agreement, the COMMITTEE shall have the right to terminate CITY upon thirty (30) calendar days' written notice in which event CITY shall have neither the obligation nor the right to perform further services under this Agreement.

b. Termination for Convenience: Upon thirty (30) calendar days' written notice to COMMITTEE, the CITY may, without cause and without prejudice to any other right or remedy legally available to the CITY, terminate this Agreement. Likewise, upon thirty (30) calendar days' written notice to CITY, the COMMITTEE may, without cause and without prejudice to any other right or remedy legally available to the CITY, terminate this Agreement. Upon such notice, neither party has an obligation nor the right to perform services under this Agreement. Unless otherwise stated or agreed upon, the effective date of termination shall automatically occur thirty (30) days after the written notice is sent by the CITY.

6. Notice: Any notice required under this Agreement, unless otherwise indicated, shall be sent by U.S. Mail or by facsimile addressed to the parties hereto (and may in addition, but not in lieu of United States mail to the respective electronic mail addresses):

COMMITTEE: Stan Ford, Chairperson
Fayetteville/Cumberland County
Dr. Martin L. King, Jr. Committee
Board of Directors
P.O. Box 111
Fayetteville, NC 28302
Email: sstanamae44@aol.com

Cleopatrice Robinson, Chairperson
Fayetteville/Cumberland County
The Dr. Martin L. King, Jr.
Park Committee
P.O. Box 111
Fayetteville, NC 28302
Email: Cleorobinson2@yahoo.com

CITY: Douglas J. Hewett, City Manager
City of Fayetteville
433 Hay Street
Fayetteville, NC 28301

Email: DougHewett@FayettevilleNC.gov

7. Indemnification: To the extent permitted by law, COMMITTEE agrees to defend, indemnify, and hold harmless the CITY, and its elected officials, employees, agents, successors, and assigns, from any and all liability and claims for any injury

or damage caused by any act, omission or negligence of COMMITTEE, its agents, servants, employees, contractors, licensees, or invitees. Indemnification of the CITY by COMMITTEE does not constitute a waiver of the CITY's governmental immunity in any respect under North Carolina law. Similarly, to the extent permitted by law, the CITY agrees to defend, indemnify, and hold harmless the COMMITTEE, and its elected officials, employees, agents, successors, and assigns, from any and all liability and claims for any injury or damage caused by any act, omission or negligence of CITY, its agents, servants, employees, contractors, licensees, or invitees.

8. Compliance with Laws: The Parties agree to comply with all applicable statutes, ordinances, and regulations of the United States, the State of North Carolina, the CITY and units of local government.

9. Governing Law: The Parties expressly agree that if litigation is brought in connection with this Agreement and (1) the litigation proceeds in the Courts of the State of North Carolina, the Parties agree that the appropriate venue shall be in Cumberland County (Twelfth Judicial District of North Carolina); or (2) the litigation proceeds in a federal court, the Parties agree that the appropriate venue shall be the United States District Court for the Eastern District of North Carolina.

10. Severability: The Parties agree that if any provision of this Agreement shall be held invalid for any reason, the remaining provisions shall not be affected if they may continue to conform with the purposes of this Agreement and the requirements of applicable law.

11. E-Verify: COMMITTEE acknowledges that "E-Verify" is the federal E-Verify program operated by the US Department of Homeland Security and other federal agencies which is used to verify the work authorization of newly hired employees pursuant to federal law and in accordance with Article 2, Chapter 64 of the North Carolina General Statutes. COMMTTEE further acknowledges that all employers, as defined by Article 2, Chapter 64 of the North Carolina General Statutes, must use E-Verify and after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with N.C.G.S. § 64-26(a). COMMTTEE pledges, attests and warrants through execution of this Agreement that COMMTTEE complies with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes and further pledges, attests and warrants that any subcontractors currently employed by or subsequently hired by COMMTTEE shall comply with any and all E-Verify requirements. Failure to comply with the above requirements shall be considered a breach of this Agreement.

12. Capacity: Each party to this Agreement affirms, represents, and acknowledges that the respective parties have the authority and capacity to enter this agreement and to perform under this agreement, and that the agreement has been authorized by the respective governing authorities of the parties. Further, without limiting the generality of the foregoing, the parties acknowledge as provided in N.C. Gen. Stat.

§ 147-86.55-69, any person identified as engaging in investment activities in Iran, determined by appearing on the Final Divestment List created by the State Treasurer pursuant to N.C. Gen. Stat. § 147-86.57(6) c, and pursuant to N.C. Gen. Stat. § 147-86.82, a company identified as boycotting Israel, is ineligible to contract with the State of North Carolina or any political subdivision of the State, including a County or an official in his or her official capacity. Similarly, although not directly required, the parties acknowledge North Carolina Gubernatorial Executive order 251 prohibiting State agencies and state entities from doing business in a manner directly benefitting Russia and providing that local governments in North Carolina are strongly encouraged to adopt similar policies to ensure that public dollars and operations do not directly benefit Russian Entities, nor are they barred by any of the specified applicable statutes, and the parties have the capacity to enter this agreement.

13. Force Majeure: Neither party shall be deemed to be in default of its obligations hereunder if and so long as it is prevented from performing such obligations by an act of war, hostile foreign actions, adverse governmental actions, nuclear explosion, earthquake, hurricane, tornado, or other catastrophic natural event or act of God.

14. State Auditor Access to Persons and Records: Pursuant to N.C. Gen. Stat. § 147-64.7(a)(4), the parties agree that the State Auditor and the Auditor's authorized representatives shall have ready access to persons and may examine and copy all books, records, reports, vouchers, correspondence, files, personnel files, investments, and any other documentation of or derived from or under his Agreement.

15. Entire Agreement: This Agreement constitutes the entire agreement between the Parties. Any proposed change to this Agreement shall be submitted to the CITY for its prior approval. No modification, addition, deletion, etc., to this Agreement shall be effective unless and until such changes are reduced to writing and executed by the authorized officers of each party.

IN WITNESS THEREOF, the Parties have executed this Agreement in duplicate originals, one of which is retained by each of the Parties, effective the day and year first above written.

ATTEST:

Pamela J. Megill

PAMELA J. MEGILL, City Clerk

FAYETTEVILLE NORTH CAROLINA

CITY OF FAYETTEVILLE

DOUGLAS J. HEWETT, ICMA-CM
City Manager

Date: 09/27/23

FAYETTEVILLE/CUMBERLAND COUNTY DR. MARTIN L. KING JR. COMMITTEE

STANLEY FORD, Chairman, Board of Directors
Fayetteville/Cumberland County
Dr. Martin Luther King, Jr.
P.O. Box 111
Fayetteville, NC 28302

Date: 09/13/2023

RONNIE MITCHELL, Vice President, Board of Directors
Fayetteville Cumberland County
Dr. Martin Luther King, Jr.
P.O. Box 111
Fayetteville, NC 28302

Date: August 11, 2023

CLEOPATRICE ROBINSON, Chairperson
The Dr. Martin L. King, Jr. Park Committee
P.O. Box 111
Fayetteville, NC 28302

Date: 9.12.2023

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

JODY PICARELLA, Chief Financial Officer

Martin Luther King, Jr. Memorial Park Update
February 23, 2026

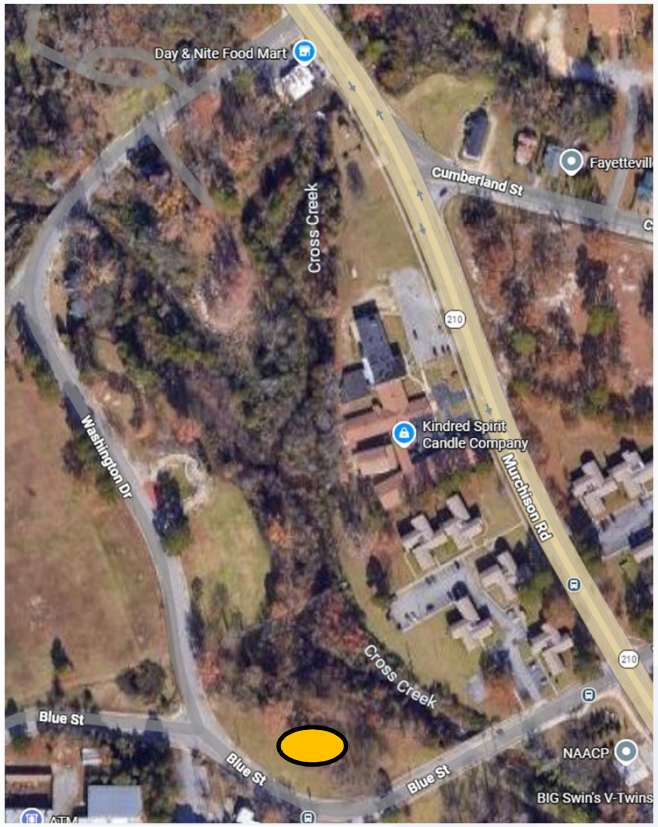


FAYETTEVILLE NC

Spire Location

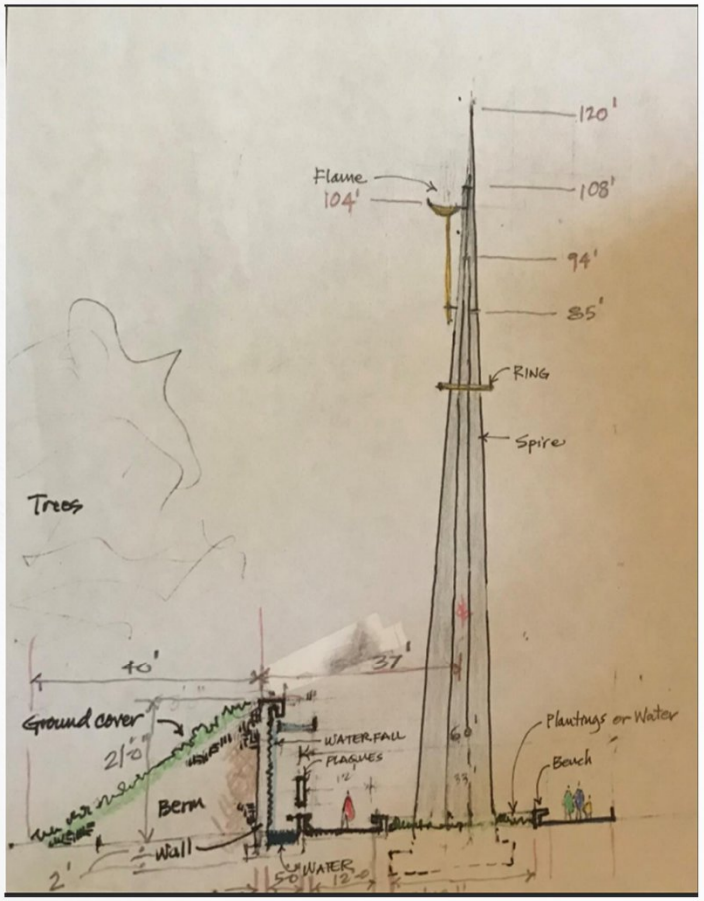


Original Location



New Location

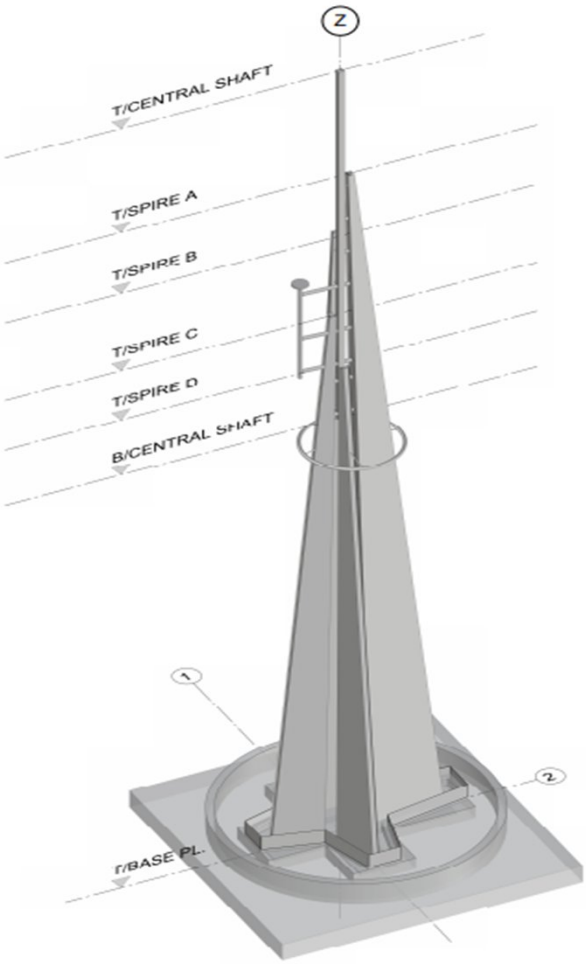
Spire Design

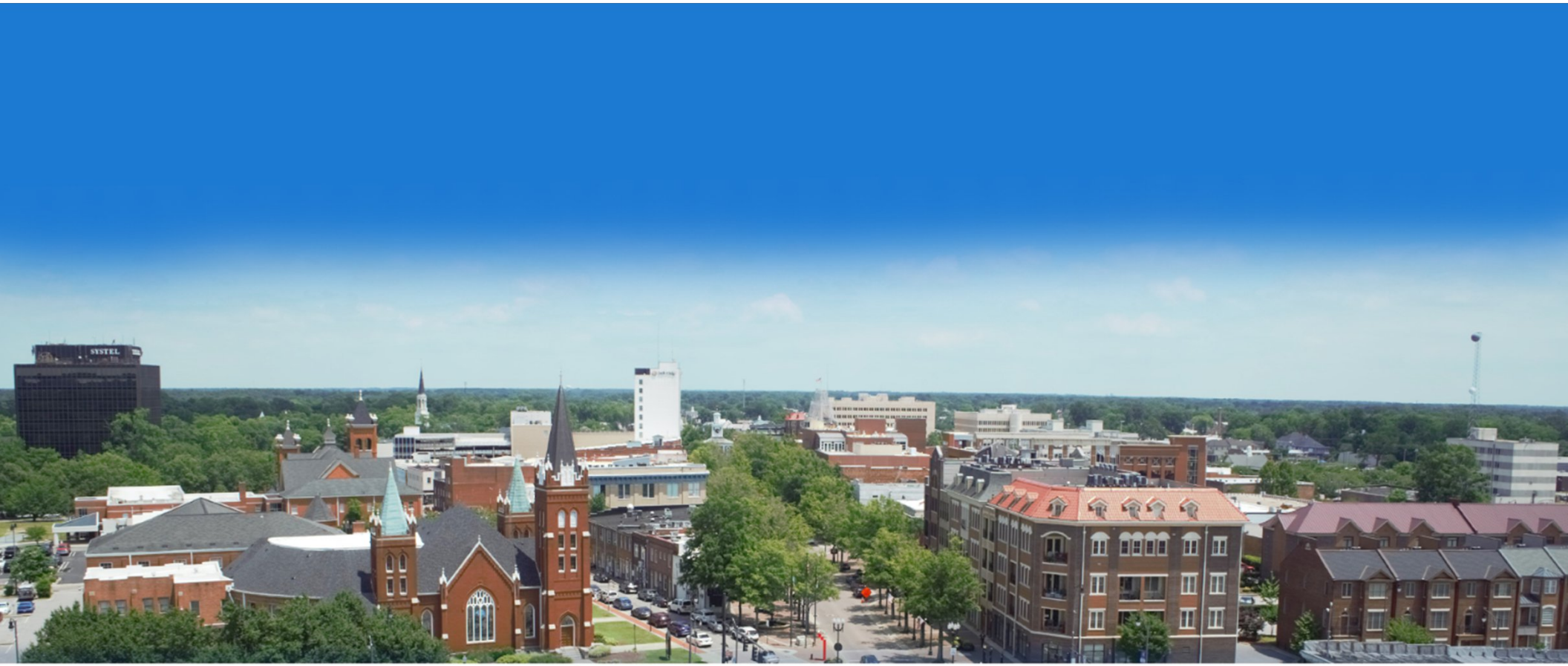


Original Design (left)

- 4 steel pylons arranged in cruciform at base, tapered to various heights
- 22 ft x 18 ft plan profile
- 120-136 ft tall
- Flame torch at 104 ft

Final Design (right)





FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

City of Fayetteville

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

City Council Action Memo

File Number: 26-0033

Agenda Date: 2/23/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Staff Reports

Agenda Number: 9.02

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

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

FROM: **Kevin Dove, Fire Chief**

DATE: **January 26, 2026**

RE:
2025 Annual Report - Fire Department

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Safe and Secure Community

Executive Summary:
Fire Chief will present the Fayetteville Fire Department's 2025 annual report. This report will include response data, staffing updates, and program highlights.

Background:
These reports are presented throughout the year to keep Council and Citizens aware of the performance and general condition of their Fire Department.

Issues/Analysis:
None

Budget Impact:
None

Options:
Accept report as presented
Not accept report as presented

Recommended Action:
Accept report as presented

Attachments:
Power-point presentation

FIRE DEPARTMENT

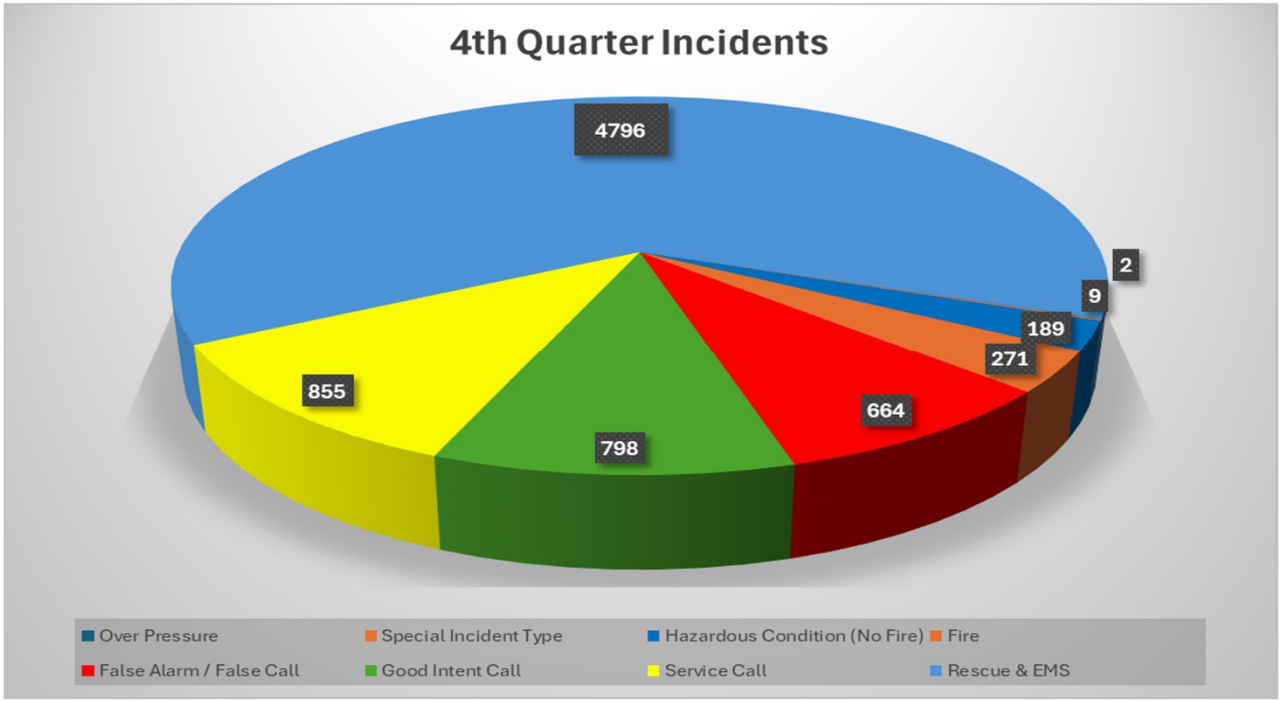
2025 Year End Review



FAYETTEVILLE NC

FAYETTEVILLE NC
FIRE DEPARTMENT

2025 4th Quarter



FY25 Quarter 4 Total Incidents = **7856**

- 3966 inspections / 4640 violations
- 5570 adults engaged at CRR events
- 7291 kids engaged at CRR events
- 39 Car Seats installed
- 1 visual/vibrating alarm for hearing impaired installed
- 314 Smoke / 89 CO detectors installed
- 30,730 training hours

FAYETTEVILLE NC
FIRE DEPARTMENT

2025 HIGHLIGHTS

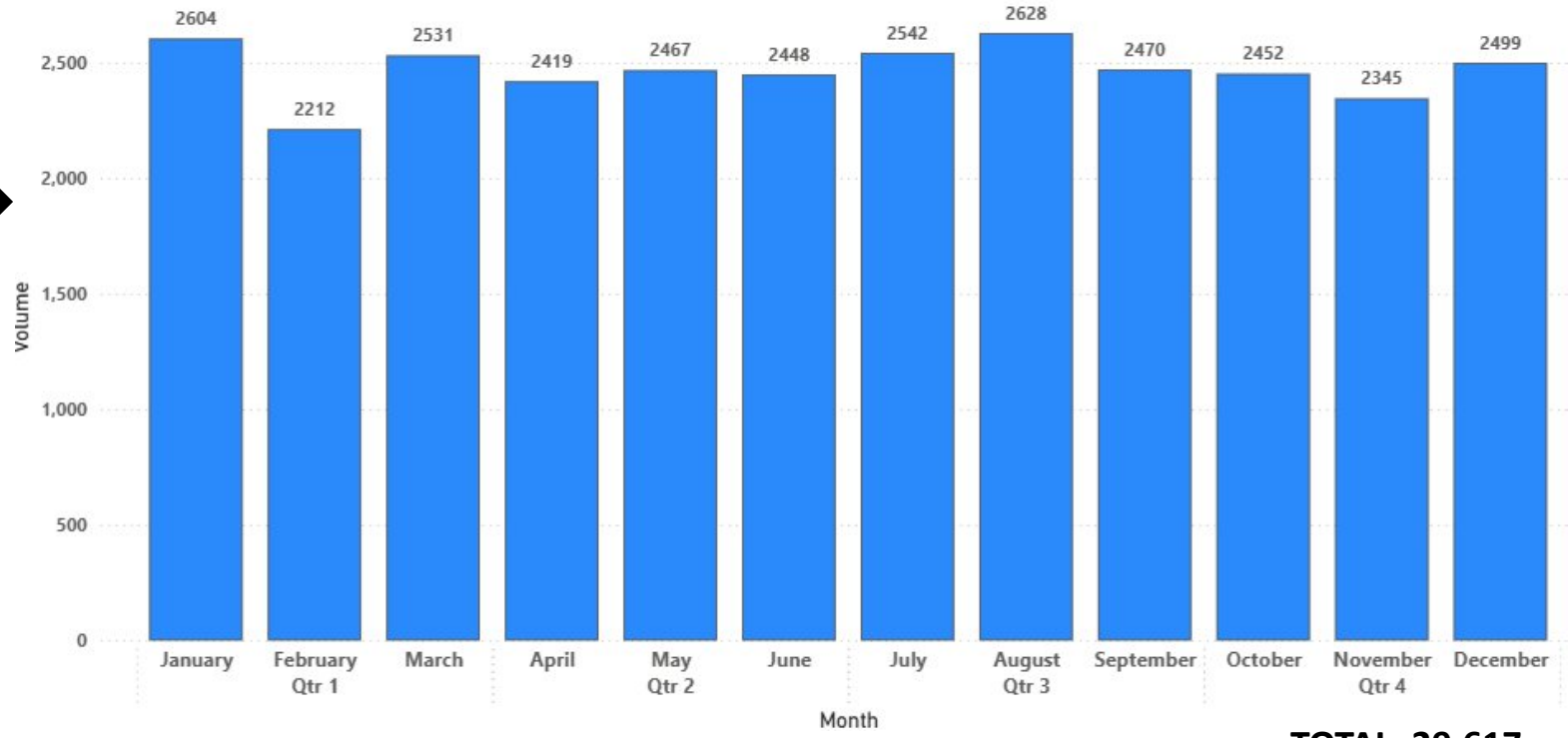


- 245 applicants for the 2026 hiring process (63% underrepresented population applicants)
- Crisis Response Dog Program (Griffith)
- Civilian accreditation manager
- New plans examiner and 4 new fire inspector positions
- Reduced number of backlog inspections from 3,500 to 368
- Hosted 6th annual "Camp Ready" teen summer camp
- New Roto Decon Washer installed
- 15 youths engaged in new "youth fire setter" program
- 10 "in-line" diesel particulate filters
- Offered "one-test" cancer screenings

FAYETTEVILLE NC
FIRE DEPARTMENT

CALL VOLUME

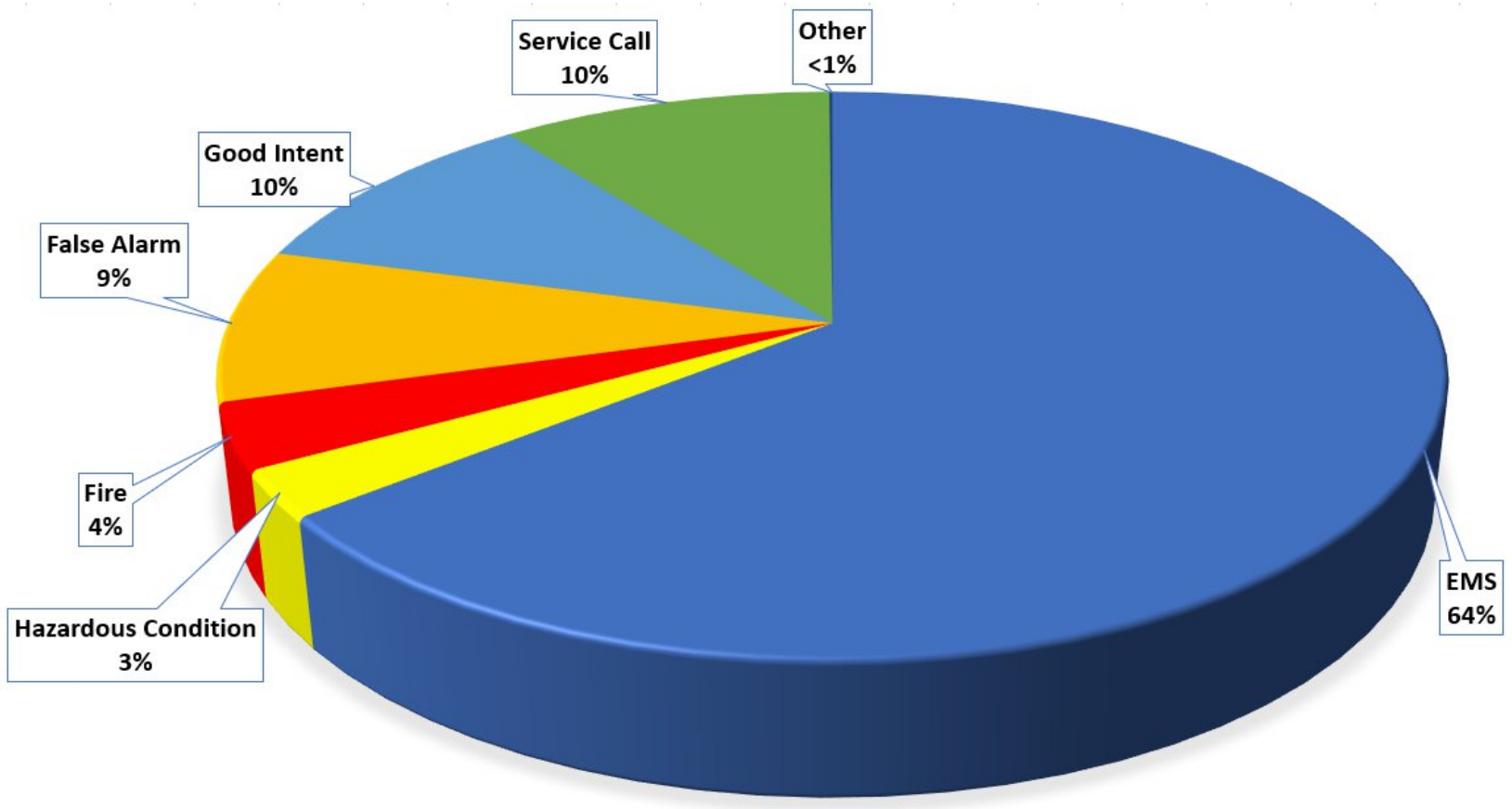
2025 Call Volume



TOTAL: 29,617

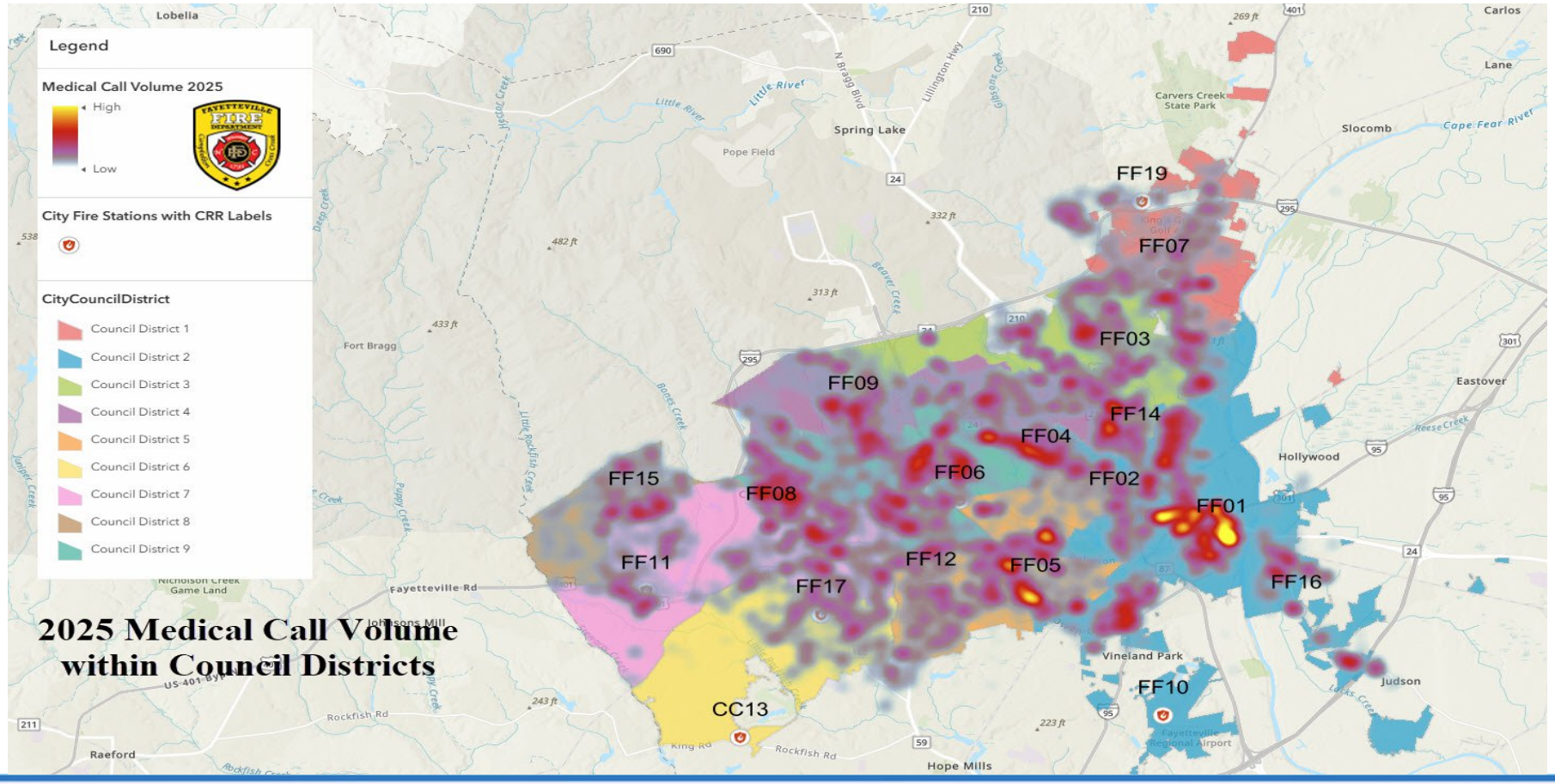
FAYETTEVILLE NC
FIRE DEPARTMENT

INCIDENT CATEGORIES



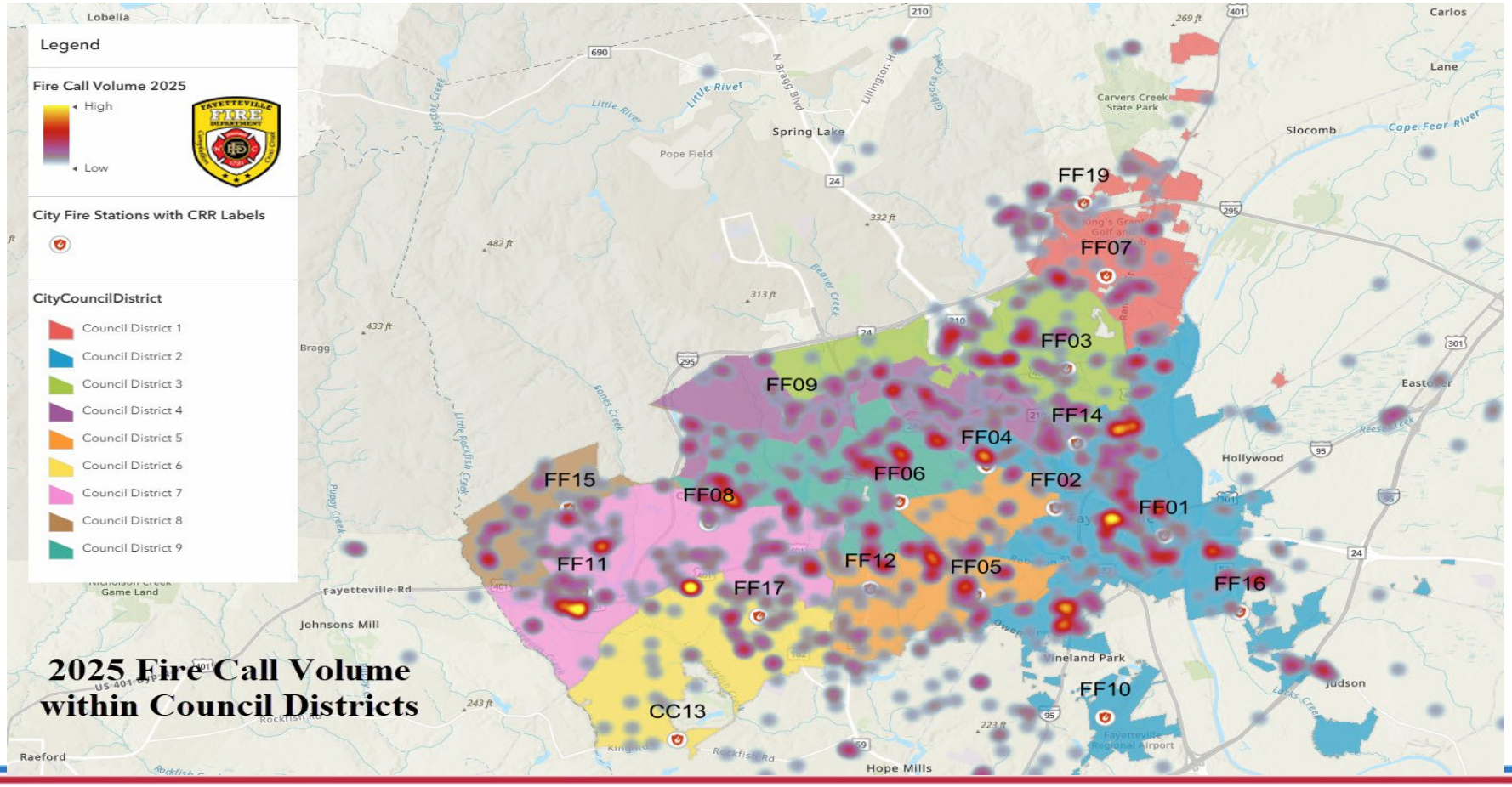
FAYETTEVILLE NC
FIRE DEPARTMENT

2025 MEDICAL RESPONSES



FAYETTEVILLE NC
FIRE DEPARTMENT

2025 FIRE RESPONSES



FAYETTEVILLE NC
FIRE DEPARTMENT

RESPONSE TIMES

Response Times

90th Percentile	Alarm Handling Time	Turn Out Time	Travel Time	Total Response Time
2023	1:46	1:26	5:12	7:01
2024	1:40	1:23	5:11	7:00
2025	1:34	1:22	5:35	7:33

FAYETTEVILLE NC
FIRE DEPARTMENT

FIRE STATISTICS

Year In Review	2023	2024	2025
Total Fire Responses	1,716	1,138	975
Total Structure Fires	251	222	270
Fires Starting in the Kitchen	72	50	83
Civilian Fire Fatalities	3	1	3
Civilian Fire Injuries	33	33	40
Firefighter Injuries	10	8	13
% Confined to Room of Origin	61%	63%	64%
Dollar Save Ratio	94.55%	95.69%	96.43%
Total Fire Loss	$10.5M	$7.1M	$5.9M
Vehicle Fires	135	148	117
Incendiary Structure Fires	34	25	27
Lithium-Ion Battery Response	6	6	4

FAYETTEVILLE NC
FIRE DEPARTMENT

TOP FIRE LOSS

- 7522 Quebec Ct - 2/28/25 - Residential $404,800.00
- 2956 Braddy Rd - 03/26/25 - Residential $362,100.00
- 6468 B Yadkin Rd – 5/23/25 - Commercial - $250,000.00



FAYETTEVILLE NC
FIRE DEPARTMENT

MEDICAL

Yearly	2023	2024	2025
Total EMS Response	18,732	18,894	19,103
Motor Vehicle Accident Responses	2255	2068	2485
Overdose Responses/ Narcan by FFD	516/293	424/209	217/85
Cardiac Arrest Responses	441	314	360

FAYETTEVILLE NC
FIRE DEPARTMENT

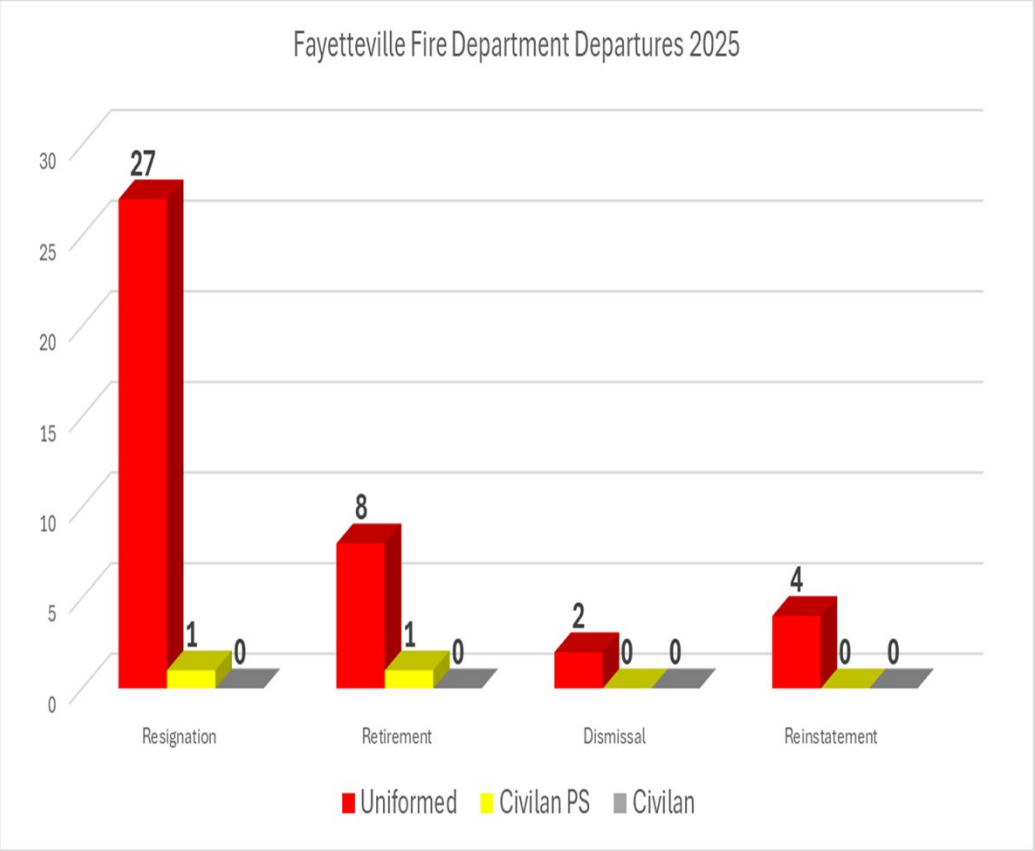
HAZARDOUS MATERIALS

Yearly	2023	2024	2025
Total Haz-Mat Responses	453	327	326
Natural Gas Responses	156	110	136
Carbon Monoxide Responses	34	30	35
Hydrocarbon Spill Responses	22	34	23

FAYETTEVILLE NC
FIRE DEPARTMENT

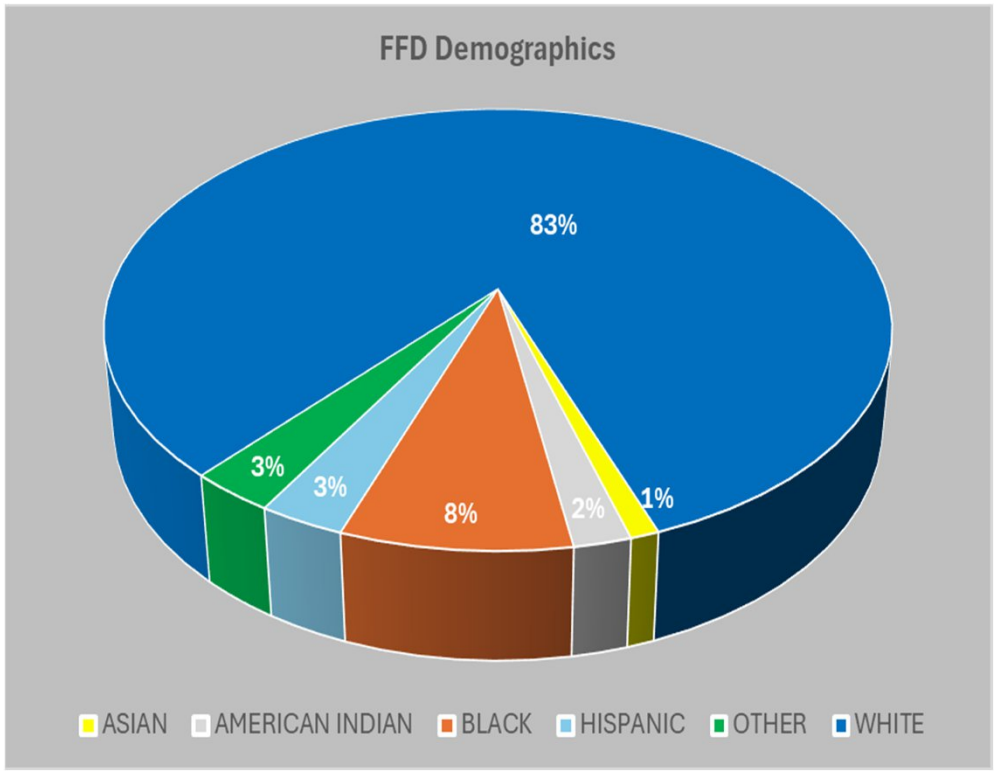
HUMAN RESOURCES

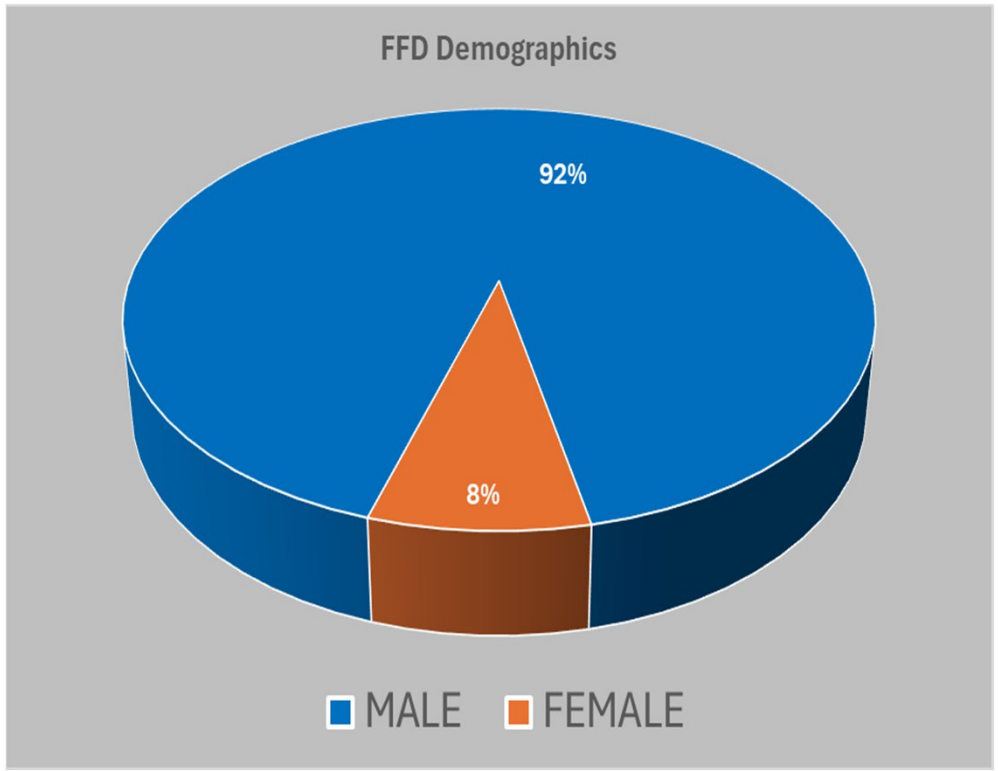
Description	Authorized Headcount	Actual Headcount	Vacant
Uniformed FTE	339	329	10
Civilian Non-Public Safety FTE	15	14	1
Civilian Public Safety FTE	4	4	0



FAYETTEVILLE NC
FIRE DEPARTMENT

HUMAN RESOURCES





FAYETTEVILLE NC
FIRE DEPARTMENT

HUMAN RESOURCES/TRAINING

Hiring – 2025	
40	New Hires
4	Reinstatements

Career Development – 2025	
1	Deputy Chief Promotion
2	Asst. Chief Promotions
3	Battalion Chief Promotions
5	Captain Promotions
9	Lieutenant Promotions
26	Firefighter Advancements

Training Summary – 2025	
137,318	Total Training Hours For Department
28	New Firefighters Certified
28	New EMT Certifications
64	Driver Certifications
10	Fire Life Safety Educators
26	Fire Officer Certifications
30	Instructor Certifications
10	Haz-Mat Technicians
68	Rescue Technician Certifications
9	Arson Investigator/Technicians

FAYETTEVILLE NC
FIRE DEPARTMENT

FIRE INSPECTIONS

Year	2023	2024	2025
New Plans Reviews	1,345	1,365	3,559
Fire Inspections/Maintenance	6,646	8,561	11,454
Fire Code Violations Discovered	5,220	7,456	14,965

FAYETTEVILLE NC
FIRE DEPARTMENT

FIRE CODE VIOLATIONS

2025

Top Five Fire Code Violations

Category	#
ELECTRICAL EQUIPMENT, WIRING AND HAZARDS	2,776
PORTABLE FIRE EXTINGUISHERS	2,063
GENERAL (Address Markers Missing, Outdated Fire Equipment...)	1,205
EMERGENCY AND STANDBY POWER SYSTEMS	1,003
MAINTENANCE OF THE MEANS OF EGRESS	698

COMMON FIRE CODE VIOLATIONS TO BE AWARE OF:

1. **Improper use of power strips.**
   Only use power strips for their intended purpose, and never plug one power strip into another.
2. **Fire extinguishers not serviced or accessible.**
   Ensure extinguishers are professionally inspected, properly mounted, and clearly visible.
3. **Unmaintained fire protection systems.**
   Sprinklers, alarms, and suppression systems must be inspected, tested, and fully operational.
4. **Damaged or exposed electrical wiring.**
   All outlets, wiring, and electrical panels must be covered, secure, and in good condition.
5. **Non-functioning exit signs or emergency lighting.**
   Test exit signs and emergency lights regularly to ensure they are illuminated and working properly.

WHO CAN HELP YOU GET READY?

The Fire Marshal's office is available for consultations, regardless of how big or small. We are here to keep you safe, and help protect your investment in the city.

ARE YOU PREPARED TO RESPOND TO A FIRE?

The City of Fayetteville's Fire Marshal's Office is prepared to help you better train your employees to respond to a fire. This training can include fire drills, proper use of a fire extinguisher, and understanding your fire alarm performance.

QUESTIONS?

The Fire Marshal's Office conducts inspections and enforces fire codes in all buildings, except for one- and two-family dwellings. There are several types of inspections. In addition to existing construction, listed below are some other inspection services offered:

- **Plans review for new construction**
- **A.L.E. inspections**
- **School and day care inspections**
- **Foster home inspections (when requested)**
- **Group home inspections**
- **Above- and underground tank installations and removals**
- **Night inspections**
- **Assistance with fire/evacuation drills**
- **Receive and respond to citizen complaints and inquiries**

To schedule an inspection or to ask any questions about fire codes, please call: (910) 433-1730

For additional inspection and permitting information, scan the QR code:



COMMON FIRE CODE VIOLATIONS

Stay Informed. Stay Safe.



FAYETTEVILLE FIRE DEPARTMENT
Campbellton
Cross Creek
ORGANIZED
1791

FAYETTEVILLE NC
FIRE DEPARTMENT



COOKING HAZARDS

Many kitchen fires start from issues that could have been prevented. Review this checklist to reduce your risk:

1. **Hood System Maintenance**
   Has your hood system been professionally cleaned and is it functioning properly?
2. **Grease and Food Buildup**
   Are your cooking appliances regularly cleaned to remove grease and food residue?
3. **Fire Suppression System**
   When was the last time your hood's fire suppression system was serviced?
4. **Grease Filters**
   Are your grease filters installed correctly and properly positioned to work as intended?

PROPERLY SECURING YOUR BUSINESS

Do you think your business may not be secure enough? The fire code allows you to properly secure your business within set parameters. The Fire Marshal's Office can help you understand the do's and don'ts of properly locking up your place of business.



DO YOU HAVE A STAIRWELL?

Another common violation within buildings across the city is storage in a stairwell. Did you know you cannot store any items under the stairs, or within them?

Why, you ask? The stairs are your safe way to an exit from any floor above the first floor. Storage within stairwells creates several hazards to lifesaving. At the same time, it adds a fire danger that can cut off your path to safety.



"HELP US KEEP YOU SAFE AND FIRE READY."

APARTMENT MANAGERS: DID YOU KNOW?

Do you manage an apartment or housing complex? If so, the safety of your residents depends on your understanding and enforcement of fire codes. Below are some common violations we frequently encounter, many of which can be easily prevented:

1. **Fire Extinguishers**
   Are extinguishers properly placed in common areas or readily accessible within each unit?
2. **Smoke Alarms**
   Have all smoke alarms been tested? Have the batteries been replaced within the last six months?
3. **Dryers and Exhaust Vents**
   Have you checked for dust and lint buildup inside dryers and ventilation systems?
4. **Utility Access**
   Are all utility rooms and panels clearly labeled and visible for fire department access?
5. **Fire Protection Equipment**
   Has all fire protection equipment been serviced, inspected, and confirmed to be in proper working order?

FAYETTEVILLE NC
FIRE DEPARTMENT

COMMUNITY RISK REDUCTION



- 13,415 Adults engaged at CRR events
- 17,540 Kids engaged at CRR events
- 1749 Smoke Alarms Installed
- 376 Carbon Monoxide Alarms Installed
- 154 Child Safety Seats Installed
- 2,057 People Taught Hands-Only CPR
- 1267 Home Safety Surveys completed
- 15 Youth Fire Se? er Interven? ons





Working SMOKE ALARMS SAVE LIVES



Please call 910-433-1116 or use the QR code for a smoke alarm for your home. Our firefighters will come by and install them for free!

Questions



FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

City of Fayetteville

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

City Council Action Memo

File Number: 26-0130

Agenda Date: 2/23/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Staff Reports

Agenda Number: 9.03

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

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

FROM: **Roberto E. Bryan Jr., Chief of Police**

DATE: **February 23, 2026**

RE:
Fayetteville Police Department 2025 4th Quarter Review

COUNCIL DISTRICT(S):
ALL

Relationship To Strategic Plan:
Priority One: Safe and Secure Community

Executive Summary:
Police Chief Roberto E. Bryan Jr. will present to City Council the Fayetteville Police Department's 2025 4th Quarter Review. The 4th Quarter review will include crime and safety updates as well as statistical crime data for the months of October, November, and December 2025.

Background:
Several times a year, the Fayetteville Police Department provides an overview of crime trends and issues both locally and nationally. The overview gives City Council an opportunity to discuss issues and strategies to maintain and improve the public safety of our community. Chief Bryan will present the Fayetteville Police Department's 2025, 4th quarter review that will include crime and safety updates as well as statistical crime data for the months of October, November, and December 2025.

Issues/Analysis:
None

Budget Impact:
None

Options:
1. Accept Police Department 2025 4th Quarter Review
2. Not Accept Police Department 2025 4th Quarter Review

Recommended Action:
1. Accept Police Department 2025 4th Quarter Review

Attachments:
PowerPoint presentation

Fayetteville Police Department

January – December 2025
4th Quarter Review



FAYETTEVILLE N

January - December 2025

Person Crimes	Property Crimes	Felony Arrest	Misd Arrest
3,282	8,975	2,268	4,632
2024: 3,495	2024: 9,899	2024: 2,135	2024: 4,673
% Change: -6.09%	% Change: -9.33%	% Change: +6.22%	% Change: -1.0%

Total Crime is down by (-7.20%) *1,112 fewer incidents

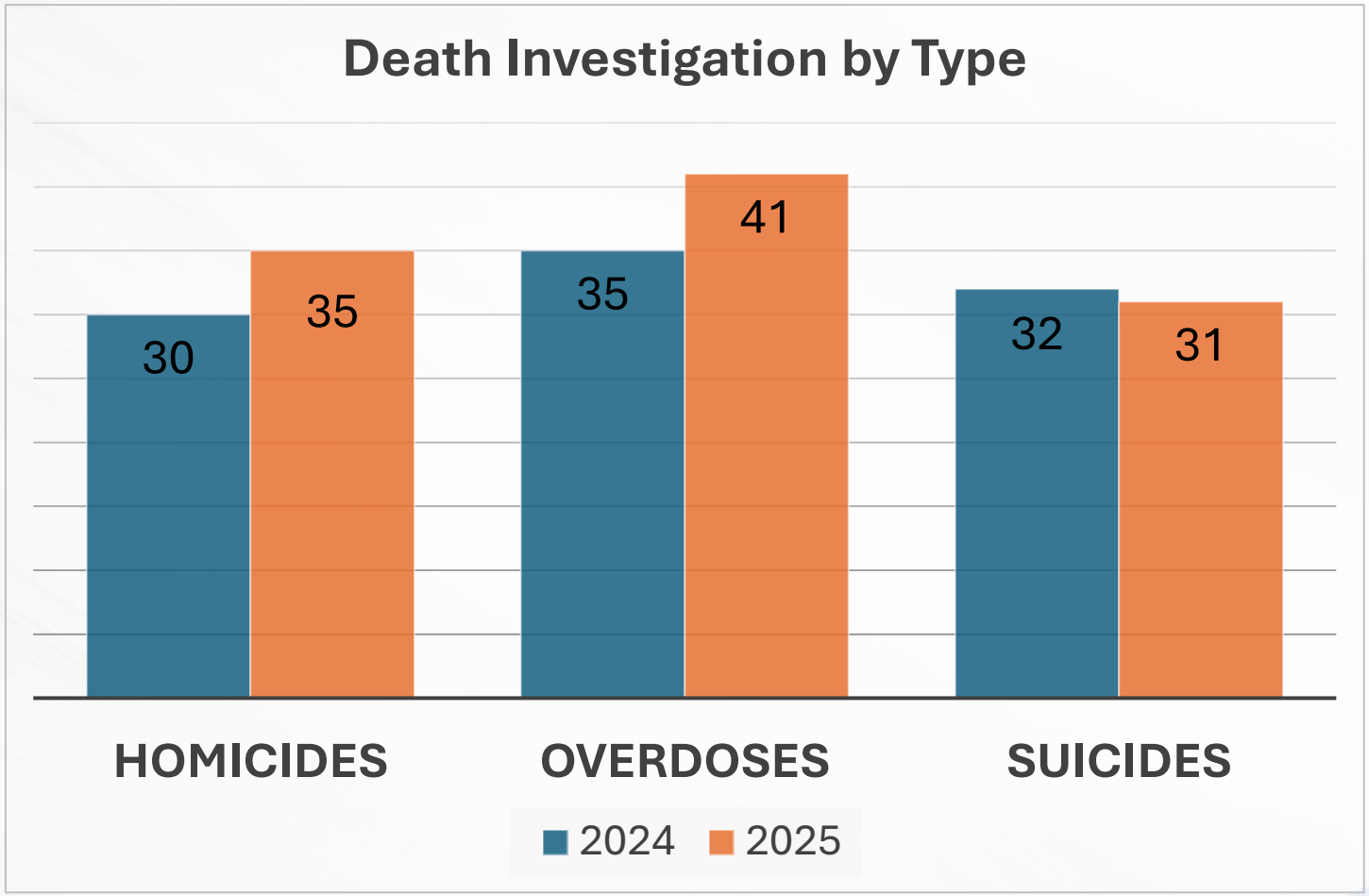
Total Arrests are up by (+1.35%) * 92 more arrest

Focus: Violent Crime

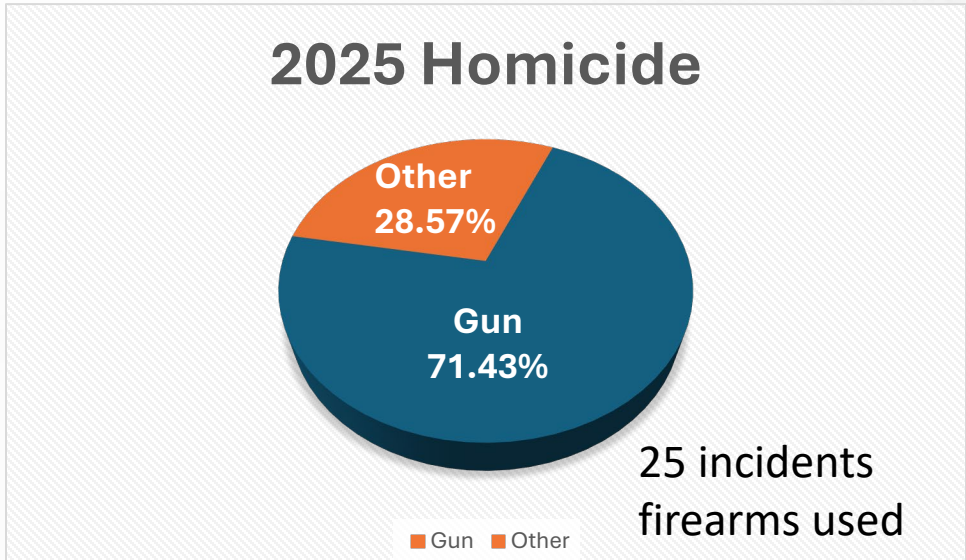
Part 1 Crimes	2024	2025	Percent Change
Homicide	30 incidents 30 victims	35 incidents 37 victims	+16.67% +23.33%
Rape	60	53	-11.66%
Aggravated Assault	749	655	-12.55%
All Other Persons	2,656	2,539	-4.40%
Total Persons	3,495	3,282	-6.09%

*National Incident Based Reporting System

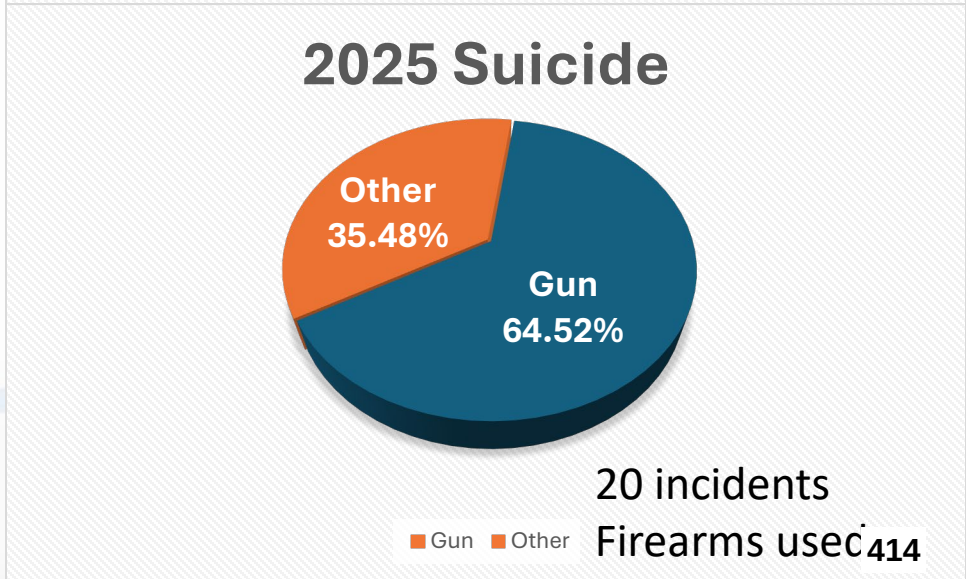
Homicide Unit January – December 2025



+16.67% +17.14% -3.12%



25 incidents
firearms used



20 incidents
Firearms used

Domestic Aggravated Assaults 2025

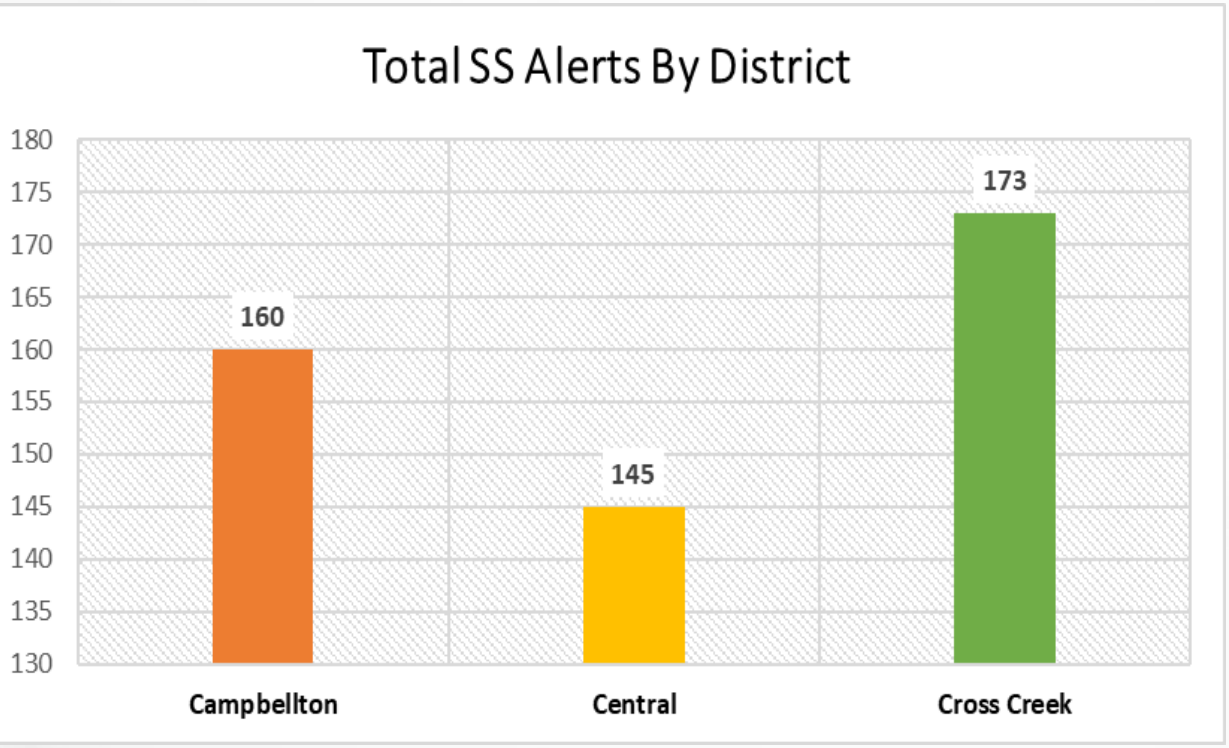


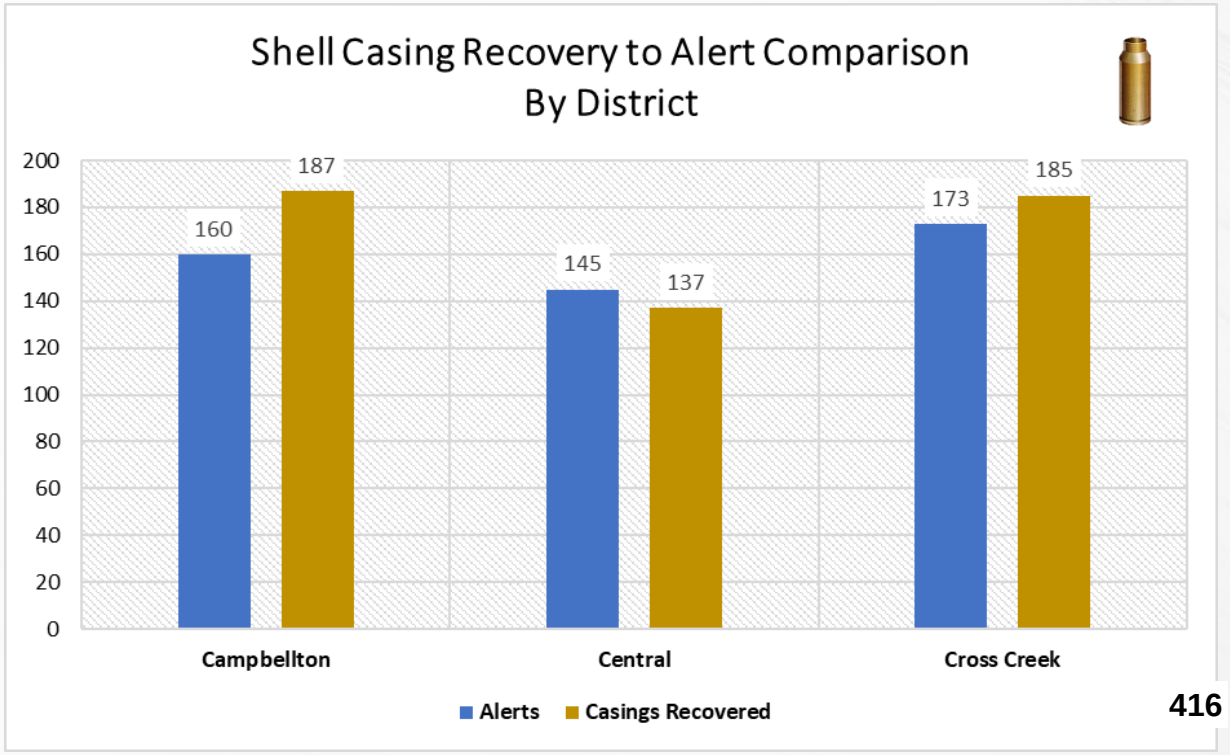
Domestic Violence Agg Assaults	2024	2025	% Change
Misdemeanor	102	76	-25.49%
Felony	98	96	-2.04%
Simple Assault	1,933	1,870	-3.25%
Total	2,133	2,042	-4.26%

Soundthinking (ShotSpotter) January – December 2025

Recoveries, Arrests, Leads

District	CAMP	CENT	CCRK	Total
Total Alerts	160	145	173	478
Guns Recovered	2	2	14	18
Arrests Resulted	5	2	9	14





Property Crimes Jan – Dec 2025

Group A Crimes	2024	2025	Percent Change
Burglary (includes MV B&E)	1,913	1,741	-8.99%
Larceny	3,964	3,601	-9.15%
Motor Vehicle Theft	743	653	-12.11%
Robbery	221	211	-4.52%
All Other Property Crimes	3,058	2,769	-9.45%
Property Crimes Total	9,899	8,975	-9.33%

*National Incident Based Reporting System (NIBRS)

Juvenile Crime Jan - Dec 2025

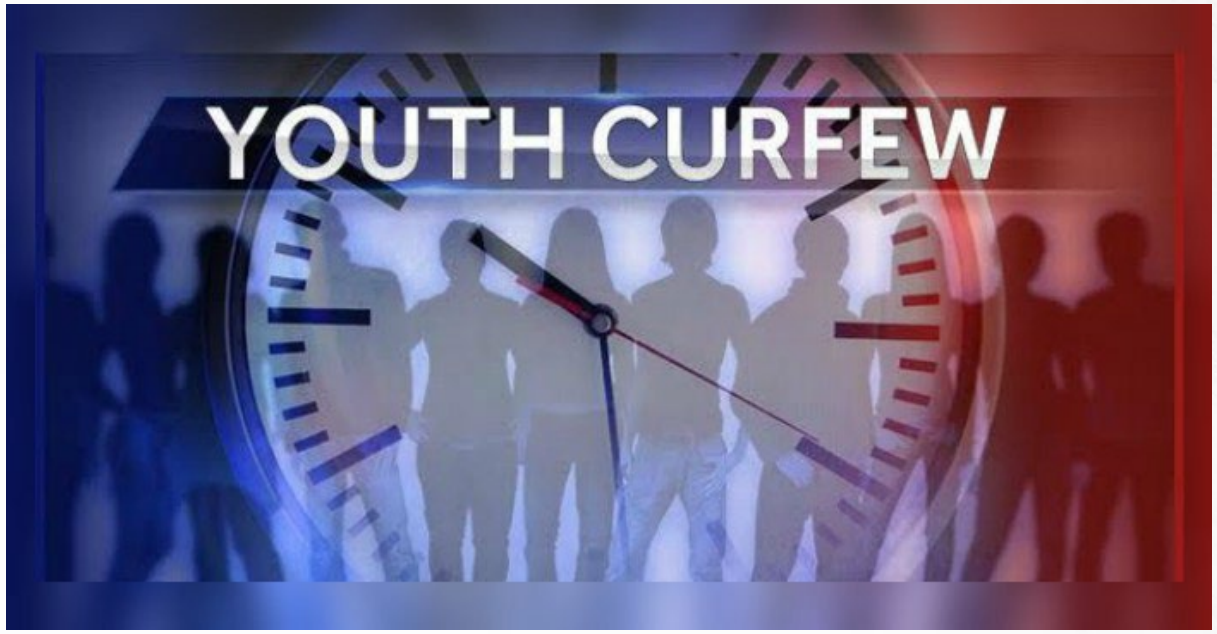
Juvenile Data	2024	2025	Total % Change
Field Contacts	301	488	+ 62.12%
Incident Reports	1,111	1,275	+ 14.76%
Total Incident Charges	1543 (274 Runaways)	1,767 (300 Runaways)	+ 14.51%
Involved Juveniles	922	1082	+ 17.35%

Incidents	2024	2025	Total
RDO	16	21	+31.25%
Weapons	47	36	-23.40%
Assaults	238	359	+50.84%
Drugs	39	44	+12.82%
Breaking & Entering (this includes M.V. B & E)	142	111	-21.83%
Robbery	20	40	+100%
Shoplifting	78	79	+1.28%
MV Theft	100	92	-8.00%
Vandalism	92	76	-17.39%

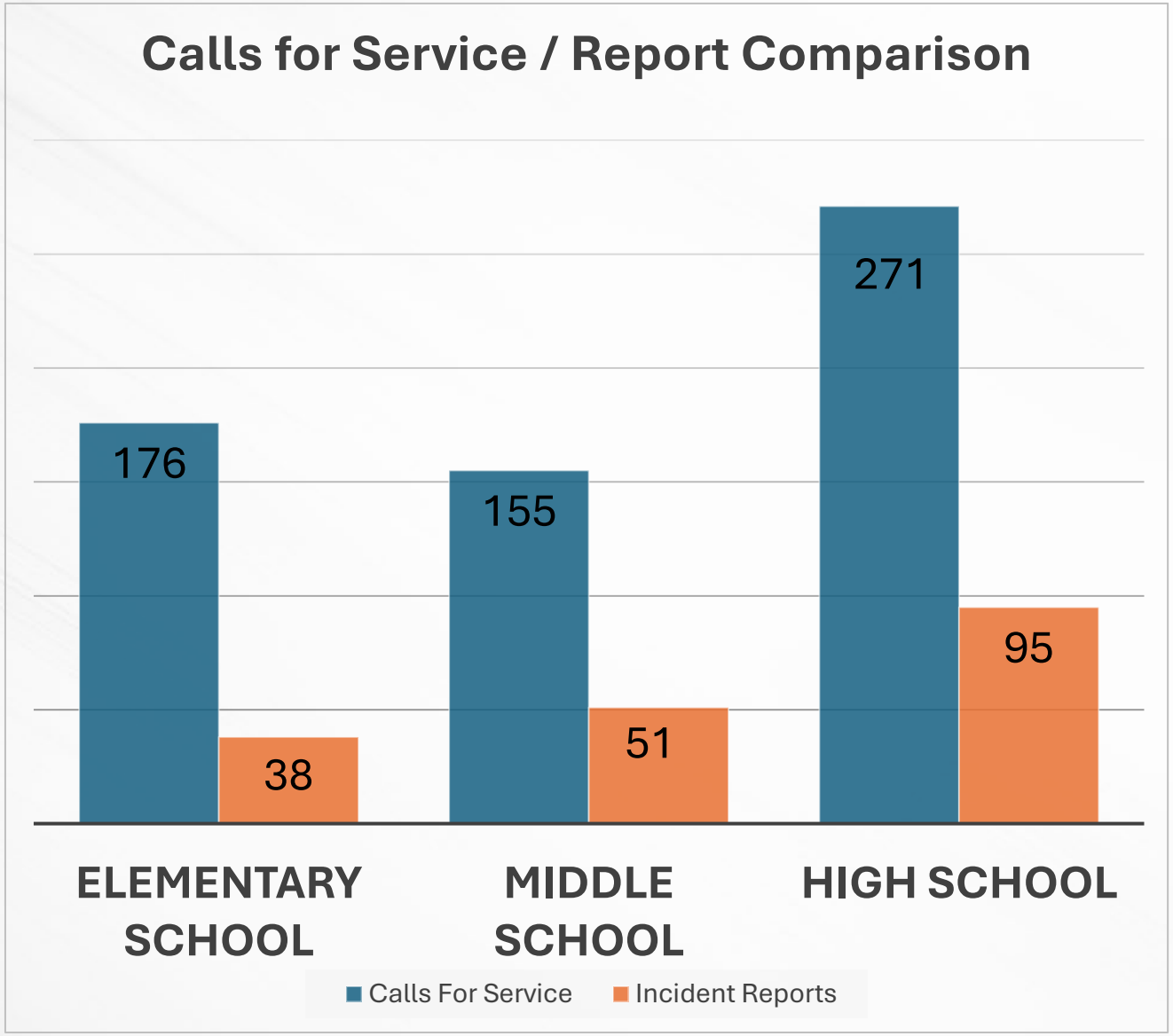
Curfew 11pm - 6am: Juvenile Crime 17 YOA

Juvenile Data	Curfew Time Block
Field Contacts	35
Incident Reports	7
Total Incident Charges	8
Involved Juveniles	34 (1 Repeat Juvenile)

2025	QTR3/QTR4 2025
MV Theft	2
MV B&E	1
RDO	1
Runaway	1
Stolen Property	1
Weapons	2



School Resource Officer Program



August 26, 2024, the Fayetteville Police Department assumed control of 49 Cumberland County Schools located within the city limits.

Currently have 18 certified SRO's in the schools.

Currently have 66 Part Time Traffic Control Officer positions assigned to schools.

Officers have responded to 602 calls for service.

Officers have documented 184 incident reports.

Based on current monthly average the schools are expected to generate over 1,244 calls for service and add nearly 184 incident reports during the calendar school year 2025-2026.

Federal Partnerships 2025

Impact of Federal & State Task Force Officers

Task Force Officer Activity 2025

39 individuals federally sentenced

33 individuals federally indicted and pending adjudication

$1,974,181.91 seized associated with criminal activity

104 firearms seized and taken off the street.

Continue to work with US Attorney's Office with Violent Crime Action Plan (VCAP) under Project Safe Neighborhood.

Narcotics Vice Suppression Unit Seizures

Drug	2024	2025
Cocaine	37.39 kilos	70.6 kilos
Meth	45.31 kilos	31.45 kilos
Fentanyl/ Heroin	56.74 kilos	10.19 kilos
Marijuana	12,945 pounds*	212.49 pounds
Firearms Seized	1,054	904



911 Communications Center

Calls for Service Dispatched

Police:	180,484
Fire:	29,238
Total:	209,722

Phone Calls Processed

911 Calls:	220,099
Admin Call:	165,744
Total:	385,843

Audio Request

Internal:	498
Public	209

Quality Assurance Reviews

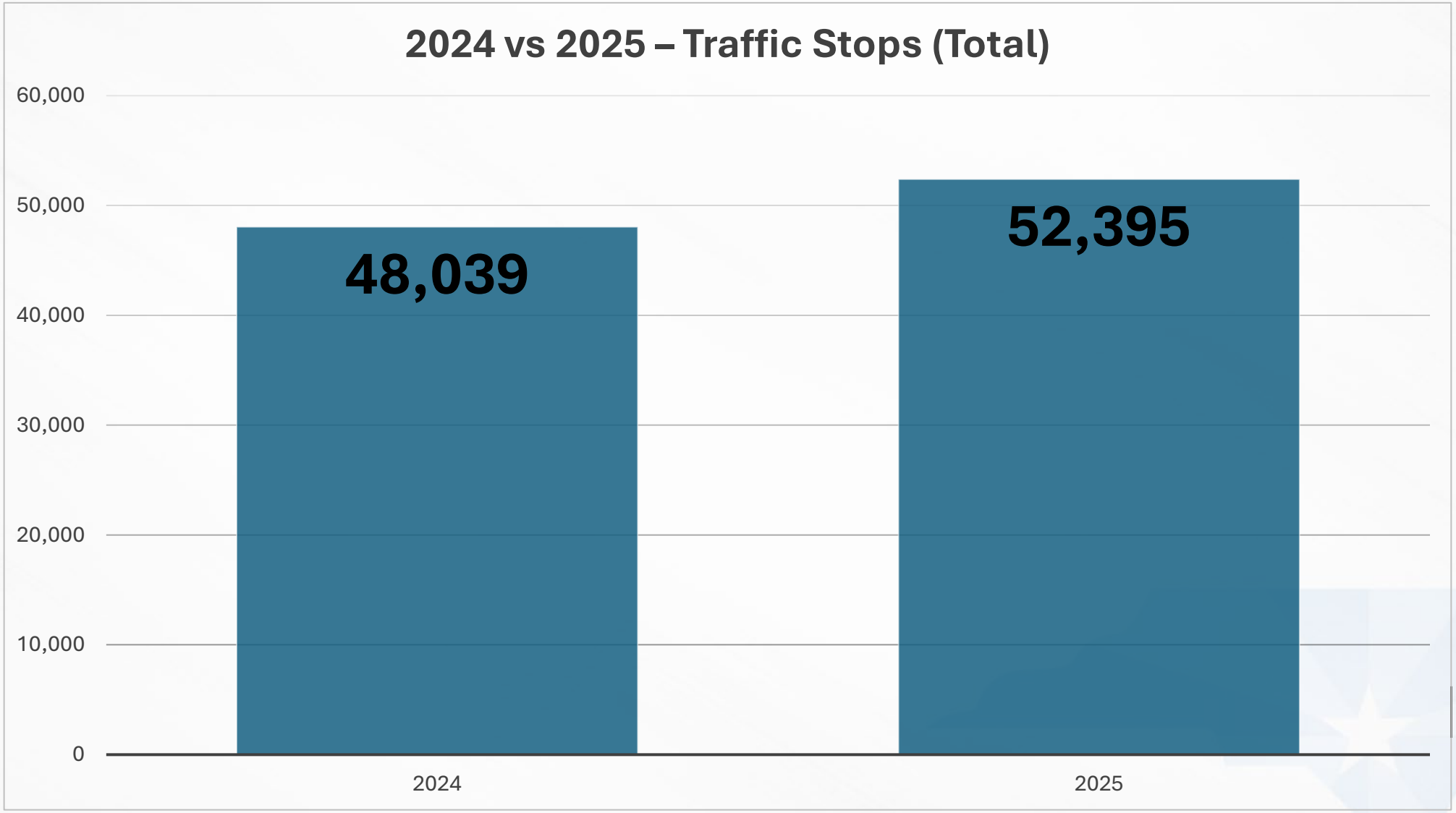
Police:	1,788
Fire:	576
Medical:	888

Traffic Enforcement

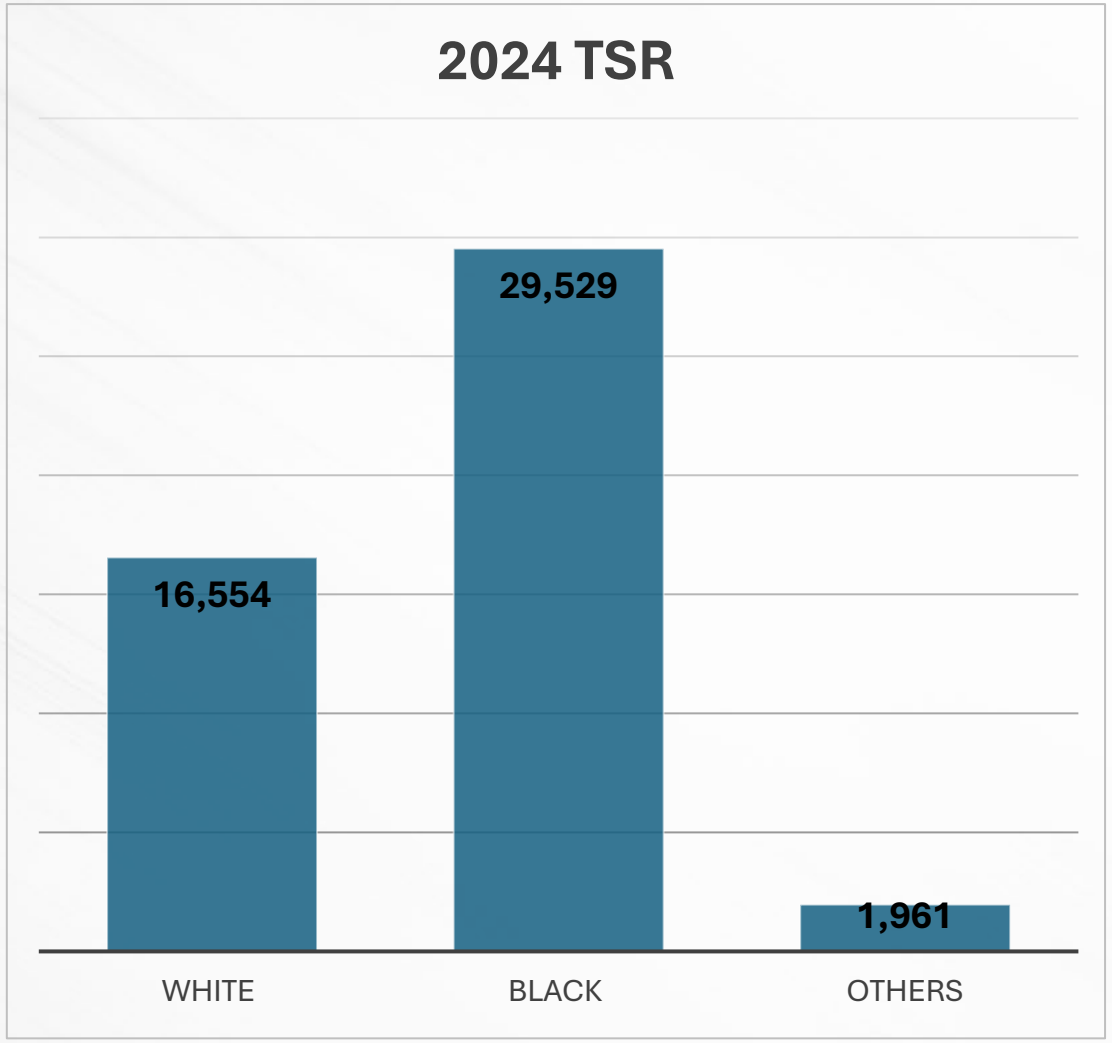
Traffic Fatalities	2024	2025
# of Crashes	33	28
Number Killed	33	32
Circumstances / Contributing Factors	**2024**	**2025**
Pedestrians	15	8
Motorcycles	7	10
Alcohol/Drugs	5	4
Speeding	7	14
Under 18	0	2

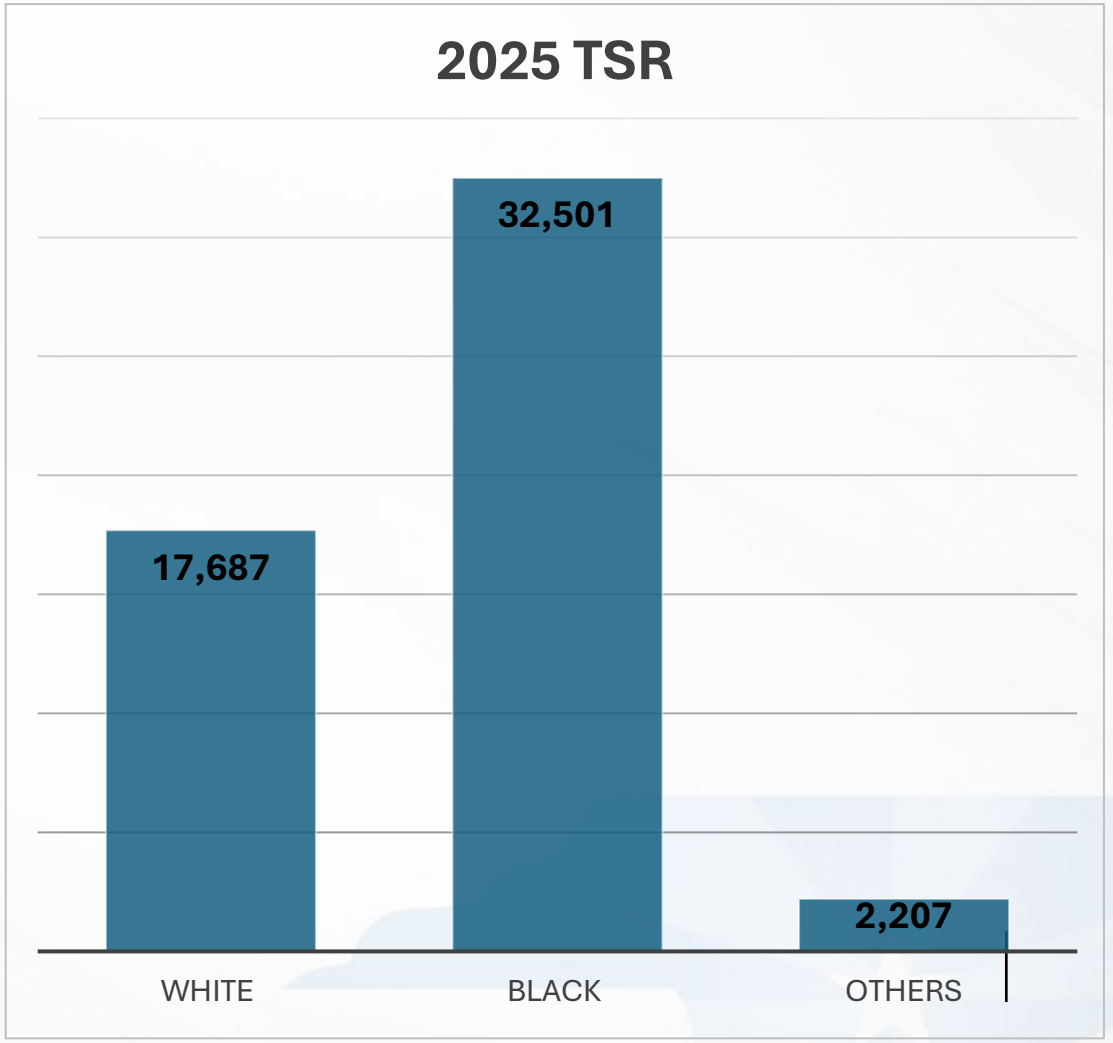


TSR Data Total Stops
January – December 2025

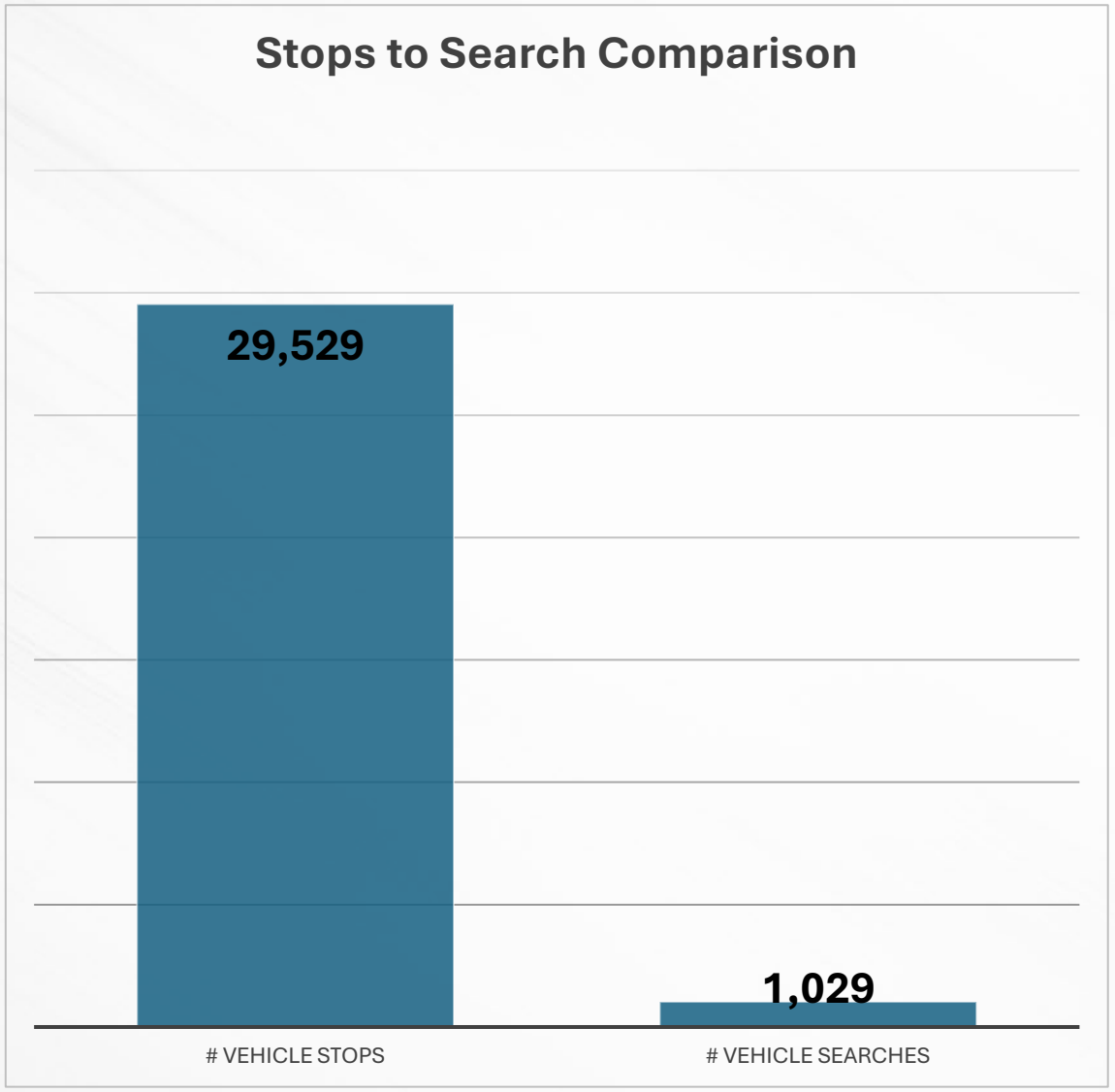


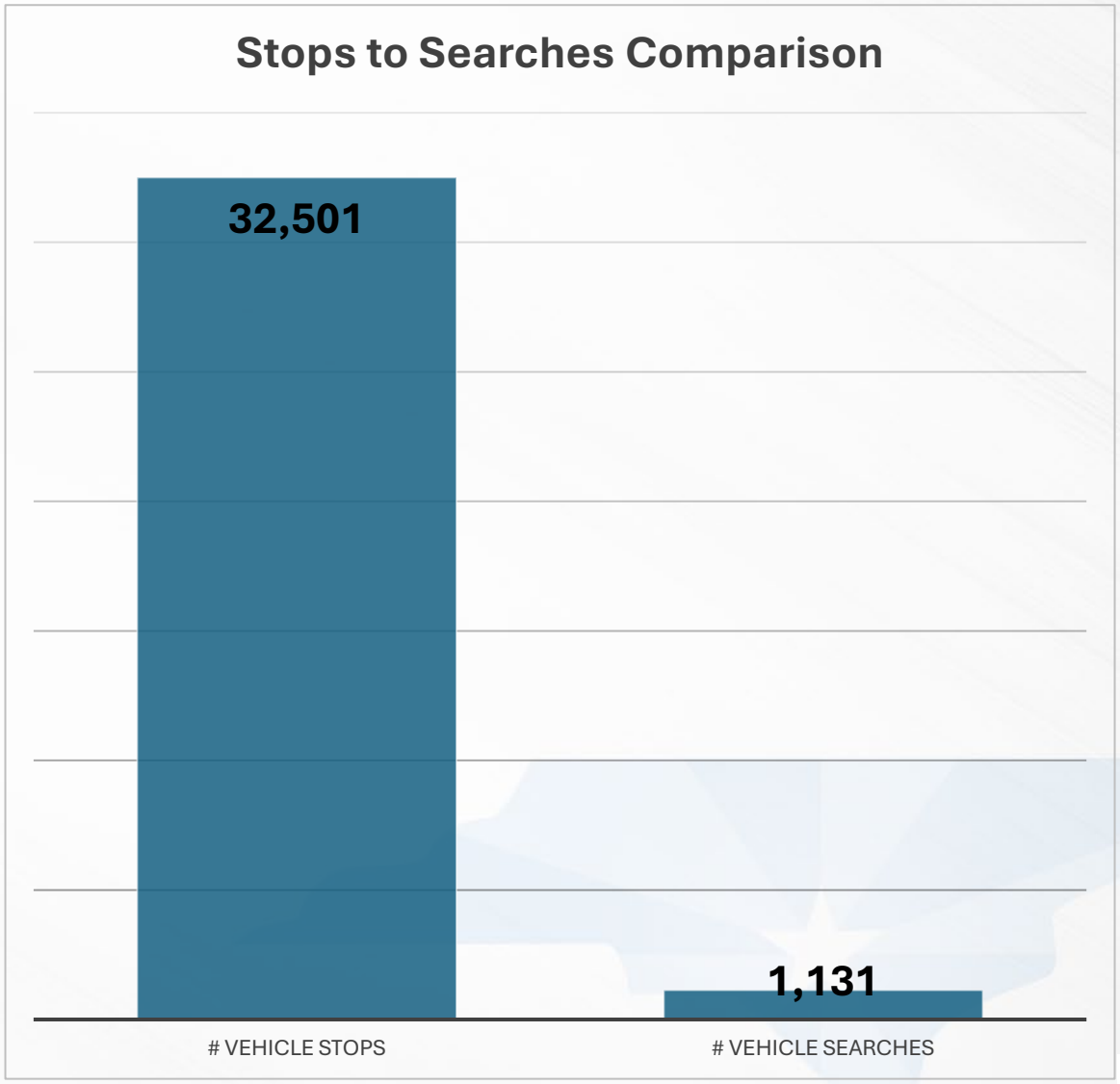
TSR Data Total Stops 2025



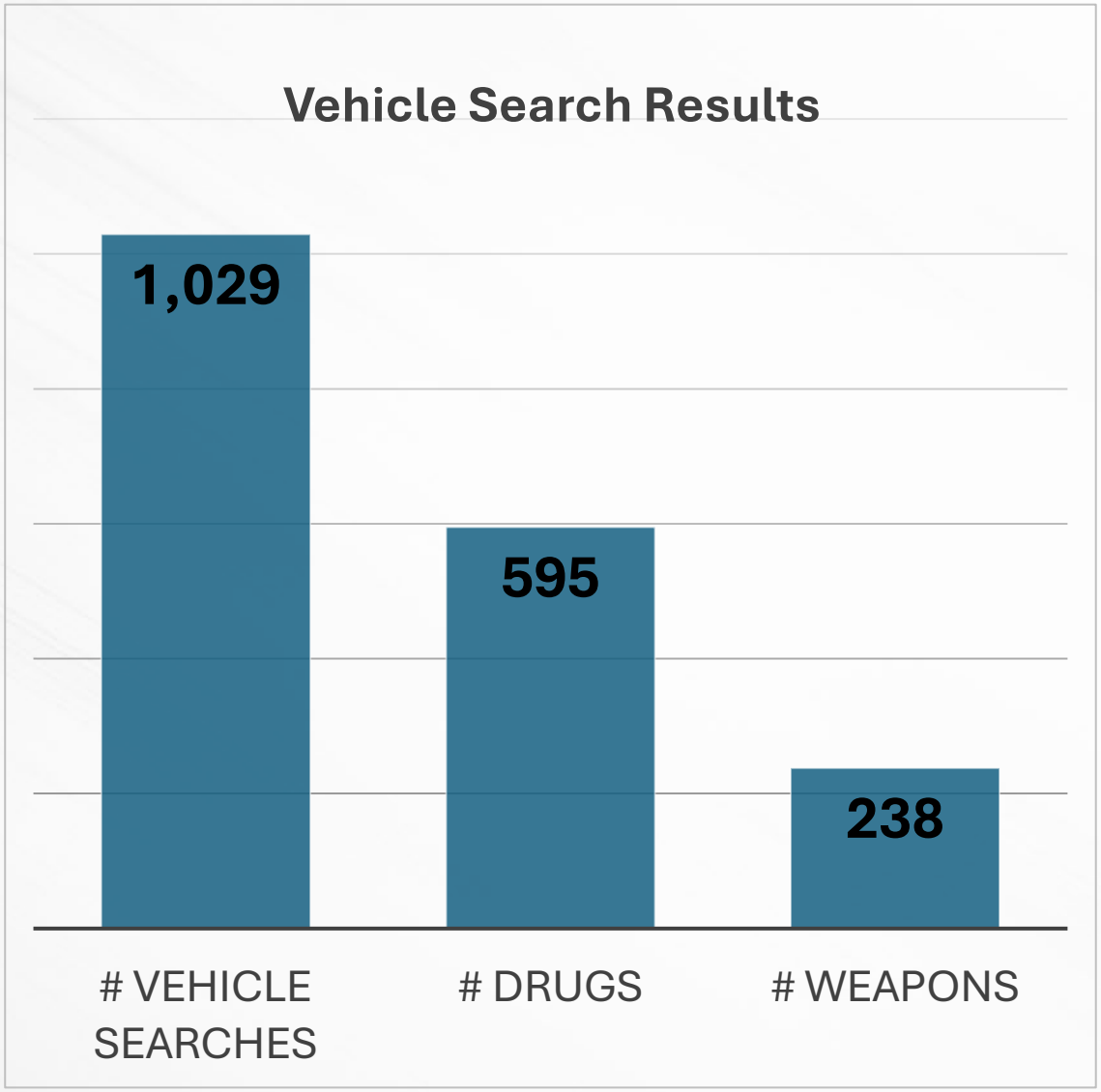


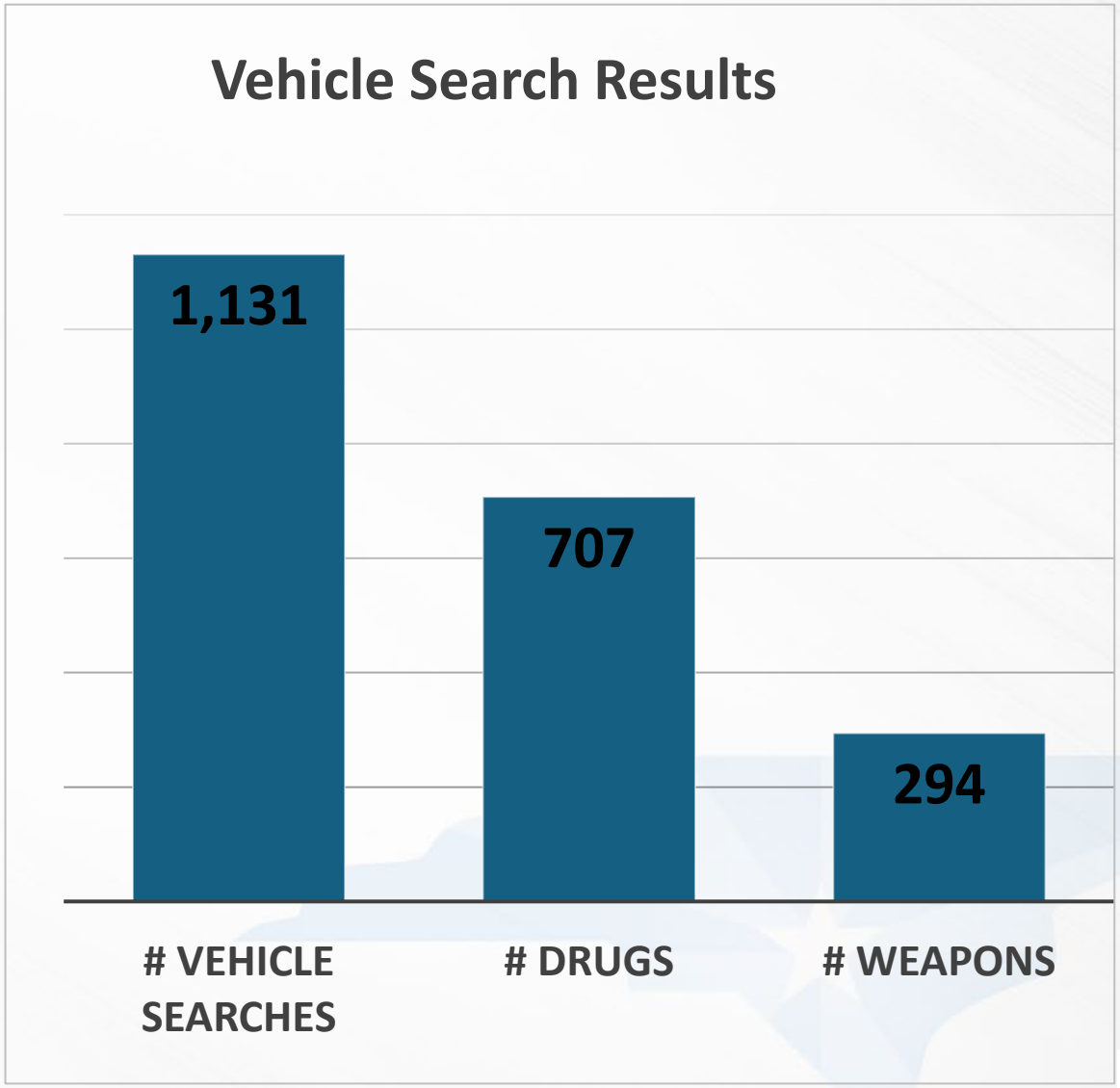
2024 to 2025 Stops & Searches by Race: Black



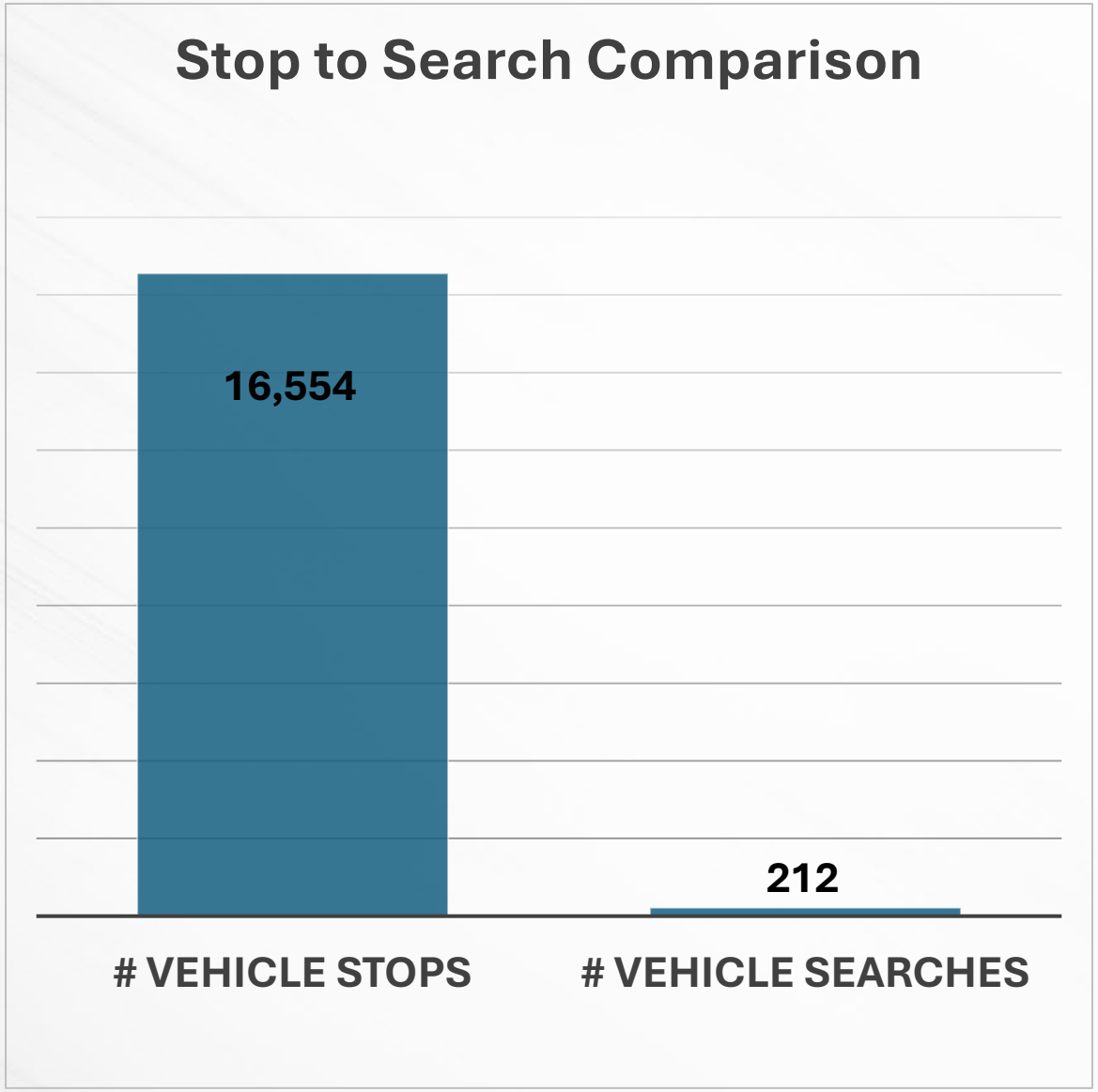


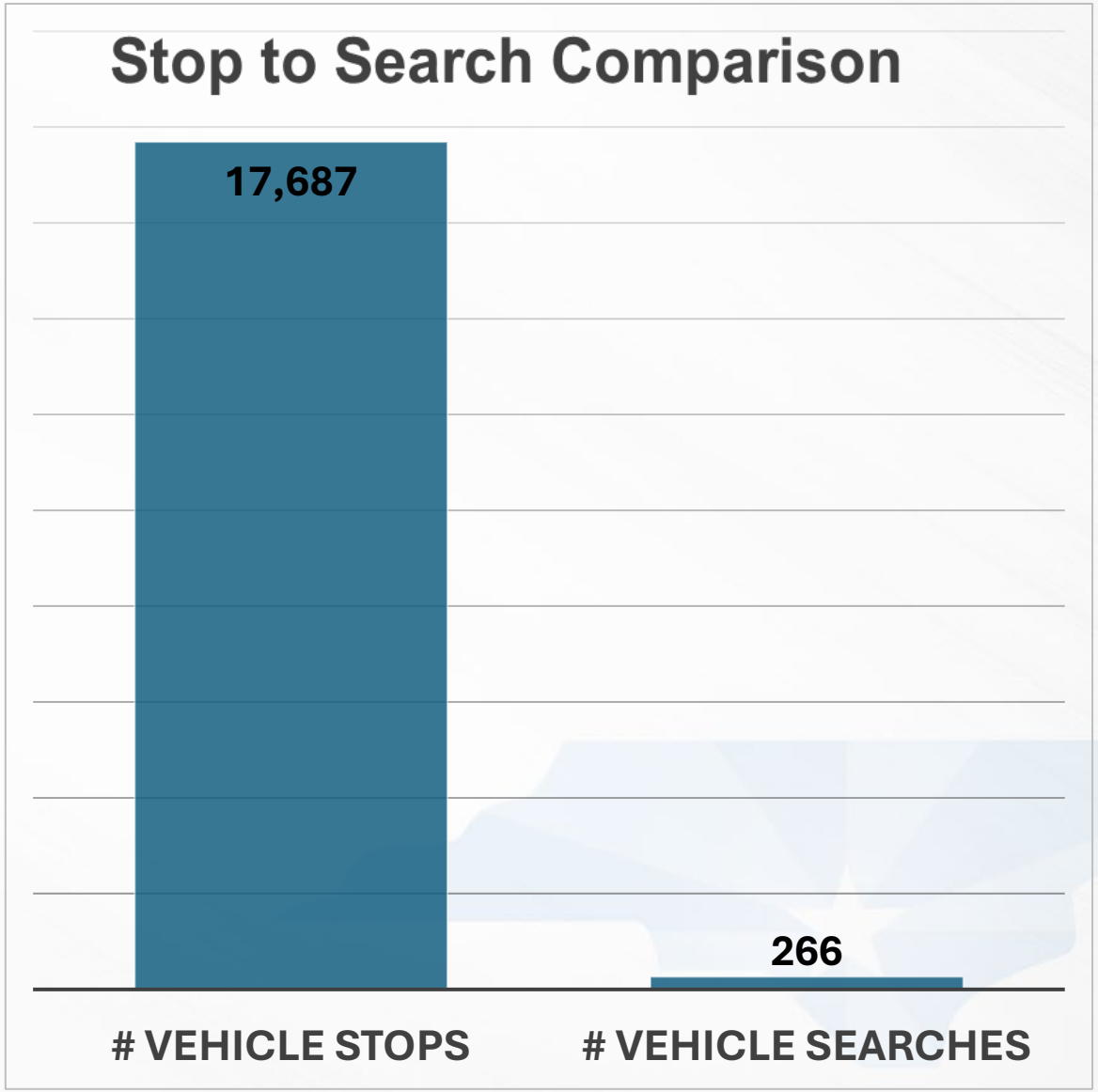
2024 to 2025 Search by Race: Black



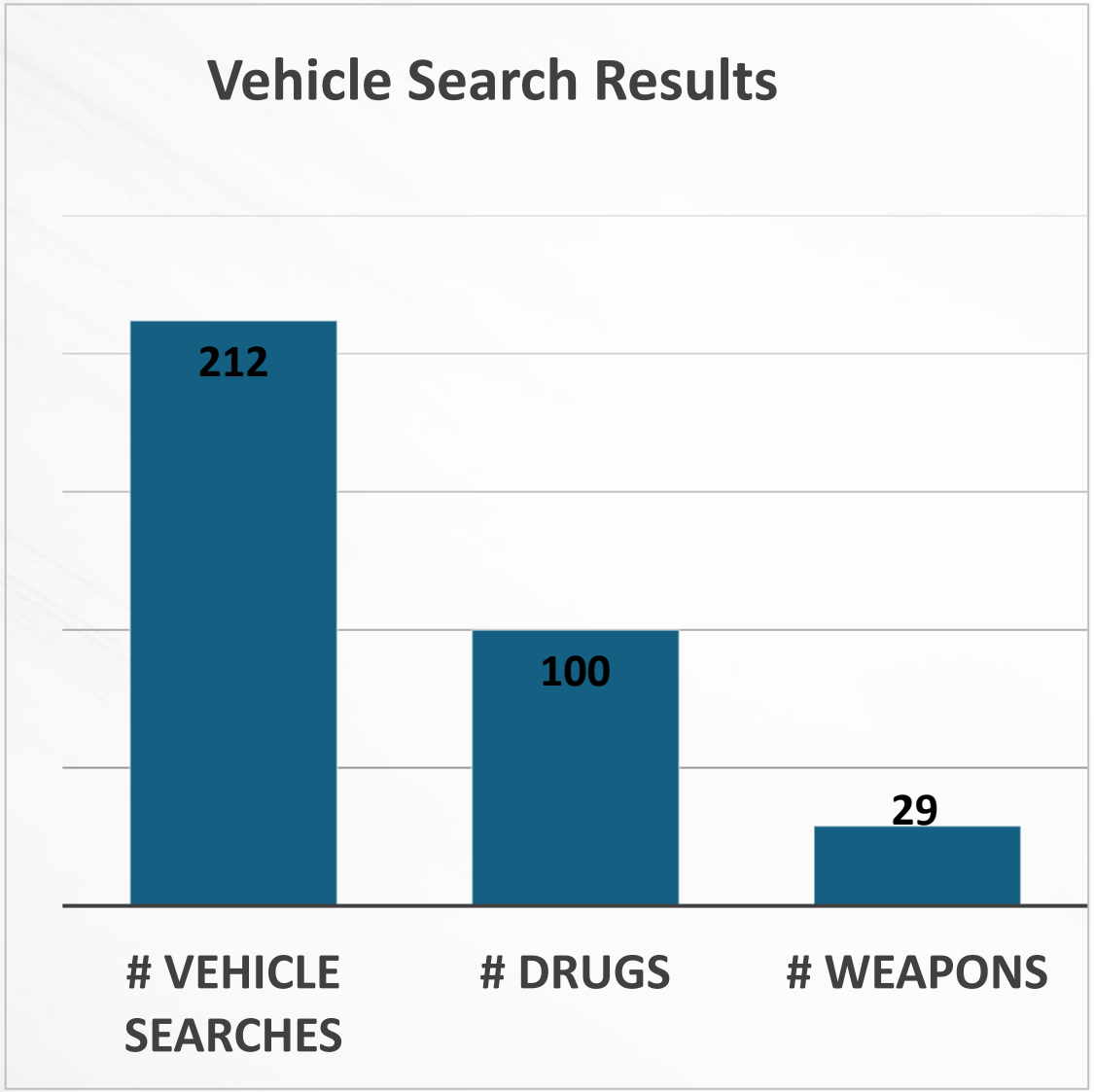


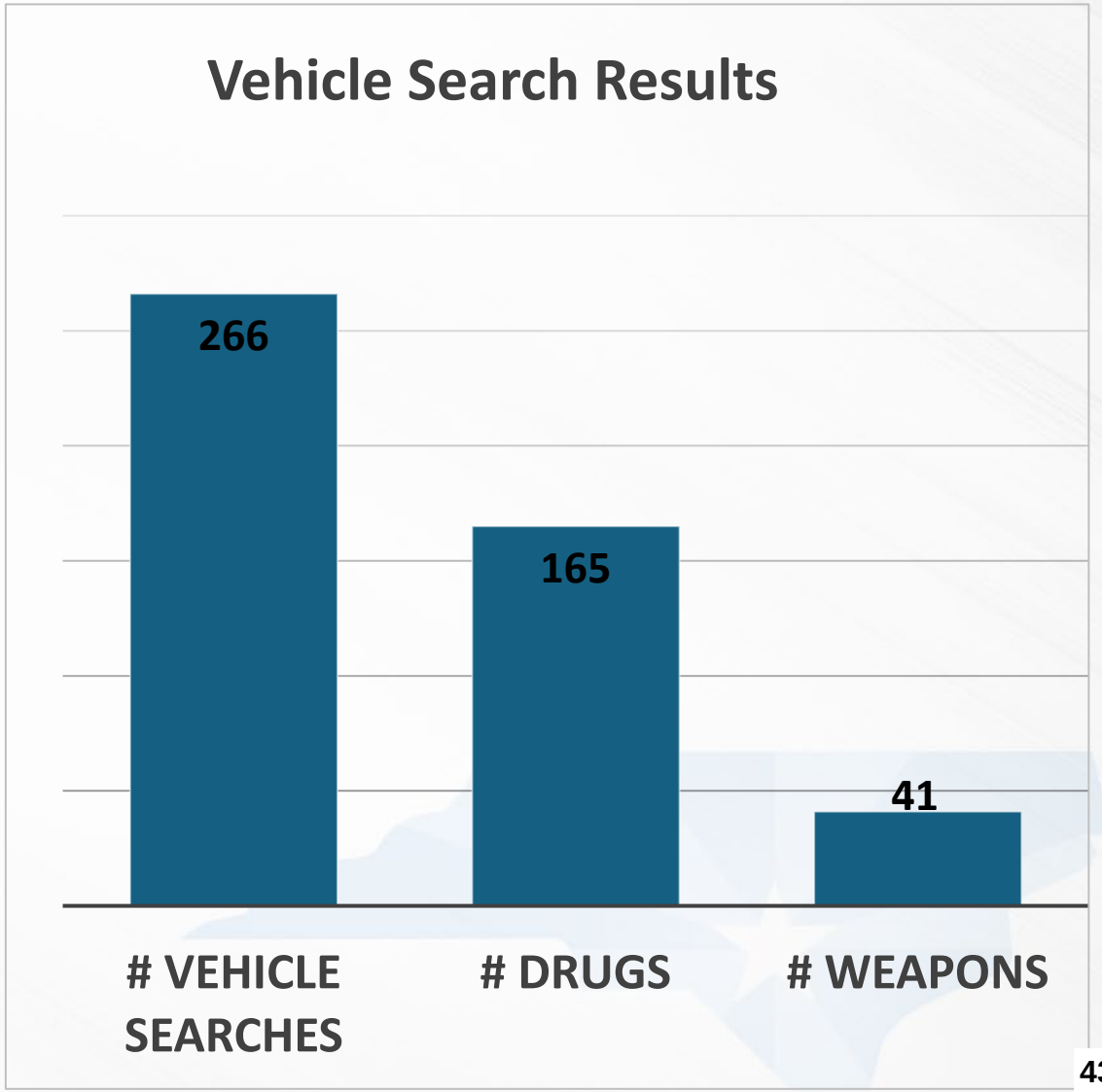
2024 to 2025 Stops & Search by Race: White



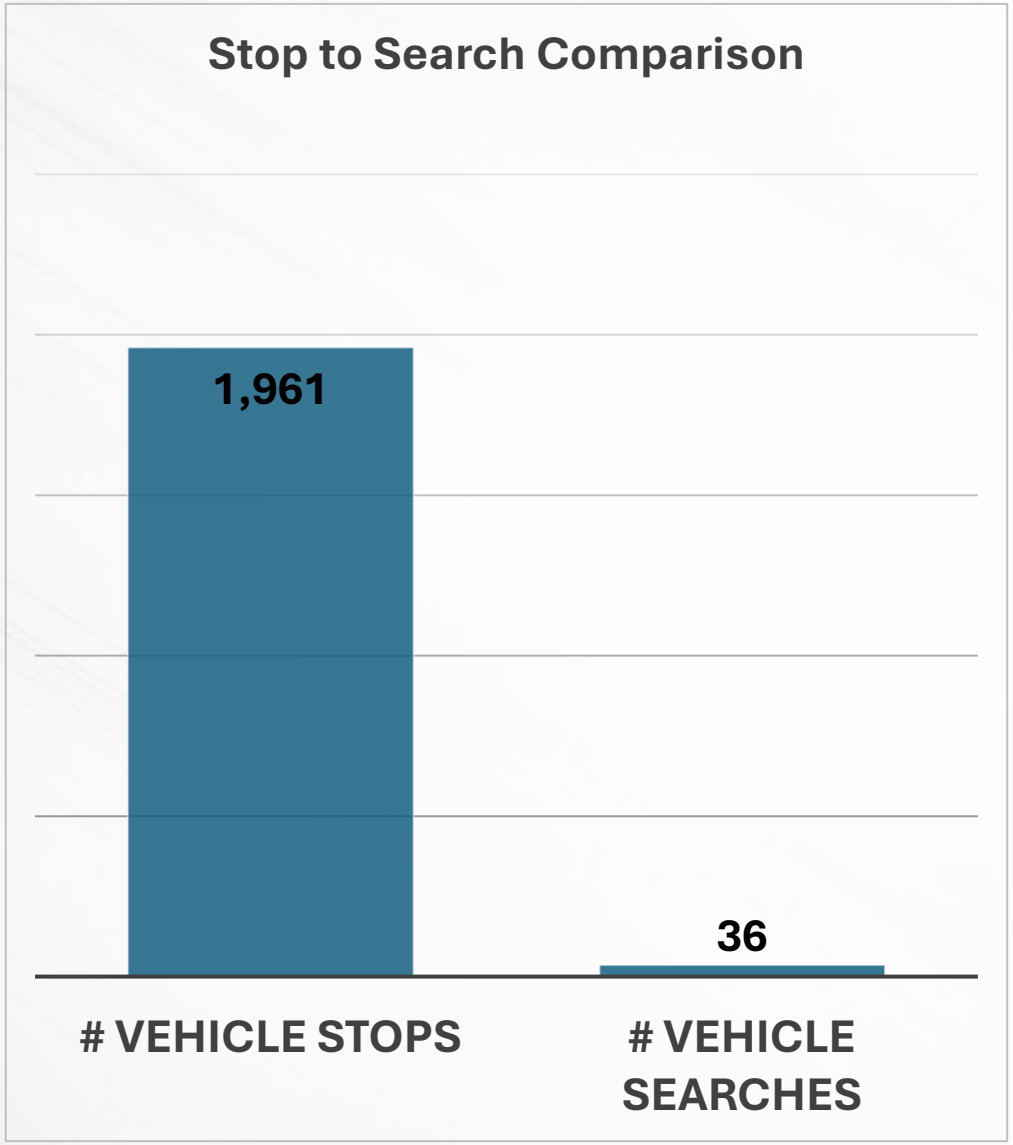


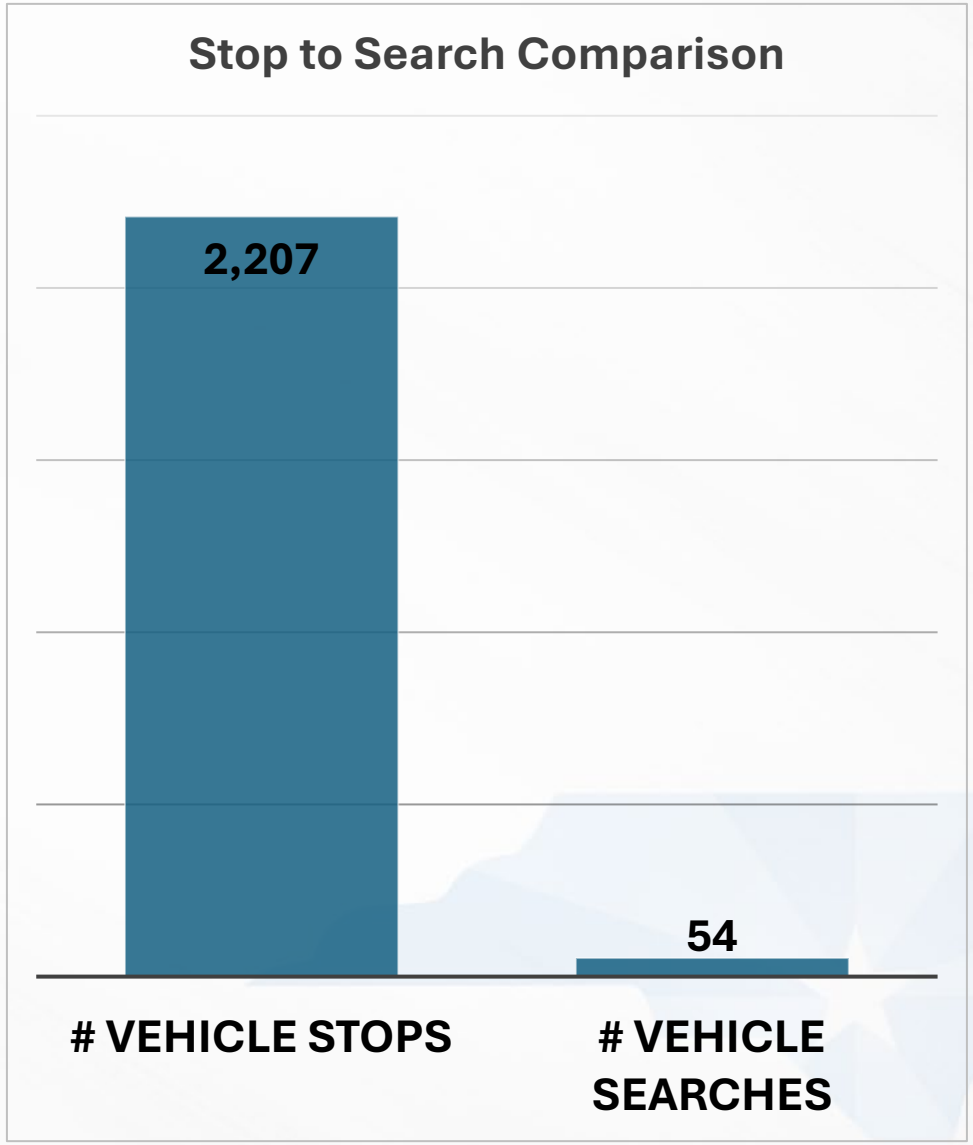
2024 to 2025 Search by Race: White



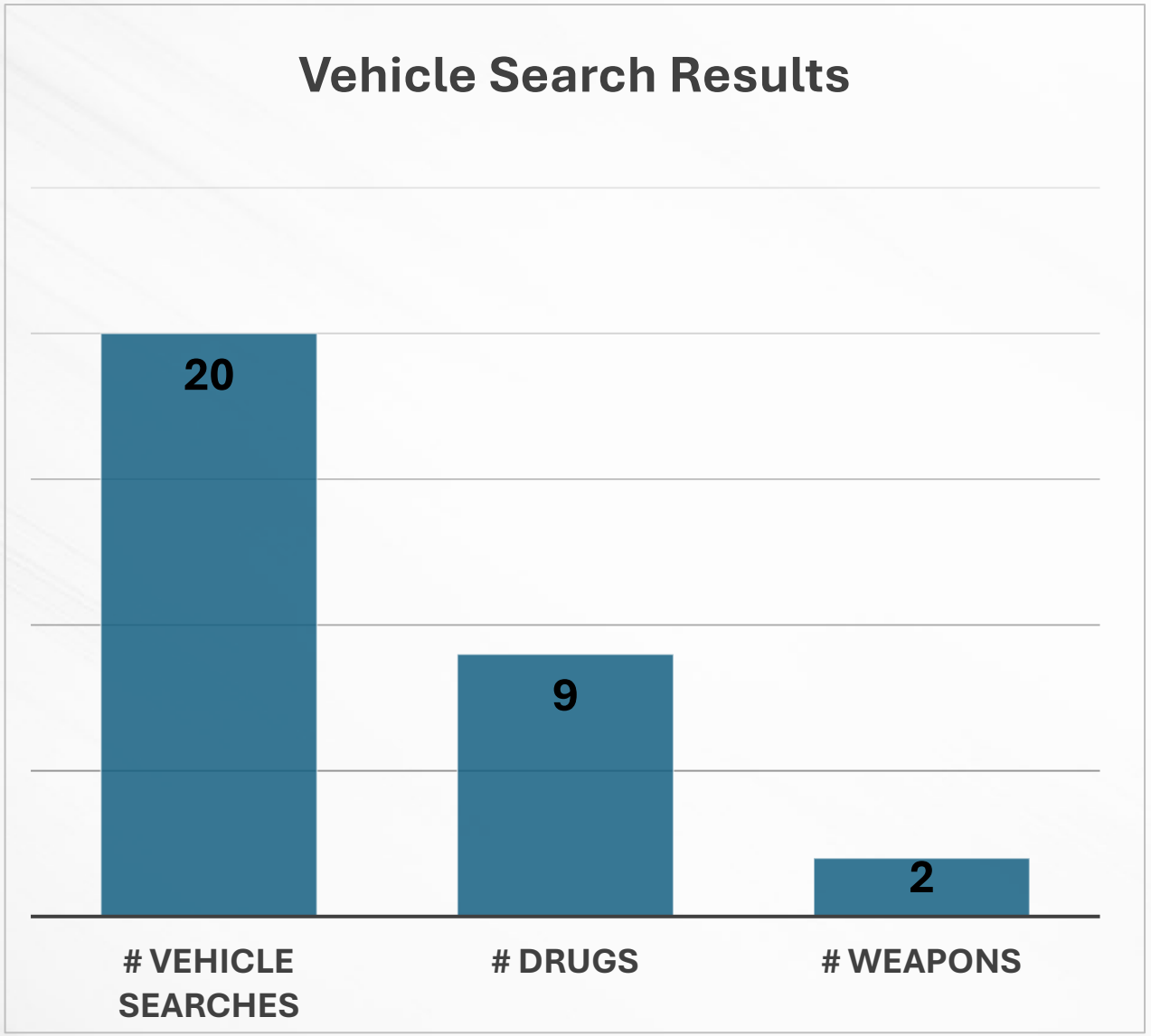


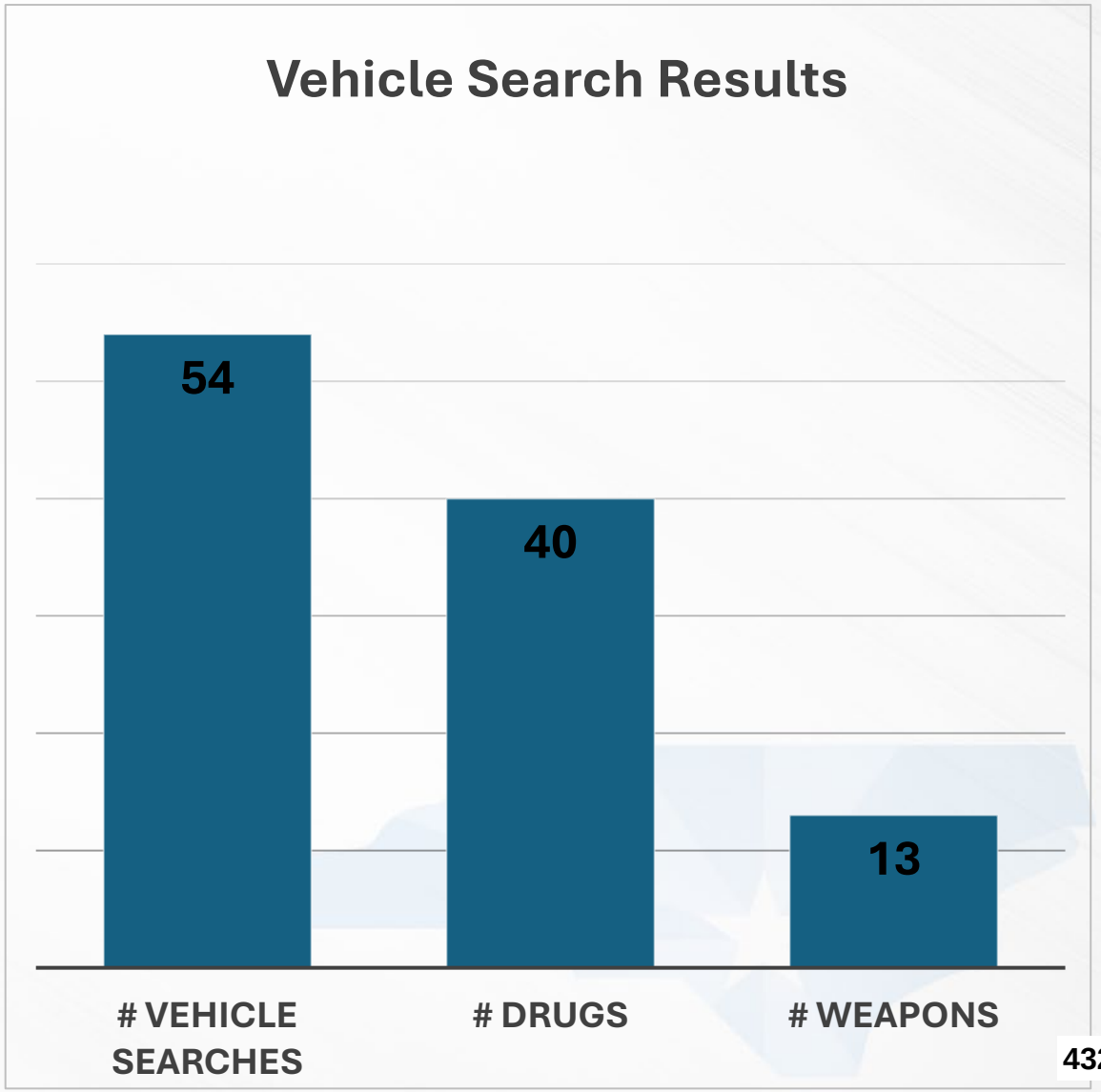
Search Rates Other Drivers 2024 to 2025





Search Rates Other Drivers 2024 to 2025





Internal Affairs Unit

Category	2024	2025
Use of Force	66	68
Internal Departmental Investigations	63	77
Citizen Complaints	47	32
Positive Compliments	36	36
Vehicle Pursuits	45	38
Vehicle Crashes	55	63



Internal Dispositions	Number of each Disposition
Exonerations	121
Sustained Allegations	122
Sustained Violations Other than Complaint (VOTC)	5
Not Sustained Allegations	8
Unfounded Allegations	22
Pending Investigation Completion	0

Internal Affairs Unit

Type of Disciplinary Action Given	Number of Each Disciplinary Action Given
Coaching and Training	2
Policy Warnings	40
Oral Counseling	21
Written Reprimand	30
Suspension	23
Demotion	1
Dismissal / Termination / Resigned in Lieu of Termination	10



CALEA®
THE GOLD STANDARD IN PUBLIC SAFETY

LAW ENFORCEMENT CALEA ACCREDITATION

Departmental Staffing



Staffing	Budgeted	Actual	Vacant	% Vacant
Officers*	419	372	47	11%
Professional Staff	109	102	7	6%
911	61	48	13	21%
Part-Time	95	71	24	25%
Totals	684	593	91	13%

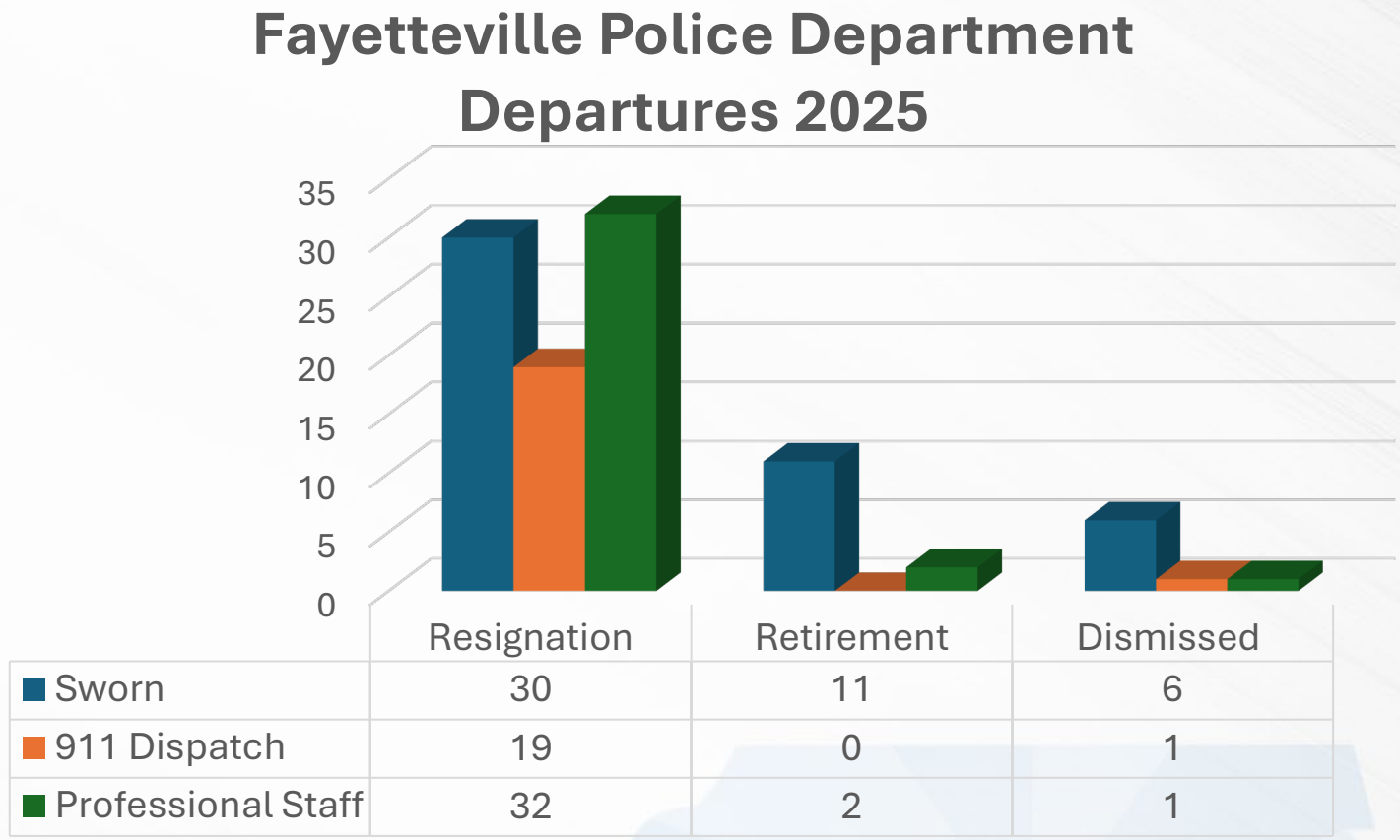
*These totals do not reflect frozen Officer positions (38).

Part-Time represents additional 911 Staff, Part-Time Officers, and Traffic Control Officers.

Full Time Officer Vacancies (Excluding Frozen Positions) on January 1, 2025: 84

Departmental Staffing





	Resignation	Retirement	Dismissed
Sworn	30	11	6
911 Dispatch	19	0	1
Professional Staff	32	2	1

*16 of the 32 Professional Staff resignations were Part-Time Traffic Control Officers (TCOs).

Faith in Action

Faith in Action 2025

16+ groups, non-profits churches and community providers, peer support specialist and mental health providers have participated in events so far this year…

Focused on addressing concerns of ***Addiction***, ***Poverty*** **and** ***Mental Health*** within our community to prevent crime and disorder



983 Community Residents contacted.
Narcan provided to 240 individuals.
Hot food provided to 1,306 people.
Groceries provided to 643 people.
Hygiene supplies provided to 630 people.
Salvation provided to 4 people; prayer provided to 230 people.

Faith in Blue













Coats for Kids







Annual Shred Event











Christmas Parade













Commitment to our Core Values, Vision Statement and Mission Statement

FAYETTEVILLE POLICE DEPARTMENT

ONE.



FAITH IN SERVICE
PRIDE IN COMMITMENT
DEDICATION TO EXCELLENCE

ONE AGENCY.
ONE COMMUNITY.
ONE FAMILY.

ONE.

VISION STATEMENT

To serve as a premier law enforcement agency that is invested in the growth and safety of our community through innovation and a balanced approach to Law Enforcement. We will pursue and engage the best trained, equipped, and committed professionals who demonstrate the highest standards of performance and best policing practices in partnership with the community.

MISSION STATEMENT

The Fayetteville Police Department is dedicated to improving the quality of life by creating a safe and secure environment for the citizens we serve.We will always act with integrity to reduce crime, create partnerships, and build trust while treating everyone with respect, compassion and fairness.

FAYPD.COM

Questions



FAYETTEVILLE NC

AMERICA'S CAN DO CITY

City of Fayetteville

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

City Council Action Memo

File Number: 26-0009

Agenda Date: 2/23/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Public Hearing (Public & Legislative)

Agenda Number: 10.01

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

THRU: **Kelly Strickland - Assistant City Manager**
Dr. Gerald Newton, AICP - Development Services Director

FROM: **Craig Harmon - Senior Planner**

DATE: **February 23, 2026**

RE:
P25-30: A request to rezone 2211 Rosehill Road (0438470005000), consisting of 21.27 acres and owned by Cross Creek Refuse LLC, from Single Family Residential 6 (SF-6) to Mixed Residential 5 (MR-5). (Tabled from August 25 and October 27, 2025)

COUNCIL DISTRICT(S):
2 - Malik Davis

Relationship To Strategic Plan:
Reclassification from SF-6 to MR-5 advances the City's FY2025 Strategic Plan by enabling context-appropriate, infrastructure-efficient housing growth on an infill tract with access to public services. The district's mix of housing types at moderate densities supports economic resilience, neighborhood reinvestment, and long-term fiscal health.

Goal II - Diverse & Viable Economy

- Broadens the tax base by allowing additional dwelling units and product types on already-serviced land, improving taxable value per acre relative to detached-only patterns.
- Signals regulatory certainty that can catalyze reinvestment and job-supporting activity in construction and allied services.
- Uses existing utilities and streets more intensively, improving return on prior public investments.

Goal III - Invested in Today & Tomorrow (Strategic Growth & Land Use)

- Directs growth to a location contiguous with the urban fabric and public utilities, reducing pressure on greenfield areas and supporting a more compact city form.
- Aligns with medium-density residential policy by accommodating townhomes, duplexes, and small-scale multifamily where appropriate transitions and site design can be provided.
- Creates opportunities to integrate open space, stormwater best-management practices, and multimodal connectivity at the master-planning stage.

Goal IV - Live, Work, & Recreate (Neighborhood Revitalization & Housing Choice)

- Expands housing choice for a range of households (e.g., starter, workforce, multigenerational) without displacing lower-intensity options permitted today.
- Supports corridor reinvestment by adding nearby residents to sustain local

services, parks, and everyday retail.
- Encourages complete-neighborhood outcomes by siting homes closer to jobs, schools, and civic amenities.

Goal VI - Collaborative & Trusted Government

- Advances transparent, predictable decision-making through a legislative rezoning that applies clear, citywide development standards.
- Provides a framework for ongoing coordination among Planning, Engineering/Stormwater, and utility partners to ensure capacity, access, and safety are addressed during site design and permitting.

Anticipated performance indicators (how this supports plan tracking)

- Net new dwelling units and diversity of housing types delivered.
- Increase in taxable value per acre on the subject parcels over a 5-10-year horizon.
- Share of housing growth occurring on infill/serviced land versus fringe locations.
- Multimodal access metrics captured at site plan (block length, sidewalk/path connectivity, transit adjacency where applicable).

Conclusion

The MR-5 designation advances Strategic Plan goals by pairing modest density with housing diversity on a serviced infill site, strengthening the tax base, supporting neighborhood vitality, and leveraging existing infrastructure in a fiscally responsible manner.

Executive Summary:

Case P25-30 requests conventional rezoning of ±21.27 acres at 2211 Rosehill Road (REID 0438470005000), owned by Cross Creek Refuse LLC, from SF-6 to MR-5 to enable a broader mix of moderate-density housing types on a serviced infill tract. The change aligns with the area's medium-density residential policy framework, supports Strategic Plan priorities to diversify the tax base, manage growth where infrastructure exists, and expand housing choice, and provides a predictable set of citywide standards for compatibility. Access, internal circulation, and any turn-lane or frontage improvements will be determined during development review in coordination with transportation agencies; water, sewer, and electric connections and capacity will be finalized at permitting. Environmental resources - including required stream buffers, floodplain, and stormwater controls - will be addressed under existing UDO and state requirements, with opportunities to cluster development away from sensitive areas. Overall, the request is expected to yield neutral-to-modestly positive fiscal outcomes, moderate transportation impacts mitigated through standard conditions, and community benefits from added housing options near established services.

At its meeting on July 8, 2025, the Zoning Commission voted to deny the rezoning request following public testimony from three speakers in opposition. The applicant subsequently submitted a timely appeal to the City Council.

The appeal was scheduled for City Council consideration as a legislative hearing on August 25, 2025. Between the Zoning Commission hearing and the scheduled Council meeting, community members in opposition organized a neighborhood meeting at Smith Recreation Center in Seabrook Park, which was attended by Assistant City Manager Kelly Strickland and Senior Planner Craig Harmon to address questions and provide

information.

During the August 25 City Council meeting, and at the applicant's request, the Council voted to table the hearing to October 27, 2025. At the request of the applicant, this item was tabled again, this time to the January 26, 2026 meeting.

Background:
Owner: Cross Creek Refuse LLC
Applicant: Benjamin Strout, Strout Architecture
Requested Action: Rezoning from SF-6 (Single-Family Residential 6) to MR-5 (Mixed Residential 5)
Site Location: 2211 Rosehill Road
REID: 0438470005000
Status: Vacant
Size: ±21.27 acres
Public Notification: 153 mailed notices to owners within the statutory radius
NCDOT Project Context: U-4403B - US 401 Business (MLK Fwy) to US 401 Bypass

Adjoining Land Use & Zoning

North (SF-6): Vacant land; single-family residential; religious institution
South (SF-6): Religious institution; apartments
East (SF-6): Vacant land; single-family residential; cemetery
West (SF-6): Vacant land; single-family residential

Land Use Policy Context

The 2040 Comprehensive Plan: Future Land Use Map & Plan (adopted May 26, 2020) applies to properties within the city limits and the Municipal Influence Area (MIA). The subject area is designated **Medium Density Residential** and **Park/Open Space.**

Medium Density Residential (MDR): Primarily small-lot single-family neighborhoods at roughly 3-6 dwellings per acre, with duplexes and townhomes interspersed; low-rise apartments may be appropriate. Areas are generally auto-oriented, with some walkable neighborhoods and destinations.

Park/Open Space: Lands typically unsuited for development due to site constraints or environmental/cultural importance; may include passive or active recreation amenities and reserved open space such as undisturbed floodplain.

Issues/Analysis:
The ±21.27-acre tract at 2211 Rosehill Road (REID 0438470005000) occupies the west side of Rosehill Road near its intersection with Courtney Street. It is currently vacant, though historical aerials from the late 1960s and early 1980s show a structure that has since been removed and the site has reverted to open or wooded conditions. Big Cross Creek forms or abuts the rear of the parcel, and portions of the property lie within

regulated floodplain and floodway. Those environmental constraints will shape future site design - limiting grading and building envelopes in sensitive areas, triggering compliance with flood damage prevention and stormwater standards, and creating opportunities to preserve riparian buffers and designate functional open space.

The surrounding context is predominantly Single-Family Residential 6 (SF-6) with a mix of uses typical of an established corridor edge: single-family neighborhoods, religious institutions, and the Lafayette Cemetery. Several larger SF-6 parcels remain undeveloped, producing a transitional character between built neighborhoods and open land. Notably, Melvin Place to the south functions as an apartment community despite its SF-6 zoning, and farther south along the corridor the Rosehill Garden Apartments are zoned Mixed Residential 5 (MR-5). Together these conditions indicate an emerging spectrum of housing forms in the area and suggest that “missing-middle” formats can provide an appropriate transition between detached neighborhoods and larger multifamily development.

The request is a conventional (“straight”) rezoning from SF6 to MR-5 under the City’s Unified Development Ordinance (UDO), processed in accordance with the text and procedures in Section 30-2.C for map amendments. MR-5 is intended to meet diverse housing needs at moderate densities by allowing a range of residential building types - small-lot single-family, duplexes, triplexes and quadplexes, townhouses, and small-scale multifamily - together with associated open space and civic uses permitted by right or with approval per the UDO. Because the request is for a straight district, no site plan or case-specific conditions are under consideration at this stage. If the map amendment is approved, all uses and intensities allowed in MR-5 would be governed by citywide standards for dimensional requirements, access and circulation, landscaping and buffering, tree preservation, lighting, noise, environmental protections, and the applicable review procedures. Compatibility with adjacent uses is addressed through those standing tools - setbacks and height limits, buffer opacity and fencing, façade and screening requirements where applicable - during subdivision and development review rather than by bespoke conditions on the rezoning.

From a mobility perspective, the property fronts Rosehill Road, providing the primary opportunity for vehicular, pedestrian, and potential transit access. Exact driveway locations, internal street and block layout, pedestrian connectivity, and any turn-lane or frontage improvements will be determined at the engineering and driveway-permitting stages in coordination with the City and, as applicable, NCDOT. The corridor is influenced by NCDOT Project U-4403B (US 401 Business/MLK Freeway to US 401 Bypass), signaling network investments that may enhance area capacity and safety over time. While MR-5 entitlements could yield more dwellings than SF-6, trip impacts are typically mitigated through access management, sidewalk and crossing upgrades, internal connectivity, and, if thresholds are met, a traffic impact analysis with any warranted improvements.

Public water, sewer, and electric service are available in the general vicinity; specific connection points, capacity confirmations, and any easements or extensions are resolved through the Technical Review Committee process. Public safety coverage (police, fire,

EMS) extends to the area, with hydrant spacing, apparatus access, and response routing evaluated at site plan. Solid-waste service (curbside or centralized) and stormwater best-management practices (detention, water-quality treatment) are established by ordinance and technical manuals and will be sized to the final program. Given the creek corridor, environmental compliance will be a central design driver: no-rise requirements and encroachment prohibitions within floodway, elevation and compensatory storage standards in floodplain, riparian buffer preservation, and erosion and sediment control measures during construction. MR-5's flexibility allows clustered development that pulls buildings and streets away from sensitive areas while meeting open-space quotas and tree-canopy expectations.

The Future Land Use Map designates the site for Medium Density Residential with Park/Open Space along Big Cross Creek. That policy framework anticipates primarily small-lot single-family neighborhoods at roughly three to six dwellings per acre, with duplexes and townhouses interspersed and the possibility of low-rise apartments inn appropriate locations, while reserving environmentally constrained lands as open space that can support passive or active recreation and water-quality functions. MR-5 provides the zoning toolkit to implement this vision: it enables a range of missing-middle housing types that fit the medium-density envelope, supports walkable internal patterns even in a generally auto-oriented corridor, and facilitates permanent open-space preservation where environmental constraints preclude development.

Compatibility consideration are manageable within the existing code framework. Along SF-6 edges, height and setback transitions combined with landscape buffers can moderate scale and privacy impacts. Where the site interfaces with civic or culturally sensitive uses - such as the Lafayette Cemetery - enhanced buffering, fencing, lighting controls, and managed access can preserve reverence and minimize spillover effects. In relation to nearby multifamily, MR-5 can "fill the gaps" with smaller buildings and varied unit types rather than repeating large, isolated complexes, thereby producing a more gradual gradient of density and form.

In sum, the requested MR-5 classification is a logical evolution of the corridor's pattern and a faithful implementation of the Future Land Use Map. It would broaden housing choices for starter, workforce, and multigenerational households; leverage existing infrastructure on a serviced infill tract; and embed environmental stewardship by clustering development away from the Big Cross Creek corridor. Approval would advance strategic growth, fiscal efficiency, and neighborhood vitality while relying on the UDO's established standards to ensure access, utilities, safety, and compatibility are addressed during the subsequent development review.

Budget Impact:

Rezoning the property from SF-6 to MR-5 does not, by itself, appropriate funds or commit the City to new spending; fiscal effects arise only if and when a project is approved and built. Given the site's infill context and proximity to existing services, the near- to mid-term budget outlook is expected to be neutral to modestly positive for the General Fund, with most growth-related infrastructure funded by the developer and supported by enterprise fund participation where applicable. Over time, MR-5's higher potential unit yield should

increase taxable value per acre relative to a detached-only program, producing additional ad valorem revenue. Incremental population and household formation may also marginally elevate shared revenues such as local options sales/use and vehicle taxes. Stormwater utility billing would rise with impervious area (measured in ERUs), though on-site best-management practices required at permitting will mitigate public system burdens.

One-time revenues would include plan review, subdivision, and building permit fees at the development stages. Water and sewer system development charges and connection fees - collected by the utility - are not General Fund revenues but help defray capacity and extension costs, reducing pressure on public capital outlays. On the expenditure side, public safety, parks/recreation, code compliance, and similar operating costs scale with actual buildout and call volumes; MR-5's moderate densities generally support efficient service delivery on existing networks. Transportation impacts are address through standard access management, frontage improvements, and any warranted turn lanes or multimodal upgrades at the driveway-permitting and engineering phases, with costs ordinarily borne by the developer and reviewed by the City and, as applicable, NCDOT. If any public streets or facilities are ultimately accepted, the City would assume routine maintenance thereafter; stormwater costs would be limited to public conveyances brought into the system and any downstream facilities already maintained.

No immediate City capital project is triggered by the map amendment. Capacity checks, easements, and any off-site improvements attributable to the development program are resolved through the Technical Review Committee and permitting processes. The corridor's inclusion in NCDOT Project U-4403B signals broader network investment over time; any site-specific mitigation tied to trip generation would be imposed through standard development review rather than City-initiated capital spending. Administrative costs already incurred - such as mailed notice to 153 properties and required advertising - are minor and absorbed within existing departmental appropriations.

Taken together, the fiscal profile of the rezoning is neutral in the near term (prior to construction) and, absent unforeseen off-site obligations, is expected to become modestly positive as certificates of occupancy are issued, the tax roll grows, and utility and fee revenues materialize while ongoing service costs remain comparatively low on serviced infill land.

Options:

1. **Recommend Approval to MR-5 (as requested) - Recommended**
   Adopt a written statement finding the map amendment **consistent** with the 2040 Future Land Use Map (Medium Density Residential with Park/Open Space along Big Cross Creek) and **reasonable and in the public interest** because it enables context-appropriate housing diversity on serviced infill land, provides code-based tools to transition to adjacent SF-6 areas, and preserves environmentally sensitive areas through existing UDO standards.
2. **Recommend Approval to a More Restrictive District (Commission-specified)**
   If the Commission concludes a lower-intensity classification is warranted, identify

the alternative district on the record and adopt a **revised** statement of consistency and reasonableness explaining why the alternative better addresses adjacency, access constraints, or environmental sensitivities while remaining aligned with the Future Land Use Map.

3. **Recommend Denial**
   Adopt a written statement finding the request **inconsistent** with the Future land Use Map and/or **not reasonable and not in the public interest,** citing specific facts such as incompatibility with adjacent SF-6 patterns, unresolved transportation or infrastructure constraints, or inadequate protections of environmental resources.

Recommended Action:

- The Professional Planning Staff recommends that the City Council approve the straight rezoning from SF-6 to MR-5. The request is consistent with the Future Land Use Plan's Medium Density Residential designation with Park/Open Space along Big Cross Creek, and MR-5 provides the appropriate toolkit to implement that policy by allowing small-lot detached, duplex/townhome, and low-rise multifamily while preserving environmentally constrained areas through open-space and buffer requirements. The range of MR-5 uses, and associated development standards is suitable for this corridor given the surrounding mix of single-family neighborhoods, civic uses, and nearby multifamily, and compatibility will be addressed through the UDO's citywide requirements for setbacks, height, landscaping/buffering, lighting, access, and stormwater. Transportation access, utility connections, and public-safety considerations will be reviewed and conditioned at the subdivision and site-plan stages. No evidence indicates factors that would substantially harm public health, safety, morals, or general welfare.

Note: As a reminder, this application was denied by the Zoning Commission and has been appealed to the City Council for further consideration.

Attachments:

1. Plan Application
2. Aerial Notification Map
3. Zoning Map
4. Land Use Plan Map
5. Subject Property
6. Surrounding Property Photos
7. Consistency and Reasonableness Statement
8. Powerpoint

Planning & Zoning
433 Hay Street
Fayetteville, NC 28301
910-433-1612
www.fayettevillenc.gov

Project Overview #1726764

Project Title: 2211 Rose Hill Rd., Fayetteville, NC
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review
Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN: 2211 ROSEHILL RD (0438470005000)
Zip Code: 28305

Is it in Fayetteville? If you're not sure, click this link: Cumberland County Tax Office GIS system

GIS Verified Data

Project Address: 2211 ROSEHILL RD

General Project Information

Has the land been the subject of a map amendment application in the last five years?: No

Previous Amendment Approval Date:

Previous Amendment Case #:

Proposed Zoning District: MR-5

Acreage to be Rezoned: 21.27

Is this application related to an annexation?: No

Water Service: Public

Sewer Service: Public

A) Please describe all existing uses of the land and existing structures on the site, if any:

Existing Use of Land
The subject property is presently **vacant and undeveloped**. It has no commercial, residential, agricultural, or industrial operations on-site and serves only as open land.

Existing Structures
There are **no permanent or temporary structures, foundations, utilities, or improvements** on the parcel. The site is raw ground with natural vegetation only.

B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:

Surrounding Zoning & Land-Use Context

- **Immediate adjacency (all sides): Parcels that physically abut the Rosehill Road tract are zoned SF-6 (Single-Family Residential), the same district that currently governs the subject property.**
- **Comparable MR-5 precedents within 500 ft:**
  - **Tiffany Court (350 ft west of the subject site) and**
  - **Topeka Street (475 ft southwest)**
  are each zoned MR-5 (Mixed Residential-5) even though they, like the subject tract, are otherwise surrounded by SF-6 parcels. These two pockets provide recent, local examples of Council granting MR-5 where it advances hou
- **Frontage context: For most of the Rosehill Road frontage opposite the site, the land is a platted cemetery. Up-zoning the subject property to MR-5 will therefore have minimal impact on existing residential neighbors and no adverse effe**

Conclusion

Because the subject tract mirrors the physical setting of Tiffany Court and Topeka Streetisolated MR-5 islands amid SF-6the requested MR-5 designation is consistent with zoning patterns already deemed appropriate within this corridor. Giv incompatibility or additional neighborhood burden but will simply extend an established zoning solution that promotes a greater mix of attainable housing types.

Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:

The Rosehill Road tract already carries a *Medium-Density Residential (6-15 du/ac)* designation on Fayettevilles 2040 Comprehensive Plan Future Land-Use Map. Re-zoning from SF-6 to MR-5 is the most direct way to implement that map designation, because MR-5 is the Unified Development Ordinances intended zoning district for sites that are expected to deliver missing-middle housing - duplexes and quadplexes-at roughly 10-15 units per acre.

The Comprehensive Plans housing policy framework reinforces this match. Policy LU-7 calls on the City to expand the range of housing types and price points by promoting smaller lots, duplexes, triplexes, and quadplexes in precisely those Medium-Density areas where utilities and transit already exist. By shifting to MR-5, the Rosehill site will provide those housing forms without surpassing the density ceiling the Plan envisions, thereby advancing the Citys goals for affordability and diversity of stock.

The Unified Development Ordinance adds a locational test: MR-5 parcels must front an arterial or collector roadway so that moderate densities are supported by appropriate infrastructure. Rosehill Road is mapped as a minor arterial, so the site satisfies that standard and can rely on existing water, sewer, and roadway capacity without requiring capital upgrades.

No adopted small-area or corridor plans assign a conflicting future use to this block of Rosehill Road. In fact, both the North Fayetteville Area guidance and countywide growth-management policies encourage moderate-density infill on under-utilized land where municipal services are already in place. Because the parcel is vacant, the rezoning will not displace residents or businesses, and the cemetery opposite the frontage will experience no operational impact.

Taken together, the requested amendment is entirely consistent with the Comprehensive Plan, meets every locational criterion in the UDO, and aligns with broader long-range goals to concentrate attainable housing where infrastructure can already support it.

B) Are there changed conditions that require an amendment? :

Changed conditions warranting the map amendment

Several conditions have emerged since the parcel was last zoned that now make an MR-5 designation more appropriate than the legacy SF-6:

1. **Acute housing-inventory shortfall.**
   A 2024 countywide housing study found Cumberland County is already short of both rental and for-sale units and will add another 1,800 households in the 2023-2028 window. The analysis singles out a lack of missing-middl
2. **Fort Bragg-related demand shift.**
   Ongoing barracks renovations and troop relocations at Fort Bragg are pushing hundreds of soldiers and their families into the off-post market, intensifying demand for attainable units within a 10-mile commuting ring that incl
3. **Corridor infrastructure upgrades now underway.**
   In spring 2025 the City launched storm-drain and pedestrian improvements on Rosehill Road, replacing undersized cross-pipes and upgrading sidewalks. These capital works increase the corridors capacity to absorb mode
4. **Policy evolution toward medium-density infill.**
   The 2040 Comprehensive Plan, adopted after the current SF-6 zoning was applied, calls for Medium-Density Residential (615 du/ac) on this block. Re-zoning to MR-5 is the specific mechanism the Unified Development Orc
5. **Nearby precedents for MR-5 islands.**
   Since the last zoning action, the City has approved two isolated MR-5 pockets; Tiffany Court and Topeka Street; within the same SF-6 fabric and within 500 feet of the subject site. Extending the same treatment to Rosehill F

Taken together-documented housing pressure, fresh infrastructure capacity, an updated land-use vision, and recent MR-5 approvals in the immediate vicinity; these changed conditions create a compelling rationale for amending t

C) State the extent to which the proposed amendment addresses a demonstrated community need.:

How the amendment meets a demonstrated community need

Cumberland County is experiencing an acute housing shortage; vacancy has hovered below 1 percent and both renters and buyers face rising prices. A March 2025 housing-market update noted that only **0.7 percent of homes v sale, well under the 23 percent considered healthy**, and nearly half of renters now spend more than 30 percent of their income on housing. The Citys own 2024-2028 Action Plan likewise calls the lack of moderately-priced uni countys most pressing issues.

At the same time, renovations and temporary closures of barracks at Fort Liberty are forcing hundreds of soldiers and their families to seek off-post housing through at least 2026, intensifying demand within a short commuting rac Road. Local real-estate professionals have identified **duplexes and quadplexes; exactly the missing-middle types permitted in MR-5**; as the product type in shortest supply.

Re-zoning this vacant parcel from SF-6 (single-family, ~6 du/ac) to MR-5 (mixed residential, up to 15 du/ac) will:

- Deliver roughly **160 attainable units** on existing water-sewer lines, adding supply without sprawl or new infrastructure costs.
- Provide housing options that are naturally more affordable than large-lot detached homes, directly addressing the cost-burden highlighted by City and county studies.
- Ease pressure on neighboring single-family neighborhoods by absorbing some of the Fort Liberty spill-over demand in a location fronting an arterial road and buffered on the opposite side by a cemetery, thus minimizing con

In short, the amendment is responsive to clearly documented, near-term housing needs and offers a practical, policy-supported way to supply the missing-middle units the Fayetteville market currently lacks.

D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:

Compatibility and Appropriateness of MR-5 for the Rosehill Road Tract

The requested MR-5 district harmonizes with its surroundings while supplying a housing type now missing along Rosehill Road:

- **Scale and form match the neighborhood fabric.**
  MR-5 permits duplexes and quadplexes limited to 35 ft in height and subject to the same side- and rear-yard setbacks that govern the abutting SF-6 parcels. From the street they read as large single-family homes rather tha
- **Natural buffering across Rosehill Road.**
  The site fronts a cemetery for most of its road frontage. That low-intensity institutional use has no residential privacy concerns, meaning the added density will neither block views nor introduce incompatible activity opposite
- **Precedent pockets of MR-5 within 500 ft.**
  Tiffany Court and Topeka Street (each surrounded by SF-6 lots) were recently zoned MR-5 without adverse neighborhood effects. Granting the same classification here applies the Citys zoning logic consistently along the c
- **Infrastructure already sized for moderate density.**
  Rosehill Road is a mapped minor arterial with existing sidewalks, transit access, and water-sewer mains sized to accommodate up to 15 dwelling units per acre (UDO locational criterion for MR-5). No off-site upgrades are
- **Smooth land-use transition.**
  MR-5 sits between low-density detached housing (SF-6) and larger multi-family districts (MF-15, MF-24). Rezoning the vacant tract to MR-5 provides a logical missing-middle step that eases the shift from one-unit lots to hig
- **Vacant land minimizes impacts.**
  Because the parcel is undeveloped, no residents or buildings will be displaced. Construction can incorporate perimeter landscaping and architectural controls to maintain neighborhood aesthetics, ensuring compatibility in b

Given these factors, MR-5 is the **appropriate zoning district** for the Rosehill Road property: it meets the Unified Development Ordinances siting rules, complements adjoining SF-6 lots in scale and character, extends an establis frontage and existing utilities to deliver needed missing-middle housing without new infrastructure or adverse effects on adjacent land uses.

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:

Re-zoning the vacant Rosehill Road parcel to MR-5 advances a **logical, orderly pattern of growth** for four reasons:

1. It fills a planned missing-middle pocket rather than leap-frogging outward.
The Citys 2040 map already earmarks this block for Medium-Density Residential. Converting an empty interior parcel that fronts an arterial road implements that policy exactly where the plan intended, instead of pushing new units deeper into rural edges or established SF-6 streets.

2. It steps density up gradually along the corridor.
Rosehill Road now exhibits three tiers of intensity: very-low (cemetery), low (SF-6 homes), and two isolated MR-5 nodes at Tiffany Court and Topeka Street. Rezoning the subject tract extends that middle tier in a continuous line, creating a clear progression__cemetery__MR-5 duplexes/quadplexes__ SF-6 lots behind; rather than a patchwork of abrupt jumps.

3. It leverages built infrastructure, avoiding piecemeal upgrades.
The site already fronts a minor arterial with sidewalks, transit, and water-sewer mains sized for up to 15 du/ac. Adding units here uses that latent capacity and keeps development compact, which is the textbook definition of orderly growth under the UDO and Comprehensive Plan.

4. It preserves the existing street grid and block structure.
MR-5 housing can share a single Rosehill curb cut and internal drive while respecting side and rear-yard setbacks equivalent to SF-6. That means no new public streets or odd lot splits; just one cohesive block that aligns with the rectangle of surrounding parcels.

Because it carries out the future-land-use map, extends an established MR-5 line, builds where services already exist, and fits the surrounding plat pattern, the amendment produces a development layout that is both predictable and neatly integrated into Fayettevilles broader growth framework.

F) State the extent to which the proposed amendment might encourage premature development.:

The requested shift from SF-6 to MR-5 **will not encourage premature development** for three key reasons:

1. **Planned density, not acceleration.**
   The Citys 2040 Future Land-Use Map already designates the site for Medium-Density Residential, so rezoning simply applies the zoning district envisioned for the parcel; it does not leapfrog past the Comprehensive Plan or
2. **Infrastructure is in place today.**
   Rosehill Road is an existing minor arterial with adequate capacity, continuous sidewalks, and stubbed water-sewer mains sized for up to 15 dwelling units per acre. No extensions of utilities, roads, or public services are req
3. **Vacant infill, not edge growth.**
   The parcel lies within the City limits and is surrounded by developed property on all sides (including a cemetery across the road) so the rezoning activates a gap in the current urban fabric instead of pushing growth to outlyir

Because the amendment merely implements the adopted land-use plan on a fully serviced, in-town site, it does **not** create pressure for premature or uncoordinated development elsewhere.

G) State the extent to which the proposed amendment results in strip-style commercial development.:

The requested change from SF-6 to **MR-5** permits only residential uses (duplexes, triplexes, quadplexes, town-home clusters, and limited civic facilities). It **does not introduce or expand any retail zoning** along Rosehill Road,

- **Use limitations.** MR-5 expressly excludes general retail, drive-through, automotive, or big-box uses that typify strip corridors; its non-residential allowances are limited to small civic or community facilities (e.g., day-care, ne
- **Frontage character.** Buildings in MR-5 must front the street with residential faades, maintain 20-ft front setbacks, and observe the same height envelope as adjacent SF-6 homes, so the visual environment remains reside
- **No incremental retail pressure.** Because the parcel is bordered by a cemetery on the opposite frontage and SF-6 lots on its flanks, the rezoning does not create a logical follow-on retail corner or pad site; any future comr

For these reasons the amendment **does not (and cannot) result in strip-style commercial development** along Rosehill Road.

H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:

The MR-5 zoning requested for the Rosehill Road parcel would **not create an isolated, out-of-place district.** Two MR-5 pockets already exist within 500?feet (on Tiffany Court and Topeka Street) each surrounded by SF-6 lots much like the subject site. Rezoning this tract simply stitches a third MR-5 area into that same corridor pattern, reinforcing a modest string of missing-middle housing zones rather than standing alone. Because the new district will sit on an arterial frontage and share identical height, setback, and residential character controls with its SF-6 neighbors, it remains contextually tied to the surrounding fabric rather than forming a disconnected outlier.

I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:

The rezoning to MR-5 is **not expected to cause any significant adverse impact on the value of nearby properties** for several reasons:

Comparable local precedent shows stable values.
Homes abutting the MR-5 pockets on Tiffany Court and Topeka Street continue to list and sell at prices in line with, or slightly above, the broader SF-6 market. Those rezonings did not trigger discounted sales or assessment challenges, indicating that duplex-and-quadplex development of this scale is already accepted by the market.

Neighborhood character remains residential and low-rise.
MR-5 buildings are limited to 35 feet in height and must meet the same front, side, and rear setbacks as SF-6 structures. From the street they read as large homes, not apartment blocks, so potential buyers in the SF-6 streets behind the site still enjoy the same visual character and privacy expectations.

Additional eyes on the street can increase desirability.
Moderate infill adds residents who support better maintenance of public infrastructure, increases passive surveillance, and can raise perceptions of neighborhood vitality; factors that research shows either stabilize or improve adjacent single-family values rather than erode them.

Cemetery frontage buffers the most immediate interface.
Because a cemetery occupies most of the opposite frontage, no single-family homes sit directly across from the new units. This arrangement further reduces any perceived competition or conflict that might otherwise weigh on front-door curb appeal.

Sewer, water, and roadway capacity already exist.
No off-site assessments or special districts are required to serve the project, so surrounding owners will not face infrastructure cost-sharing that could negatively affect their equity.

Taken together (documented local sales experience, strict residential form controls, inherent buffering, and no new financial burden on neighbors) the proposed amendment offers additional housing choice without any credible mechanism for depressing surrounding property values.

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:

Extent to which the amendment affects the natural environment (wetlands included)

A mapped wetland complex skirts the southwest corner of the Rosehill Road parcel, so environmental safeguards are an important part of any future development. Even with that resource present, the proposed change from SF-6

1. **Rezoning alone does not disturb soil or water.**
   A map amendment is a policy decision only; ground-disturbing activity cannot proceed until a site-specific plan has been reviewed for compliance with City storm-water rules and state/federal wetland regulations.
2. **Wetland impacts are tightly regulated at two levels.**
   Federal/State permits. Any fill within jurisdictional wetlands will require a U.S. Army Corps of Engineers Section 404 permit and a companion NC DEQ 401 Water-Quality Certification or Isolated-Wetland authorization. The
   City UDO standards. Fayettevilles ordinance echoes those requirements, expressly stating that all state and federal wetland approvals must be in hand before a grading permit is issued.
3. **MR-5 can preserve more wetland area than SF-6.**
   Because MR-5 allows 3- to 4-unit buildings on a single foundation, the same 160 units can fit on a smaller development footprint than 160 detached houses on 6,000 ft2 lots. The higher-yield building arrangement lets the site
4. **Post-construction storm-water controls remain identical.**
   Whether the land stays SF-6 or becomes MR-5, any development must meet the Citys post-construction storm-water standards (peak-rate detention, water-quality treatment, and erosion-control measures) ensuring runoff

Conclusion
With federal, state, and City safeguards in place (and the design flexibility MR-5 provides to cluster buildings away from sensitive areas) the rezoning itself does **not** pose a significant adverse impact on the wetlands or the broade

Primary Contact Information

Contractor's NC ID#:

Project Owner
Benjamin Strout
Strout Architecture
438 Carr Ave
Homewood , AL 35209
P:2055698774
ben@anotherstory.com

Project Contact - Agent/Representative
Benjamin Strout
Strout Architecture
438 Carr Ave
Homewood , AL 35209
P:2055698774
ben@anotherstory.com

Property Owner Email: claudio@valoriscapitalpartners.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 General Contractor's License Number:

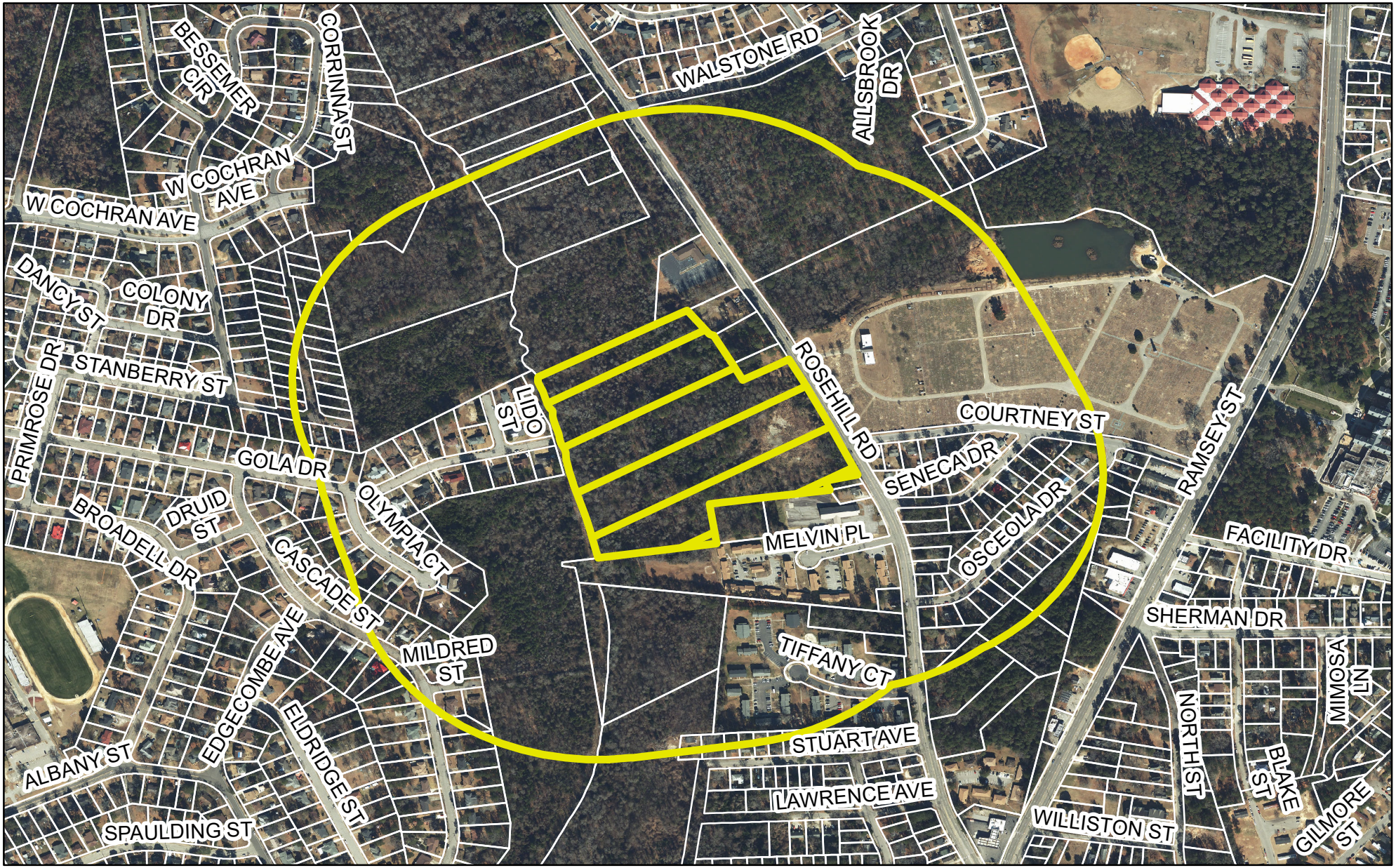
NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 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:

Indicate which of the following project contacts should be included on this project: Architect



Aerial Notification Map

Case #: P25-30

Request: Rezoning
Single Family Residential 6 (SF-6) to
Mixed Residential 5 (MR-5)

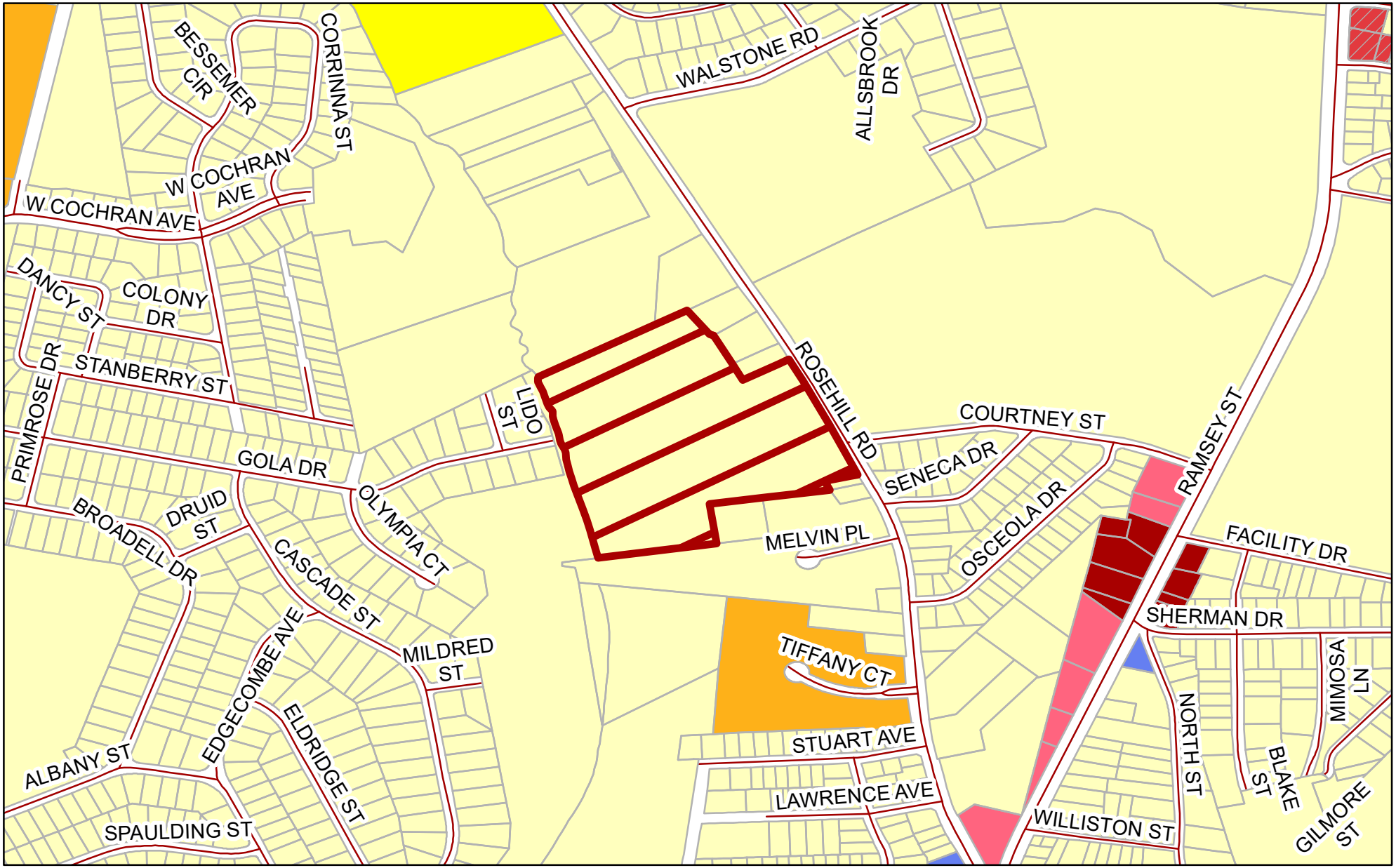
Location: 2211 Rosehill Rd
0438470005000

Legend

- P25-30
- P25-30 Notification Radius

Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Zoning Map

Case #: P25-30

Request: Rezoning
Single Family Residential 6 (SF-6) to
Mixed Residential 5 (MR-5)

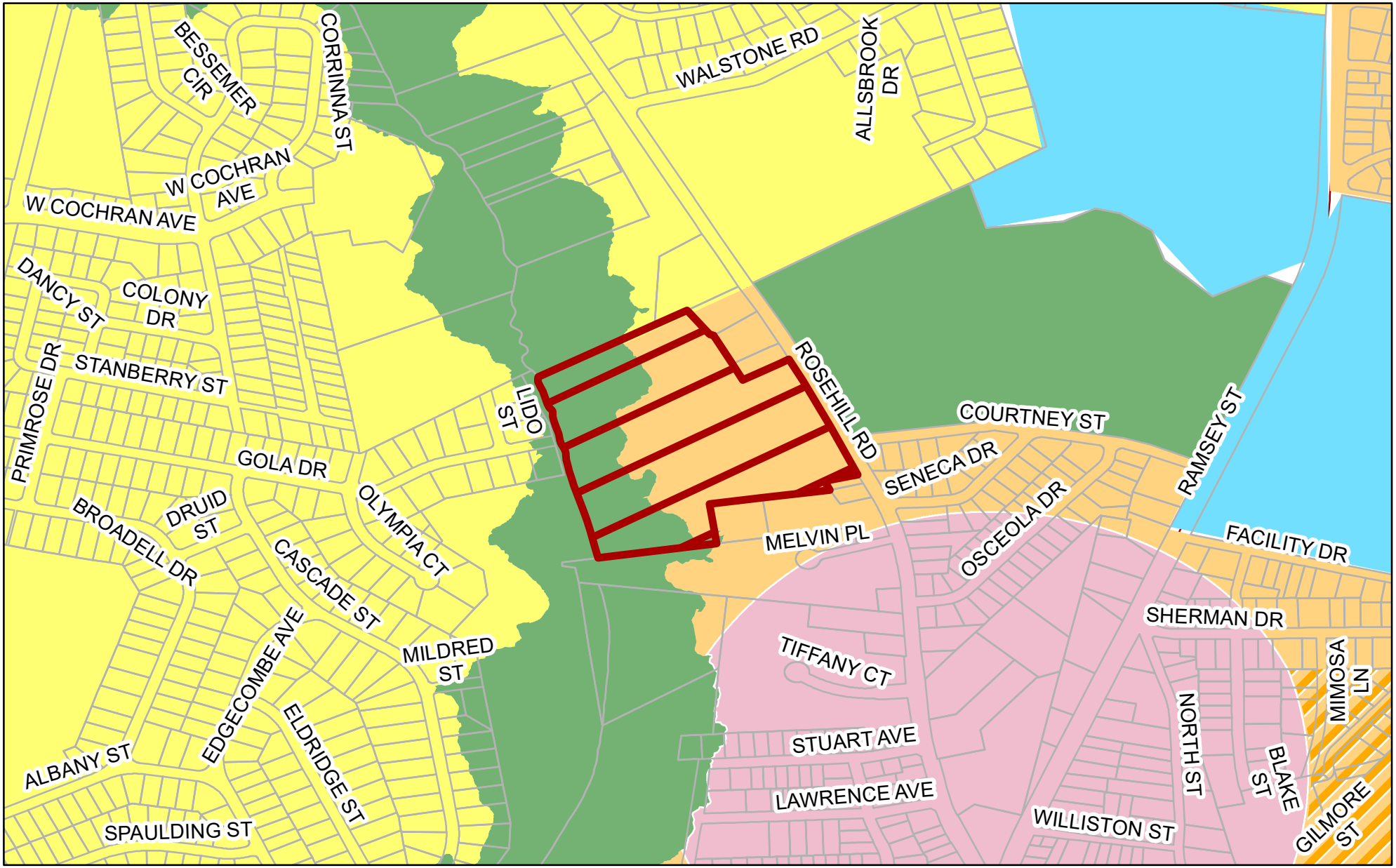
Location: 2211 Rosehill Rd
0438470005000

Legend

- P25-30
- CC - Community Commercial
- LC - Limited Commercial
- MR-5 - Mixed Residential 5
- NC/CZ - Conditional Neighborhood Commercial
- OI - Office & Institutional
- SF-6 - Single-Family Residential 6
- SF-10 - Single-Family Residential 10

Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY



Land Use Map

Case #: P25-30

Request: Rezoning
Single Family Residential 6 (SF-6) to
Mixed Residential 5 (MR-5)

Location: 2211 Rosehill Rd
0438470005000

Legend

P25-30

Land Use Plan 2040

Character Areas

- PARKOS - PARK / OPEN SPACE
- LDR - LOW DENSITY
- MDR - MEDIUM DENSITY
- NIR - NEIGHBORHOOD IMPROVEMENT
- NMU - NEIGHBORHOOD MIXED USE
- OI - OFFICE / INSTITUTIONAL

Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

FAYETTEVILLE NC

Subject Property



FAYETTEVILLE NC

Surrounding Properties









Consistency and Reasonableness Statement

Map Amendments

Pursuant N.C.G.S. Sections 160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case P25-30 is inconsistent with the City of Fayetteville's Future Land Use Map and Plan (Comprehensive Plan). The following analysis examines the proposed amendment relative to the goals and land-use policies and strategies of the Comprehensive Plan:

Consistency

1. GOALS

GOAL(S)	CONSISTENT	INCONSISTENT
GOAL #1: Focus value and investments around infrastructure and strategic nodes	X	
GOAL #4: Foster safe, stable, and attractive neighborhoods		X

2. LAND USE POLICES AND STRATEGIES:

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
LUP 1: Encourage growth in areas well-served by infrastructure and urban services, including roads, utilities, parks, schools, police, fire, and emergency services.	X	
1.2: Encourage more intense uses, greater mix of uses and denser residential types in key focal areas.	X	
LUP 3: Encourage redevelopment along underutilized commercial strip corridors and reinvestment in distressed residential neighborhoods	X	
3.2: Identify potential barriers for redevelopment and reinvestment and provide flexibility through modifications to development regulations while maintaining high standards.	X	
LUP 4: Create well-designed and walkable commercial and mixed use districts.	X	
4.1: Ensure new development meets basic site design standards	X	

3. The proposed amendment is consistent with the Future Land Use Map as follows:

X	The proposed land use is consistent and aligns with the area's designation on the FLU Map.	OR		The proposed land use is inconsistent and does not align with the area's designation on the FLU Map.
X	The proposed designation, as requested, would permit uses that are complimentary to those existing on adjacent tracts.	OR		The proposed designation, as requested, would permit uses that are incongruous to those existing on adjacent tracts.

Reasonableness

The proposed zoning amendment is reasonable and in the public interest because it supports the polices of the Comprehensive Plan as stated above and the Strategic Plan as stated in the Staff Report, and because: [select all that apply]

_____ The size, physical conditions, and other attributes of the proposed use(s) will benefit the surrounding community.

_____ The amendment includes conditions that limit potential negative impacts on neighboring uses.

X The proposed uses address the needs of the area and/or City.

X The proposal adapts the zoning code to reflect modern land-use trends and patterns.

The amendment is also in the public interest because it: [select all that apply]

X improves consistency with the long-range plan.

X improves the tax base.

_____ preserves environmental and/or cultural resources.

X facilitates a desired kind of development.

X provides needed housing/commercial area.

Additional comments, if any (write-in):

July 8, 2025
Date

Chair Signature

R. Kerry Wright
Print

CITY COUNCIL



ZONING CASES

January 26, 2026
(Tabled from Aug. 25, & Oct.27)

FAYETTEVILLE NC

FAYETTEVILLE NC

CASE NO. P25-30

Owner: 2211 Rosehill Development LLC

Applicant: Valoris Capital Partners

Request: Single Family Residential 6 to Mixed Residential 5

Location: 2211 Rosehill Rd

Acreage: 21.27 acres ±

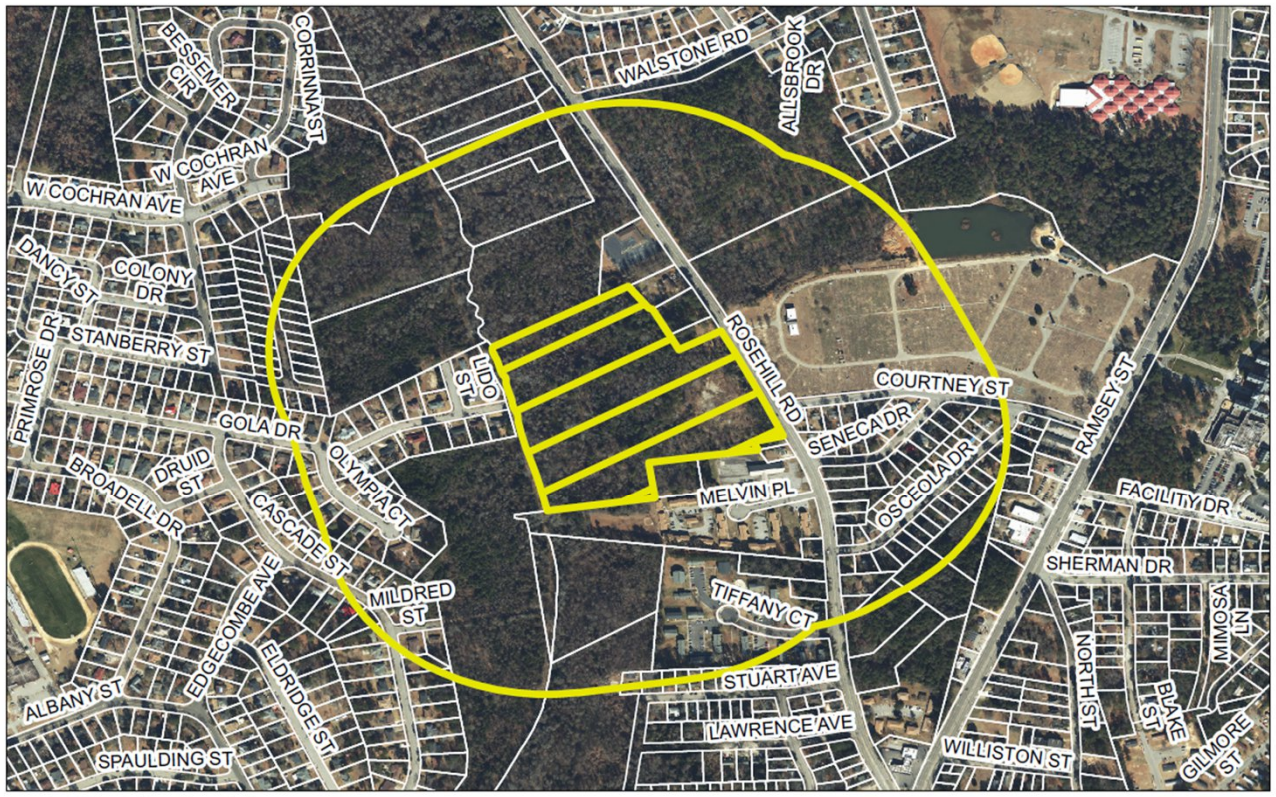
District: 2

REID #: 0438470005000

Notes: **1. APPEALED ITEM** - Denied by Zoning Commission

2. NEW LEGISLATION – Applicants can now reapply immediately after a Zoning Case has been denied (No waiting period).

Subject Property



Aerial Notification Map
Case #: P25-30

Request: Rezoning
Single Family Residential 6 (SF-6) to
Mixed Residential 5 (MR-5)

Location: 2211 Rosehill Rd
0438470005000

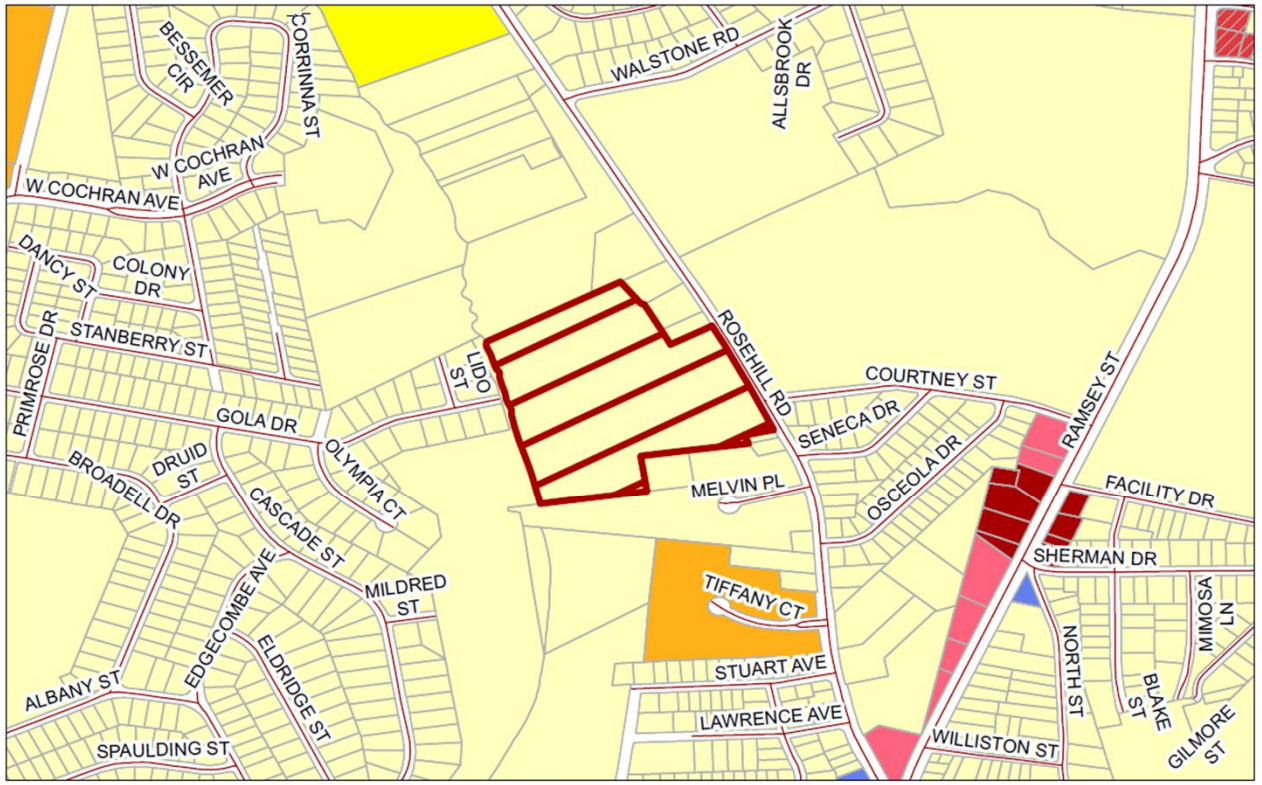
Legend

P25-30
P25-30 Notification Radius

Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Zoning Map



Zoning Map
Case #: P25-30

Request: Rezoning
Single Family Residential 6 (SF-6) to
Mixed Residential 5 (MR-5)

Location: 2211 Rosehill Rd
0438470005000

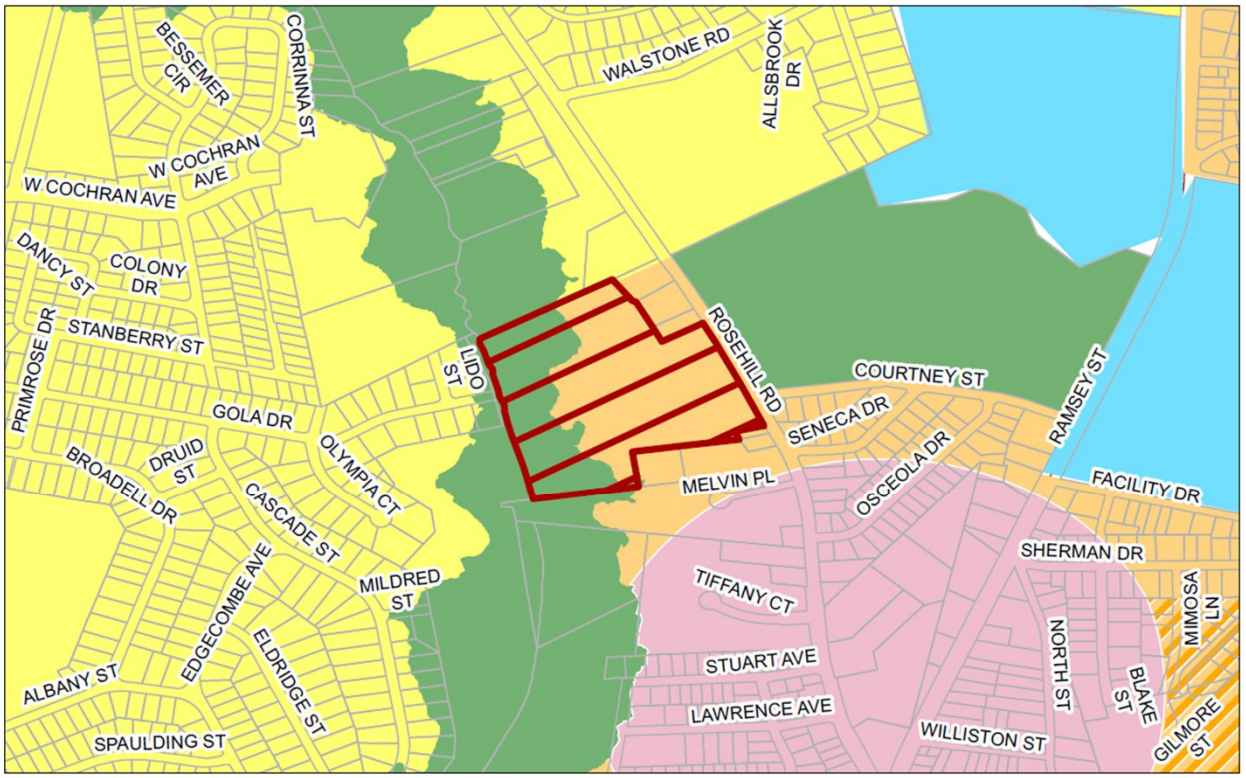
Legend

- P25-30
- CC - Community Commercial
- LC - Limited Commercial
- MR-5 - Mixed Residential 5
- NC/CZ - Conditional Neighborhood Commercial
- OI - Office & Institutional
- SF-6 - Single-Family Residential 6
- SF-10 - Single-Family Residential 10

Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Land Use Map



Land Use Map
Case #: P25-30

Request: Rezoning
Single Family Residential 6 (SF-6) to
Mixed Residential 5 (MR-5)

Location: 2211 Rosehill Rd
0438470005000

Legend
P25-30
Land Use Plan 2040
Character Areas
PARKOS - PARK / OPEN SPACE
LDR - LOW DENSITY
MDR - MEDIUM DENSITY
NIR - NEIGHBORHOOD IMPROVEMENT
NMU - NEIGHBORHOOD MIXED USE
OI - OFFICE / INSTITUTIONAL

Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Subject Property



Surrounding Properties









Analysis & Recommendation

Analysis:

- The Mixed Residential 5 zoning district is consistent with the Land Use Designation of Medium Density Residential by supporting a variety of housing types at moderate densities which aligns with surrounding development including nearby multi-family.
- The size, location, and proximity to existing infrastructure make the site suitable for this type of medium density residential development.

Recommendation:

The Professional Planning Staff recommends APPROVAL of the map amendment to Mixed Residential 5 (MR-5) Zoning based on:

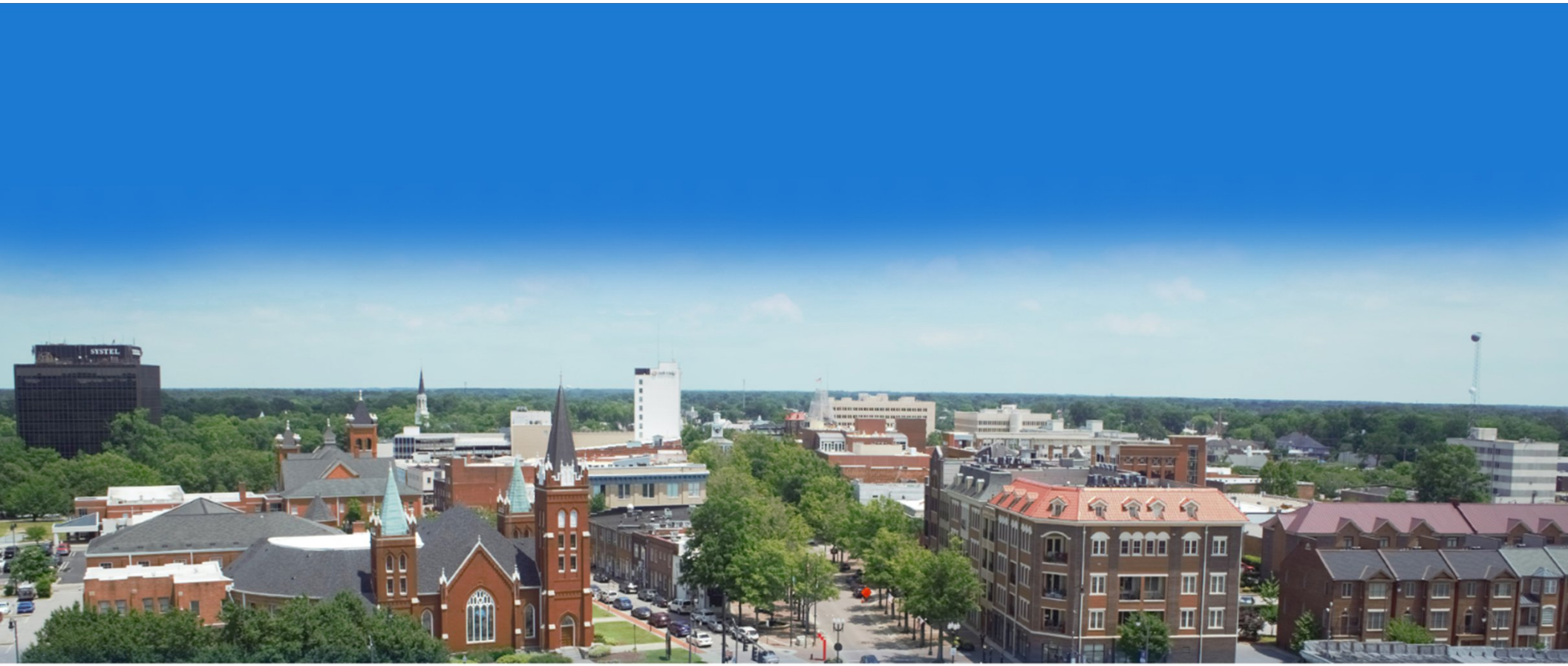
- The proposed amendments to the existing conditional zoning implement policies adopted in the Future Land Use Plan and the Unified Development Ordinance.

- The uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified due to the proposed number of units and the required number of parking spaces associated with this type of use;

- There are no other factors, which will substantially adversely affect the public health, safety, morals, or general welfare when built in accordance with the conditions.

Options

1. Approval of the map amendment to MR-5 as presented based on the evidence submitted and finds that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (recommended)
2. Approval of the map amendment to a more restrictive zoning district based on the evidence submitted and finds that the map amendment would be consistent with the Future Land Use Plan and an amended consistency statement.
3. Denial of the map amendment request based on the evidence submitted and finds that the map amendment is inconsistent with the Future Land Use Plan.



FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

City of Fayetteville

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

City Council Action Memo

File Number: 26-0066

Agenda Date: 2/23/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Public Hearing (Public & Legislative)

Agenda Number: 10.02

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

THRU: **Kelly Strickland - Assistant City Manager**
Dr. Gerald Newton, AICP - Development Services Director

FROM: **Scott Walters - Senior Planner**

DATE: **February 23, 2026**

RE:
Public Hearing on Text Amendment to Update UDO Section 30-5.L - Signage

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Goal II: Responsible City Government Supporting a Diverse and Viable Economy

Goal II emphasizes the City's commitment to sound governance, fiscal responsibility, and proactive partnership in fostering a strong, resilient local economy. This goal recognizes that a predictable, efficient, and responsive regulatory environment is essential to attracting and retaining investment, supporting business growth, and expanding employment opportunities. By encouraging reinvestment, modernizing infrastructure, and leveraging public-private partnerships, the City seeks to sustain a favorable development climate that supports innovation, entrepreneurship, and long-term economic stability. Actions taken under this goal are intended to balance economic competitiveness with community values, ensuring that growth benefits residents, neighborhoods, and the broader regional economy.

Executive Summary:
The Planning Commission is requested to review this item, make a recommendation, and forward it to the City Council for final consideration. As part of ongoing ordinance evaluation, Development Services staff has identified several areas within the sign ordinance that would benefit from clarification, modernization, and technical updates to better align with current development practices and community expectations.

In October, preliminary information and proposed concepts were presented to the City Council UDO Housing Committee for policy guidance. Following discussion, the Committee voted to direct staff to proceed with preparing a draft amendment for review by the Planning Commission and recommendation to the City Council. This action reflects the City's commitment to maintaining clear, effective, and up-to-date development regulations that support quality growth and consistent administration.

On January 20, the Planning Commission held a legislative public hearing for this case.

No speakers signed up to address the Commission.

Joe Connor made a motion to recommend approval of the proposed text amendment, including acceptance of Option 2 for Item 9 (Building-Mounted Signage), which removes the limit on the number of signs and instead establishes a total maximum square footage per building (50 square feet total for the OI, NC, and UC districts). During discussion, the Commission amended the option to remove the UC district from this provision.

The motion was approved unanimously (7-0).

Background:
The sign code revision was adopted by the City Council in June 2025 and introduced several changes to how signage regulations are interpreted and applied. Following implementation, Development Services staff identified specific areas where the code's application has created unintended challenges or lacked clarity in particular situations. As a result, staff initiated a review process to develop targeted amendments aimed at improving functionality, consistency, and ease of administration.

The primary goal of these proposed amendments is to enhance usability for both City staff and the development community by simplifying regulatory navigation, clarifying standards, and providing greater flexibility with respect to sign types, placement, and design. These refinements are intended to support business visibility, encourage high-quality development, and ensure that the sign regulations effectively balance community aesthetics with economic vitality.

Issues/Analysis:
The proposed amendments to the sign code are intended to correct known issues that became evident only after implementation of the code and to enhance clarity.

Budget Impact:
None at this time

Options:
1. Move to recommend approval of the proposed text amendments, including Option 2 for Item 9 (Building-Mounted Signage), which removes the limit on the number of signs and instead establishes a total maximum square footage per building (50 square feet total for the OI, NC, and UC districts), and to amend the text to remove the UC district from this provision. (recommended);
2. Remand the proposed text amendment back to staff for further consideration and specific changes;
3. Move to recommend denial of the proposed text amendment.

Recommended Action:
The Planning Commission and Professional Planning Staff recommends that the City Council move to approve Option 1 above and adopt the proposed text amendments.

Attachments:

1. Sign Ordinance Proposed Changes
2. Sign Ordinance Item 1
3. Sign Ordinance Item 3
4. Sign Ordinance Item 4
5. Sign Ordinance Item 5
6. Sign Ordinance Item 6 Ground Sign
7. Sign Ordinance Item 6 Pole Sign
8. Sign Ordinance Item 6 Wall Sign
9. Sign Ordinance Item 7
10. Sign Ordinance Item 8
11. Sign Ordinance Item 9
12. Sign Ordinance Item 9a
13. Sign Ordinance Item 10
14. Wall Sign Table
15. Pole Sign Table
16. Ground Sign Table
17. Billboard Sign Table
18. Consistency Statement
19. PowerPoint

Draft proposed Sign Ordinance Changes 2025

1. **30-5.L.7.c. Temporary Sign Registration**:
    - **Current:** All temporary signs, other than Type 1 Freestanding Temporary Signs, shall be registered with the Development Services Department prior to their placement to ensure compliance with the standards of this section.
    - **Proposed:** Remove the registration process requirements.
    - **Reason:** The only registration process currently in place is a sign permit application which would need to be adjusted to except non-permit applications. This would also cause the citizens to submit and receive approval for every temporary sign before placing it on a property, except for Type 1temporary signs. These sign types would include but are not limited to Type 2 Banners, Type 3 Large Construction signs (Coming Soon), Type 4 A-Frame (sandwich boards), and Type 5 *Feather Flags*.
    - **Notes:** The Code Enforcement Office has in the past and can continue to regulate these signs on a case-by-case basis. The intent for these signs is that they are temporary in nature and do not require a permit to be placed on a property.

2. **30-5.L.7.d.6. Type 5 Freestanding Temporary Signs:**
    - **Current:** Feather flags are currently listed as Type 5 Freestanding Temporary Signs.
    - **Proposed:** Relocate feather flags back to **30-5.L.8. Permanent Signs.**
    - **Reason:** Under our past sign ordinance feather flags were added to establish uniform standards to address the size, height, setbacks from the right-of-way and property line, spacing between flag, and maximum number of flags allowed per parcel. They also required a sign permit because they were considered permeant signs.
    - **Notes:** Under the current sign ordinance, these signs are categorized as temporary signs but have no time limit for their display and require registration. This is the same as requiring them to be permitted through the sign permit application process.

3. **30-5.L.5.D. Motion Signs**

DRAFT

- **Current:** Under this section “Banners” are called out as prohibited but in section **30-5.L.7.D.3. Type 2 Temporary Signs** they are a permitted temporary sign.
- **Proposed:** Remove the word “Banners” from the prohibited **30-5.L.5.D. Motion Signs** section.
- **Reason:** This will remove conflicting sections of the ordinance.

4. 30-5.L.8.B.4. Directional and Circulation Signage (Permit Required)

- **Current:** Freestanding directional and circulation signage may be established along entranceways, within parking areas, and along internal drives to direct vehicular and pedestrian traffic, subject to the following standards:

a. Directional signs shall not exceed four (4) square feet of copy area.

b. Signs shall be placed in a manner that does not interfere with site distance requirements or otherwise obstruct visibility.

c. No directional signage shall be installed within a public right-of-way,

d. Directional signs may be internally or externally illuminated.

e. Directional signs shall have a common design, including materials, color, illumination, and typeface.

- **Proposed:** Move this section to **30-5.L.6. Exempt Signs** section.
- **Reason:** Directional signs have been an exempt sign type and have a primary function of providing information over advertising.

5. 30-9.D. Sign, Pole (Definition)

- **Current:** A freestanding sign which is supported from the ground by one or more poles or similar support structures of narrow width (maximum of 20 percent of the width of the sign face). (Not a ground sign).
- **Proposed:** Add the words (which places the copy area of the sign (10) feet or more above grade level) to the end just before (not a ground sign).
- **Reason:** to clarify the difference between a pole and ground sign. Similar wording is used in the definition of a ground sign but knowing to look at that definition has caused some confusion in the past.

6. 30-5.L.8.B.c. Pole Signs

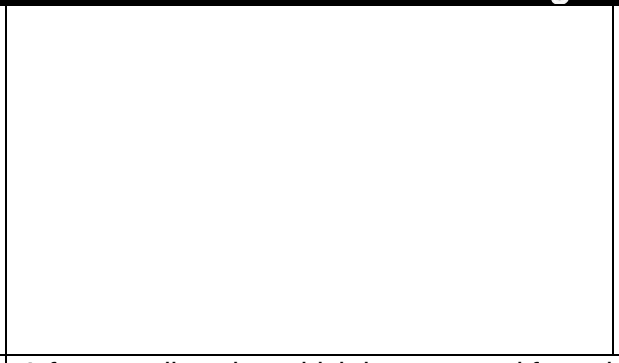
DRAFT

- **Current:** All the information is in text form only.
  Pole Signs
  1. Permitted Copy Area The maximum permitted copy area for pole signs in each district shall be in accordance with the following:
  i. OI, NC, and UC Districts The maximum permitted sign copy area along each frontage shall be one-half square foot (0.5) per linear foot of street frontage, not to exceed 50 square feet.
  ii. LC, CC, MU, BP, LI, and HI Districts The maximum permitted sign copy area along each frontage shall be (0.5) per linear foot of street frontage, not to exceed 150 square feet.
  iii. Sign Consolidation Incentive In any situation in which multiple pole-signs are permitted on a single parcel and the owner chooses to utilize no more than one (1) pole sign per frontage, the permitted copy area of the sign may be increased by 25%. Any sign erected utilizing this incentive shall be removed or otherwise made conforming to the general standard before additional permitted pole signs may be placed on the parcel or frontage. iii.
  2. Maximum Height
  i.OI, NC, and UC Districts The maximum permitted height for pole signs is 15 feet.
  iiLC, CC, MU, BP, LI, and HI Districts The maximum permitted height for pole signs is 25 feet.
  3. Required Setback Pole signs shall be set back from all adjoining rights-of-way and property lines by a minimum of 5 feet.
  4. Changeable Copy Changeable copy area is permitted to occupy up to 30% of the sign face. Either manual changeable copy or electronic changeable copy is permitted. Where changeable copy displays are utilized, the display area shall be installed flush with the sign face.
  5. Illumination Only internal illumination is permitted.
  6. Supporting Structure Concealment Rectangular covers having a color and finish similar to the main body of the sign shall be installed around each supporting pole from the sign base or grad

- **Proposed:** Use the current text information without change, (except what is already proposed) and convert it into a table format.
- **Reason:** This format makes it simpler for the applicant to quickly obtain size, setback, copy area, and allowable district information without reading through the text.

DRAFT

Pole Signs

1.Example	 
2.Definition	A freestanding sign which is supported from the ground by one or more poles or similar support structures of narrow width (maximum of 20 percent of the width of the sign face). (Not a ground sign).

3.Zoning Districts Were Permitted

CD	AR	SF-15	SF-10	SF-6	MR-5	MH	OI	NC	LC	CC	MU	DT 1, DT 2	UC	BP	LI	HI
No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

4.Copy Area Max (SQFT)

OI	NC	UC	LC	CC	MU	BP	LI	HI
50	50	50	150	150	150	150	150	150

5.Permitted Height.

OI	NC	UC	LC	CC	MU	BP	LI	HI
15	15	15	25	25	25	25	25	25

Req Setback.	• Pole signs shall be set back from all adjoining rights-of-way and property lines by a minimum of 5 feet.
5.Copy Area Compliance	• In the OI, NC, and UC zoning districts the maximum sign copy area shall be one-half square foot (0.5) per linear foot of street frontage, not to exceed 50 square feet. • In the LC, CC, MU, BP, LI, and HI zoning districts the maximum sign copy area shall be one-half square foot (0.5) per linear foot of street frontage, not to exceed 150 square feet.
6. Sign Size Incentives	• In any situation in which multiple pole-signs are permitted on a single parcel and the owner chooses to utilize no more than one (1) pole sign per frontage, the permitted copy area of the sign may be increased by 25%. Any sign erected utilizing this incentive shall be removed or otherwise made conforming to the general standard before additional permitted pole signs may be placed on the parcel or frontage.
7.Additional Information	• Only internal illumination is permitted. • Rectangular covers having a color and finish similar to the main body of the sign shall be installed around each supporting pole from the sign base or grade to the bottom of the sign. The cumulative width of the covers shall be a minimum of 20% and maximum of 50% of the width of the sign. • Changeable copy area is permitted to occupy up to 30% of the sign face. Either manual changeable copy or electronic changeable copy is permitted. Where changeable copy displays are utilized, the display area shall be installed flush with the sign face.

DRAFT

7. 30-5.L.8.A.5. Wall Signage (Add New Section) Non-residential uses within Residential Districts

- **Current:** Wall signs are not permitted under this section except for Home Occupation Signage.
- **Proposed:** Add this wording to a new section (Non-residential uses in residential districts may have one wall sign not to exceed (32) square feet in copy area. The sign may be externally or internally illumined when facing a public or private right-of-way. When facing a residentially zoned property or use within (50) feet of the property line no illumination is permitted.
- **Reason:** Non-residential uses in residential districts like churches and daycares would be permitted to have both ground and wall signs. This was permitted under the past ordinance as well.

8. 30-5.L.8.A.6. Governmental Uses (Add New Section) Non-residential uses within Residential Districts

- **Current:** No exceptions for governmental uses like fire or police stations, resource centers, recreation centers, or schools.
- **Proposed:** Governmental uses including but not limited to fire or police stations, resource centers, recreation centers, and public or private schools licensed through the State of NC, may follow all signage regulations as listed for the O&I zoning district.
- **Reason:** The current sign requirements would make most government uses listed non-conforming because the past sign ordinance allowed for both small pole and wall signage for these uses.

9. 30-5.L.8.B.2.a.1. Building Mounted Signage

- **Current:** Permitted Number of Signs
  - i. Single Occupancy Buildings
    No more than one (1) building mounted sign, excluding window signs, may be displayed per street frontage; provided that a projecting sign mounted on the corner of a building shall not count toward the maximum number of building mounted signs permitted per frontage.
  - ii. Multiple Occupancy Buildings
    No more than one (1) building mounted sign, excluding window signs, may be displayed per tenant space; provided that a projecting sign mounted on the corner of a building shall not count toward the maximum number of building mounted signs permitted per frontage.
- **Proposed:**
- **Option 1:** No more then (1) building mounted sign excluding window signs, may be displayed per building evaluation.

DRAFT

- **Option 2 (Recommended):** Remove the limit on the number of signs and use a total square footage for the building. **OI**, **NC**, and **UC** 50 square feet total. The remaining non-residential zoning district would be 500 square feet total (**Note:** this is the way it done under the past sign ordinance).
- **Option 3:** Limit the overall number of signs per building to between 3 and 5 with no limit on the total square footage per building. This would use the 1 square foot per 1 linear or 10% of the wall area rule to regulate the sign size.
- **Reason:** One sign per street frontage has caused an influx of variance request as the way this section is worded, it only allows for one sign from all wall mounted sign types. Most businesses currently have more than one wall mounted sign and new businesses usually request the same. This also has an effect particularly to fueling stations with free standing fuel canopy's as only one sign may be placed per street frontage.

10. 30-5.L.8.B.2.c.6. (Add New Number) Canopy and Awning Signs

- **Current:** 1. Canopy and awning signs may be painted or printed upon a canopy or awning or may be attached, provided such attached sign shall be affixed flat to the surface of the canopy or awning completely within the limits of the canopy or awning.
  2. Canopy and awning signs may only be externally illuminated.
  3. Under-canopy, canopy soffit, or ceiling signs shall be hung beneath a canopy so that the copy or display shall be perpendicular to the building wall. Signage shall be permitted along the edge of a canopy provided the sign copy shall not extend in any direction above, beyond or below the canopy edge. The fringe or drip-flap portion of a canvas awning shall be considered as a canopy edge.
  4. Signage shall be permitted above the edge of the canopy on the protection covering of the canopy provided the signage is within the parallel edges of the protective covering and is an integral part of the protective covering or is applied directly thereto.
- **Proposed:** Add number 5. Except that free standing canopies may have (2) wall signs with a copy area of (1) square foot per (1) liner foot of the elevation that the sign is placed on.
- **Reason:** Currently the limit of one wall mounted sign per street frontage requires the applicant to choose to either place a sign on the building or on the canopy. If the business fronts on only one street then only one sign may be placed.

DRAFT

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-5, DEVELOPMENT STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-5.L.7.c., **Temporary Sign Registration**, to be completely removed:

30-5.L.7.c. ~~Temporary Sign Registration~~

~~All temporary signs, other than Type 1 Freestanding Temporary Signs, shall be registered with the Development Services Department prior to their placement to ensure compliance with the standards of this section.~~

.

Section 7. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the _____ day of _____, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-5, DEVELOPMENT STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-5.L.5.D., **Prohibited Signs**, to remove the word banners from this section:

30-5.L.5.D. Motion Signs

Signs or devices designed to attract attention, all or any part of which use movement or apparent movement by fluttering, revolving, rotating, spinning, swinging, animation or moving in some other manner, including fabric signs not securely fastened to their supporting structures, and are set in motion by movement of water or the atmosphere or by mechanical, electrical, or any other means. Such signs or devices include, but are not limited to, ~~banners,~~ pennants, ribbons, streamers, spinners, propellers, discs, consecutively hung official or unofficial flags, and bunting, whether or not any such sign or device has a written message but do not include non-advertising/non-informational flags and feather flags (designated as Type 5 Freestanding Temporary Signs). However, signs or devices that only move occasionally because of the wind are not prohibited if their movement is not a primary design feature of the sign or device, is not intended to attract attention to the sign or device, and is permitted for a limited period of time for a special event not to exceed 60 days.

.

Section 7. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the _____ day of _____, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-5, DEVELOPMENT STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-5.L.8.B.4. **Directional and Circulation Signage**, to be moved in it's entirety to section **30-5.L.6. Exempt Signs** and re-numbered :

Directional and Circulation Signage

Permanent freestanding directional and circulation signage may be established along entranceways, within parking areas, and along internal drives to direct vehicular and pedestrian traffic, subject to the following standards:

1. Directional signs shall not exceed four (4) square feet of copy area.

2. Signs shall be placed in a manner that does not interfere with site distance requirements or otherwise obstruct visibility.

3. No directional signage shall be installed within a public right-of-way.

4. Directional signs may be internally or externally illuminated.

Directional signs shall have a common design, including materials, color, illumination, and typeface.

.

Section 7. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the _____ day of _____, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-5, DEVELOPMENT STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-9..D., **Definitions, Sign Pole**, to add the words this section:

30-9.D. Sign, Pole

A freestanding sign which is supported from the ground by one or more poles or similar support structures of narrow width (maximum of 20 percent of the width of the sign face). **Which places the copy area of the sign (10) feet or more above grade level**. (Not a ground sign).

.

Section 7. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the _____ day of _____, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-5, DEVELOPMENT STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-5.L.8.B.1.b. **Ground Signs**, move the text verbiage into the attached labeled table:

Table 30-5.L.8.B.1.b. **Ground Signs**

Section 7. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the _____ day of _____, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-5, DEVELOPMENT STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-5.L.8.B.1.c. **Pole Signs**, move the text verbiage into the attached labeled table:

Table 30-5.L.8.B.1.c. **Pole Signs**

Section 7. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the _____ day of _____, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-5, DEVELOPMENT STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-5.L.8.B.2.b. **Wall Signs**, move the text verbiage into the attached labeled table:

Table 30-5.L.8.B.2.b. **Wall Signs**

Section 7. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the _____ day of _____, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-5, DEVELOPMENT STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-5.L.8.A. **Permanent Signs permitted within Residential Zoning Districts**, Add to this section and re-number:

Wall Signage for Non-Residential Uses.

Non-residential uses may have (1) wall sign not to exceed 32 square feet in copy area. The sign may be externally or internally illuminated. Except that no illumination is permitted when facing a residentially zoned property or use within (50) feet of the property line.

.

Section 7. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the _____ day of _____, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-5, DEVELOPMENT STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-5.L.8.A. **Permanent Signs permitted within Residential Zoning Districts**, Add to this section and re-number:

Signage for Governmental Uses

Governmental uses including but not limited to; police or fire stations, resource center, recreation centers, and public or private schools licensed through the State of North Carolina, may use the signage regulations as listed for the O&I Zoning District.

.

Section 7. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the _____ day of _____, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-5, DEVELOPMENT STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-5.L.8.B.2.a.1. **Permitted Number of Signs**, Remove this section completely and re-number:

~~**1. Permitted Number of Signs**~~

~~**(i) Single Occupancy Buildings**~~

~~No more than one (1) building mounted sign, excluding window signs, may be displayed per street frontage; provided that a projecting sign mounted on the corner of a building shall not count toward the maximum number of building mounted signs permitted per frontage.~~

~~**(ii) Multiple Occupancy Buildings**~~

~~No more than one (1) building mounted sign, excluding window signs, may be displayed per tenant space; provided that a projecting sign mounted on the corner of a building shall not count toward the maximum number of building mounted signs permitted per frontage.~~

Section 7. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the _____ day of _____, 2026.

CITY OF FAYETTEVILLE

_____

MITCH COLVIN, Mayor

ATTEST:

_____

JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-5, DEVELOPMENT STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Amend Subsection 30-5.L.8.B.2.a.3.i. **Maximum Permitted Copy Area**, as identified below:

3. Maximum Permitted Copy Area

(i) In the OI~~,~~ and NC~~, and UC~~ districts, the maximum copy area shall be limited to 50 square feet.

Section 7. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the _____ day of _____, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

Ordinance No. S2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-5, DEVELOPMENT STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that:

Section 1. Subsection 30-5.L.8.B.2.c. **Canopy and Awning Signs**, Add wording as shown below and re-number:

Except that free standing Canopies may have (2) wall signs, with a maximum copy area not to exceed (1) square foot of sign per (1) liner foot of canopy elevation that the sign is placed on.

Section 7. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code or Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the _____ day of _____, 2026.

CITY OF FAYETTEVILLE

_____
MITCH COLVIN, Mayor

ATTEST:

_____
JENNIFER AYRE, City Clerk

PART II - CODE OF ORDINANCES

CHAPTER 30 – UNIFIED DEVELOPMENT ORDINANCE

Article 30-5: Signage

30-5.L.8. Permanent Signs

Table 30-5.L.8.B.2.b. Wall Signs

DEFINITION	A sign which is placed on and /or attached to and supported throughout its entire length by the façade or exterior side of a building (or fence) wall by means of adhesive, paint, manufacturing process, structural and/or mechanical attachment, where such sign is not more than twelve (12) inches from the façade or exterior wall line and when its exposed face is parallel or approximately parallel to the plane of the building or structure on which the sign is affixed. Such sign may not extend above the roof line.															
PERMITTED ZONING DISTRICT	**CD**	**AR**	**SF-15**	**SF-10**	**SF-6**	**MR-5**	**MH**	**OI**	**NC**	**LC**	**CC**	**MU**	**UC**	**BP**	**LI**	**HI**
	See note below							P	P	P	P	P	P	P	P	P
COPY AREA MAX (sq. feet)								50	50	500	500	500	500	500	500	500
COPY AREA COMPLIANCE	• The permitted copy area for building mounted signage shall be calculated as the greater of either: a.) Copy area (square feet per linear foot of building frontage) or b.) 10% of the area of the building (or portion of the building wall for the tenant space) between the base of the building and top of the parapet wall for flat roofed buildings or bottom of the eaves for buildings with sloped roofs.															
SIGN SIZE INCENTIVES	• The following are incentives given to applicants who choose one of these methods in lieu of their original sign design which allow for a larger than normal sign to be constructed. a.) A 50% area increase may be allowed if channel lettering is used. b.) All graphics, text, and logos are designed in a manner so that they are attached to, protrude from, or are etched/routed into, an opaque, solid, sign face, with a minimum relief of one (1) inch (either projection or recession), and wither external or halo style illumination is utilized, if any. c.) All graphics, text, and logos are routed into an opaque, solid surface, sign face, not to exceed 35% of the area of the sign face. Such routed area may have transparent (including colored) backing to allow for internal illumination of the sign.															
NOTES	• For governmental uses in residential districts see sections 30-5.L.8.A.6. • For non-residential uses in residential districts see section 30-5.L.8.A.5.															

PART II - CODE OF ORDINANCES

CHAPTER 30 – UNIFIED DEVELOPMENT ORDINANCE

Article 30-5: Signage

30-5.L.8. Permanent Signs

Table 30-5.L.8.B.1.b. Ground Signs

DEFINITION	A freestanding sign with a base which either appears to rest on the ground or which has a support which places the base and portion of the sign copy area less than ten feet from the ground. Pylon and monument signs are ground signs.															
PERMITTED ZONING DISTRICT	**CD**	**AR**	**SF-15**	**SF-10**	**SF-6**	**MR-5**	**MH**	**OI**	**NC**	**LC**	**CC**	**MU**	**UC**	**BP**	**LI**	**HI**
	See note 3 below							P	P	P	P	P	P	P	P	P
COPY AREA MAX (sq. feet)	[redacted]							75	75	100	150	150	100	150	150	150
PERMITTED HEIGHT (feet)	[redacted]							12	12	12	20	20	12	20	20	20
REQUIRED SETBACK	Ground signs shall be setback from all adjoining rights-of-way and property lines by a minimum of 10 feet.															
COPY AREA COMPLIANCE	• In the OI and NC zoning districts the maximum sign copy area shall be the greater of either 24 square feet or one-half square foot (0.5) per linear foot of street frontage, not to exceed 75 square feet. • In the UC zoning district, the maximum sign copy area shall be one (1) square foot per linear foot of street frontage, not to exceed one hundred (100) square feet. • In the LC, CC, MU, BP, LI and HI districts the maximum sign copy area shall be the greater of forty-eight (48) square feet or one-half square foot (0.5) per linear foot of street frontage, not to exceed 150 square feet.															
SIGN SIZE INCENTIVES	• All graphics, text, and logos are designed in a manner so that they are attached to, protrude from, or are etched/routed into, an opaque, solid, sigh face, with a minimum relief of one (1) inch (either projection or recession), and either external or halo style illumination is utilized, if any. • All graphics, text, and logos are routed into an opaque, solid surface, sign face, not to exceed 35% of the area of the sign face. Such routed area may have transparent (including colored) backing to allow for internal illumination of the sign.															
NOTES	• Internal and external illumination are permitted. • Changeable copy area is permitted to occupy up to 30% of the sign face. Either manual changeable copy or electronic changeable copy is permitted. Where changeable copy displays are utilized, the display area shall be installed flush with the sign face. • For government uses in residential districts, see section 30-5.L.8.a.6.															

PART II - CODE OF ORDINANCES

CHAPTER 30 – UNIFIED DEVELOPMENT ORDINANCE

Article 30-5: Signage

30-5.L.8. Permanent Signs

Table 30-3.L.8.B.1.c. Pole Signs

DEFINITION	A freestanding sign which is supported from the ground by one or more poles or similar support structures of narrow width (maximum of 20% of the width of the sign face). (Not a ground sign.)															
PERMITTED ZONING DISTRICT	**CD**	**AR**	**SF-15**	**SF-10**	**SF-6**	**MR-5**	**MH**	**OI**	**NC**	**LC**	**CC**	**MU**	**UC**	**BP**	**LI**	**HI**
	See note 4 below							P	P	P	P	P	P	P	P	P
COPY AREA MAX (sq. feet)								50	50	50	150	150	50	150	150	150
PERMITTED HEIGHT (feet)								15	15	15	25	25	15	25	25	25
REQUIRED SETBACK	Pole signs shall be setback from all adjoining rights-of-way and property lines by a minimum of 5 feet.															
COPY AREA COMPLIANCE	• In the OI, NC and UC zoning districts the maximum sign copy area shall be one – half square foot (0.5) per linear foot of street frontage, not to exceed 50 square feet. • In the LC, CC, MU, BP, LI and HI districts the maximum sign copy area shall be one – half square foot (0.5) per linear foot of street frontage, not to exceed 150 square feet.															
SIGN SIZE INCENTIVES	• In any situation in which multiple pole signs are permitted on a single parcel and the owner chooses to utile no more than one (1) pole sign per frontage, the permitted copy area of the sign may be increased by 25%. Any sign erected utilizing this incentive shall be removed or otherwise made conforming to the general standards before additional permitted pole signs may be placed on the parcel or frontage.															
NOTES	• Only internal illumination is permitted. • Rectangular covers having a color and finish similar to the main body of the sign shall be installed around each supporting pole from the sign base or grade to the bottom of the sign. The cumulative width of the covers shall be a minimum of 20% and maximum of 50% of the width of the sign. • Changeable copy area is permitted to occupy up to 30% of the sign face. Either manual changeable copy or electronic changeable copy is permitted. Where changeable copy displays are utilized, the display area shall be installed flush with the sign face. • For governmental uses in residential districts see section 30-5.L.8.a.6.															

Proposed Amendments to Article 30 regarding Signage



February 23, 2026

FAYETTEVILLE N

TA26-01: Sign Text Amendments

- The Development Services Staff has identified areas where updates to the sign ordinance are needed.

- The sign code revision was adopted by the City Council in June 2025. This update made several changes in the way the code would be applied. After implementation, the Development Services Staff identified issues and started working on proposed adjustments that would improve the way the code is applied in particular situations. The primary goal of these amendments to the sign code is to make it easier for both local officials and businesses to navigate the regulations and allow flexibility with regard to sign types and placement.

TA26-01 Sign Text Amendments

Sections to be amended:

30-5.L.7.c. Temporary Sign Registration.

Proposed: Remove the registration process requirements.

30-5.L.5.D. Motion Signs.

Proposed: Remove the word “Banners” from the prohibited 30-5.L.5.D Motion Signs section.

30-5.L.8.B.4. Directional and Circulation Signage (Permit Required).

Proposed: Move this section to 30-5.L.6. Exempt Signs section.

30-9.D. Sign, Pole (Definition).

Proposed: Add the words “which places the copy area of the sign (10) feet or more above grade level”.

TA26-01 Sign Text Amendments

Sections to be amended:

30-5.L.8.B.1.b. Ground Signs

30-5.L.8.B.1.c. Pole Signs

30-5.L.8.B.2.b. Wall Signs

30-5.L.8.B.6. Billboards

Proposed: Move the text verbiage for each sign type into a table format.

Table 30-3.L.8.B.1.c. Pole Signs

DEFINITION	A freestanding sign which is supported from the ground by one or more poles or similar support structures of narrow width (maximum of 20% of the width of the sign face). (Not a ground sign.)															
PERMITTED ZONING DISTRICT	CD	AR	SF-15	SF-10	SF-6	MR-5	MH	OI	NC	LC	CC	MU	UC	BP	LI	HI
	See note 4 below							P	P	P	P	P	P	P	P	P
COPY AREA MAX (sq. feet)	[redacted]							50	50	50	150	150	50	150	150	150
PERMITTED HEIGHT (feet)	[redacted]							15	15	15	25	25	15	25	25	25
REQUIRED SETBACK	Pole signs shall be setback from all adjoining rights-of-way and property lines by a minimum of 5 feet.															
COPY AREA COMPLIANCE	• In the OI, NC and UC zoning districts the maximum sign copy area shall be one – half square foot (0.5) per linear foot of street frontage, not to exceed 50 square feet. • In the LC, CC, MU, BP, LI and HI districts the maximum sign copy area shall be one – half square foot (0.5) per linear foot of street frontage, not to exceed 150 square feet.															
SIGN SIZE INCENTIVES	• In any situation in which multiple pole signs are permitted on a single parcel and the owner chooses to utile no more than one (1) pole sign per frontage, the permitted copy area of the sign may be increased by 25%. Any sign erected utilizing this incentive shall be removed or otherwise made conforming to the general standards before additional permitted pole signs may be placed on the parcel or frontage.															
NOTES	• Only internal illumination is permitted. • Rectangular covers having a color and finish similar to the main body of the sign shall be installed around each supporting pole from the sign base or grade to the bottom of the sign. The cumulative width of the covers shall be a minimum of 20% and maximum of 50% of the width of the sign. • Changeable copy area is permitted to occupy up to 30% of the sign face. Either manual changeable copy or electronic changeable copy is permitted. Where changeable copy displays are utilized, the display area shall be installed flush with the sign face. • For governmental uses in residential districts see section 30-5.L.8.a.6.															

TA26-01 Sign Text Amendments

Sections to be amended:

30-5.L.8.A. Permanent Signs Permitted within Residential Zoning Districts.

Proposed: Add a two new items.

(5) Non-residential Uses within Residential Zoning Districts. Non-residential uses may have (1) wall sign not to exceed 32 square feet in copy area. The sign may be externally or internally illuminated. Except that no illumination is permitted when facing a residentially zoned property or use within (50) feet of the property line.

(6) Governmental Uses within Residential Zoning Districts. Governmental uses including but not limited to; police or fire stations, resource center, recreation centers, and public or private schools licensed through the State of North Carolina, may use the signage regulations as listed for the O&I Zoning District.

TA26-01 Sign Text Amendments

(9) **30-5.L.8.B.2.a.1. Building Mounted Signage.**

- Current permitted number of signs:

i. Single Occupancy Buildings:

No more than one (1) building mounted sign, excluding window signs, may be displayed per street frontage; provided that a projecting sign mounted on the corner of a building shall not count toward the maximum number of building mounted signs permitted per frontage.

ii. Multiple Occupancy Buildings:

No more than one (1) building mounted sign, excluding window signs, may be displayed per tenant space; provided that a projecting sign mounted on the corner of a building shall not count toward the maximum number of building mounted signs permitted per frontage.

TA26-01 Sign Text Amendments

30-5.L.8.B.2.a.1. Building Mounted Signage

Proposed:

- **Option 1:** No more then (1) building mounted sign excluding window signs, may be displayed per building evaluation.
- **Option 2:** Remove the limit on the number of signs and use a total square footage for the building. **OI**, **NC**, and ~~**UC**~~ 50 square feet total. The remaining non-residential zoning district would be 500 square feet total.
- **Option 3:** Limit the overall number of signs per building to between 3 and 5 with no limit on the total square footage per building. This would use the 1 square foot per 1 linear or 10% of the wall area rule to regulate the sign size.

Planning Commission recommended option # 2 with the removal of the UC.

TA26-01 Sign Text Amendments

30-5.L.8.B.2.c. Canopy and Awning Signs.

- **Proposed:** Add one additional item.

  Except that free standing canopies may have (2) wall signs with a copy area of (1) square foot per (1) liner foot of the elevation that the sign is placed on.

Options for Consideration

1. Move to approve the proposed text amendments.
2. Move to approve some or none of the proposed text amendments.
3. Remand some or all the proposed text amendments back to the staff for further consideration and specific changes.
4. Denial.



FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

PART II - CODE OF ORDINANCES

CHAPTER 30 – UNIFIED DEVELOPMENT ORDINANCE

Article 30-5: Signage

30-5.L.8. Permanent Signs

30-5.L.8.B.6. Billboard Signs

DEFINITION	A permanent, usually freestanding, off-premises sign affixed to the ground or to a building, owned by a person, corporation or other entity that engages in the business of selling or leasing the advertising space on the sign and which advertises an establishment, service, commodity, goods or entertainment sold or offered on premises other than that on which such sign is located. Such signs commonly referred to as "outdoor advertising signs" are generally designed so that the copy or posters on the sign can be changed frequently.															
PERMITTED ZONING DISTRICT	**CD**	**AR**	**SF-15**	**SF-10**	**SF-6**	**MR-5**	**MH**	**OI**	**NC**	**LC**	**CC**	**MU**	**UC**	**BP**	**LI**	**HI**
	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P
COPY AREA MAX (sq. feet)															300	400
PERMITTED HEIGHT (feet)															25	30
COPY AREA COMPLIANCE	• The permitted copy area for Billboard Signs will be measured by the total square feet of the sign itself which will need to comply with the max square feet of the underlying zoning district.															
LOCATION RESTRICTIONS	• No billboard shall be located within 2,000 feet of any other billboard. • No billboard shall be located within 500 feet of any residential zoning district or residential structure.															
NUMBER OF SIGN FACES	• Billboards may display a single face or a double sign face where the two faces of the sign are situated back-to-back and parallel to each other.															
LANDSCAPING	• The area below the sign within a radius of 15 feet of the support structure shall be landscaped and maintained with a vegetative ground cover and shrubs in compliance with Section 30-5.B.1, Landscaping Standards, with shrubs planted at a rate of one per five square feet.															

Consistency Statement

Text Amendments

Pursuant to N.C.G.S. Sections 160D-604 and -605, the City Council finds that the proposed UDO Text Amendment TA26-01 Update to Section 30-5.L - Signage is consistent with the City of Fayetteville's Future Land Use Map and Plan (Comprehensive Plan). The following analysis examines the proposed amendment relative to the goals and land-use policies and strategies of the Comprehensive Plan:

Consistency

1. GOALS

GOAL(S)	CONSISTENT	INCONSISTENT
Goal #2: Promote compatible economic and commercial development in key identified areas	X	
Goal #4: Foster safe, stable, and attractive neighborhoods	X	

2. LAND USE POLICIES AND STRATEGIES:

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
LUP 2: Encourage Economic Development	X	
2.1: Encourage economic development in designated areas	X	
LUP 3: Encourage redevelopment along underutilized commercial strip corridors and reinvestment in distressed residential neighborhoods.	X	
3.2: Identify potential barriers to redevelopment and reinvestment and provide flexibility through modification to development regulations while maintaining high standards	X	

3. The proposed amendment is consistent with the Future Land Use Map as follows:

X	The proposed land use is consistent and aligns with the area's designation on the FLU Map.	**OR**		The proposed land use is inconsistent and does not align with the area's designation on the FLU Map.
X	The proposed designation, as requested, would permit uses that are complimentary to those existing on adjacent tracts.	**OR**		As requested, the proposed designation would permit uses incongruous to those existing on adjacent tracts.

Additional comments, if any (write-in):

February 23, 2026

Date

Mayor Signature

Print

City of Fayetteville

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

City Council Action Memo

File Number: 26-0002

Agenda Date: 2/23/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Public Hearing (Public & Legislative)

Agenda Number: 10.03

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

THRU: **Kelly Strickland, Assistant City Manager**

FROM: **Sheila Thomas-Ambat, PE, CCM, CFM, Public Services Director**
Brian McGill, PE, PTOE, Assistant Public Services Director - Traffic

DATE: **February 23, 2026**

RE:
Adopting Council Policy 160.09.2 - The Policy for Residents to Request "No Parking" in Multi-Use Lanes

COUNCIL DISTRICT(S):
All Districts

Relationship To Strategic Plan:
Goal IV: Be a highly desirable place to live, work, and recreate.

Executive Summary:
Council requested staff develop a process for "No Parking" in multi-use lanes, similar to the speed hump process. This request is the result of discussion from the June 2, 2025 Council Work Session, where staff provided the Bicycle Lane Ordinance Clarifications and Recommendations presentation.

Staff presented research and asked for guidance from Council at the September 2, 2025 Council Work Session. The unanimous Council approval of the recommendations from that work session has led to the creation of the attached policy.

Staff recommend the adoption of Council Policy 160.09.2, which is the policy for residents to request "No Parking" in multi-use lanes in their neighborhoods.

Background:
History of recent "No Parking" policies:
• 08/23/2023 - Brunswick Road "No Parking" zone is enacted [Most recent "No Parking" zone installed]
• 06/02/2025 - Council requested staff develop a process for multi-use lanes "No Parking" requests
• 09/02/2025 - Staff presented "No Parking" information at Council Work Session
• 11/18/2025 - Staff presented Council Policy 160.09.2 to the City Council Policy Review Committee
• 11/24/2025 - Staff presented the process for residents to request "No Parking" in multi-use lanes for adoption

The City of Fayetteville does not have a defined policy for residents to request “No Parking” in neighborhoods with multi-use lanes. To-date, for “No Parking” to be applied, Council members were required to request “No Parking” on behalf of their constituents. After reviewing the location, staff would make a recommendation and pursuant to any discussion, a “No Parking” zone could be enacted. The most recent “No Parking” zone installed was Brunswick Road on August 23, 2023.

The City documents “No Parking” zones as part of traffic schedule Number 9 - Parking Prohibited. The ordinance which authorizes the traffic schedules, Chapter 16, Article III, Section 16-61, Traffic Schedules Adopted; City Manager Authorized to Compile. is attached to this agenda item as “16-61 Traffic Schedules.pdf”.

It was requested at the June 2, 2025 Council Work Session, prior to the presentation for Bicycle Lane Ordinance Clarifications and Recommendations, that staff provide a process for “No Parking” in multi-use lanes following a process similar to speed humps.

Staff presented File 25-4864 (attached to this agenda item) at the September 2, 2025 Council Work Session, which included a presentation (attached to this agenda item as “No Parking Presentation_20250902.pdf”) showing research and documentation behind recommendations for a potential policy. Staff requested guidance from Council based on the recommendations and information from the presentation. Council provided guidance through unanimous approval of the recommendations from the presentation and directed staff to return with a policy or ordinance allowing “No Parking” to be established in multi-use lanes.

Staff created Council Policy 160.09.2 in response to the recommendations from the presentation on September 2, 2025 and File 25-4864 (attached). This policy was presented to the City Council Policy Review Committee on November 18, 2025 where it was approved and recommended to proceed to the November 24, 2025 meeting for approval.

At the November 24, 2025 meeting, staff presented this item as Agenda #7.0A2 and File 25-4946 (attached). Council moved to present the proposed City Council Policy at a public hearing to allow residents to comment on the policy, as well as to bring awareness of the policy to the public.

At the January 26, 2026 regular Council meeting, staff are presenting an example of the proposed policy process.

The presentation presented to the public at the January 26, 2026 meeting is attached to this agenda item as “No Parking Policy Example Presentation_20260126.pdf”.

Issues/Analysis:

It was determined during the review and clarification surrounding bicycle lane ordinances that there is a desire by some communities to enact “No Parking” in multi-use lanes. Some communities may have used bicycle lanes as a de facto “No Parking” multi-use lane, however, with clarification of what is/is not permitted in bicycle lanes, defining a “No

Parking" request process was requested.

Eight (8) municipalities were reviewed for their "No Parking" process. These municipalities are as follows: Apex, Concord, Durham, Greenville, High Point, Huntersville, Raleigh, Wilmington. More detail on the research behind the recommendations behind this policy can be found in File 25-4864, which was summarized in the presentation presented to Council on September 2, 2025. A short summary of our review of those eight (8) municipalities identified the following:

- 6 of 8 municipalities have a formal "No Parking" policy.
- While all allow "No Parking" to be requested for Safety Concerns, only 6 of 8 allow non-safety/resident requests to proceed.
- Signature thresholds vary between municipalities, ranging from 51% to 100%.
- 3 of 8 municipalities do not require Council approval to enact "No Parking" zones.

The recommendations for the policy are summarized below. These items are proposed to be formalized as City Council Policy number 160.09.2 and be memorialized into the Residential Traffic Management Program through the attachment "Residential Traffic Management Program: No Parking Request in Multi-Use Lanes".

- "No Parking" can be requested by residents in multi-use lanes per this policy. "No Parking" in multi-use lanes for non-safety reasons will only be applied where residents request it and per this policy.

- "No Parking" will be evaluated on a block-by-block basis, to be measured from intersection to intersection. If the road ends (such as a cul-de-sac) then the "block" will be defined as the entire length of the multi-use lane. Evaluation areas will be applied to both sides of the road regardless of which side(s) "No Parking" is requested for.

- A signature threshold of 70% is required for "No Parking" to be approved in a multi-use lane. Signatures from owners, renters, tenants, etc. are valid. When in dispute, the owner's signature overrides the renter/tenant. For multi-family properties, the units directly adjacent to the street receiving "No Parking" shall be counted for the number of signatures needed. Abandoned houses/vacant lots are excluded from the number of needed signatures but may be counted in support of a "No Parking" zone should a mailed ballot be returned or online petition be signed by the renter/tenant/owner of the property. Staff will be required to review each "No Parking" zone request in person to verify the property is not abandoned, or a vacant lot. Should a property's status change, the contact person must request staff to review and re-solicit approval of the "No Parking" zone.

- Mailed ballot cards will be mailed to the "No Parking" area for signature approval. Signatures are required from both sides of the street, regardless of which side(s) "No Parking" is applied to. The signature threshold of 70% applies to both sides of

the street and is measured independent of each other; The 70% signature threshold is not for the entire evaluation area, but for each side of the road.

- A “No Parking” request is valid for 60 calendar days from the day the mailed ballot cards are placed in the mail. A new request for “No Parking” will be entertained by staff upon request after six (6) months have elapsed from the most recent request for the subject evaluation area.

- A “No Parking” zone can be requested to be rescinded once it has been in place for one (1) year. It follows the same thresholds and signature process as above, to include deadlines. The difference between this mailed ballot card and the original mailed ballot card is this one will ask if the resident wishes to remove the “No Parking” zone instead of create one.

- All changes to “No Parking” zones will be submitted to the next available Council Regular session for approval and amendment into the Traffic Schedule.

While we serve at the pleasure of Council and City Manager, staff do have two main concerns which are identified as follows:

- Without knowing resident interest in the program, the funding requirement and staff time is unknown at this time when considering the following:
  - Staff time for the following:
    - Visiting proposed “No Parking” zones
    - Validating returned mailer/ballot signatures
    - Updating Council & seeking approval to update the traffic schedule
    - Installing “No Parking” sign assemblies in new zones
  - Costs for the following:
    - Fabricating and sending mailers/ballots
    - Fabricating metal signs and purchasing signposts
- Staff becoming involved in neighborhood civil disputes. While staff are cognizant of residents desires for “No Parking” citing safety concerns and ordinance violations, disagreements between neighbors may escalate.

Should the policy be adopted, staff will work to roll-out the process online and begin preparing materials. When preparation work is complete, staff will coordinate with other City Departments and Council to inform the public of this new policy.

Budget Impact:
This item discusses starting a new policy to address an unknown amount of resident demand for “No Parking” zones across City neighborhoods. The impact on the budget is unknown at this time.

Options:
1) Adopt Council Policy 160.09.2 - The Process for Residents to Request “No Parking”

in Multi-Use Lanes.
2) Decline Council Policy 160.09.2 and return to staff with direction.

Recommended Action:
1) Adopt Council Policy 160.09.2 - The Process for Residents to Request “No Parking” in Multi-Use Lanes.

Attachments:
Council Policy 160.09.2.pdf
File 25-4864.pdf
File 25-4946.pdf
No Parking Presentation_20250902.pdf
16-61 Traffic Schedules.pdf
Other Municipalities Policies.pdf
No Parking Policy Example Presentation_20260126.pdf

SUBJECT – STREETS, TRAFFIC, AND PARKING **Residential Traffic Management Program: No Parking Request in Multi-Use Lanes**	Number **160.9.2**	Revised	Effective Date 11-24-25	Page 1 of 5

It shall be the policy of the City Council of the City of Fayetteville that the Residential Traffic Management Program (RTMP) be applicable to all City-owned public roads. Upon the request of a contact person to study the road upon which they live, it will be the responsibility of the Public Services Department to determine if the road qualifies for the installation of a "No Parking" zone as outlined in the RTMP. The Public Services Department will notify the contact person as to the result of the outcome of the study. Should the road qualify for the installation of a "No Parking" zone, it will be the responsibility of the City to collect the necessary support via mailed ballots before a "No Parking" zone can be installed. Should a road not qualify for "No Parking" as outlined in the RTMP, the contact person may choose to request the road be studied again after six months have elapsed from the previous study.

FAYETTEVILLE NC

AMERICA'S CAN DO CITY

PUBLIC SERVICES

Traffic Services Division

RESIDENTIAL TRAFFIC MANAGEMENT PROGRAM

GUIDELINES TO MANAGE RESIDENTIAL TRAFFIC

GOALS

1. Improve residential livability by encouraging multi-modality by restricting the parking of vehicles in specific areas.
2. Maintain access, safety and comfort for alternative transportation users on residential streets.
3. Encourage citizen involvement in solutions to residential traffic problems.
4. Appropriately channel public resources by prioritizing no parking requests according to documented criteria.

POLICIES

A request to consider modification of parking on public streets containing multi-use lanes **shall meet all** of the following criteria:

- The street must be classified as a local street and be primarily residential in nature.
- The street must have multi-use lanes installed to be eligible for this policy.
- **The Citizens Association or the Neighborhood must designate a contact person(s) who will be the primary contact in the neighborhood for answering residents' questions.**

This policy shall not prevent City Staff from proposing No Parking Zones – regardless of the presence of multi-use lanes – on the basis of safety concerns.

PETITION ACCEPTANCE & SUPPORT REQUIREMENTS

The City Traffic Services Division determines the boundary of the "affected area" to be included in the petition directly and indirectly affected areas. The petition requesting parking modifications must be supported by 70 percent of the number of households on each side of the road affected by the proposed changes; one (1) household, one (1) signature minimum. The City will mail ballot cards to addresses within the affected area requesting a response from the occupant regarding approval for restriction of parking within the multi-use lanes on the specified side(s) of the requested street(s). All petitions have a deadline of 60 calendar days from the day the ballot cards are placed in the mail. A new request for "No Parking" will be entertained by staff upon request after six (6) months have elapsed from the most recent request for the subject evaluation area.

An eligible household is a single residential or commercial unit and shall include property owners, tenants, businesses and long-term tenants such as mobile park residents within the "affected area". In case of conflict between property owner and tenant, the property owner's vote takes precedence over the tenant.

NO PARKING IN MULTI-USE LANE APPLICATION POLICY

Staff Evaluation – An evaluation for any no parking request will be made to determine if guidelines listed below are met. No parking zones can have a wide-ranging impact not only on the tenants and property owners, but also on the residents living on the immediate and nearby streets. Therefore, their installation will be evaluated within an overall residential management study. The "affected area" for mailed ballots **may** be larger than the just the street(s) receiving the no parking request. **The Citizens Association or the Neighborhood must designate a contact person(s) who will be the primary contact in the neighborhood for answering residents' questions concerning no parking zones in multi-use lanes.**

No parking requests will be handled in the order in which they were received. The city will fund locations based on the annual funding and provided they meet all criteria.

Streets – No parking requests will be considered for installation only on residential, local streets. A local street is defined as one whose abutting land use is at least 85% residential when considered in segments. **The street must have multi-use lanes to be eligible for a no parking request.** There is no minimum length for the street or street segment for consideration of a no parking request. No parking requests will be evaluated on a block-by-block basis, to be measured from intersection to intersection. If the road ends (such as a cul-de-sac) then the "block" will be defined as the entire length of the multi-use lane. Evaluation areas – those receiving mailed ballots – will be applied to both sides of the road at a minimum, regardless of which side(s) a no parking zone is requested for.

Residential Surveys – City staff will determine the evaluation area and circulate mailed ballots in order to determine the approval of a no parking zone request. The concurrence of not less than 70 % (one signature per household) is required on each side of the street(s) receiving a no parking request. **The signature threshold of 70% applies to both sides of the street and is measured independent of each other; The 70% signature threshold is not for the entire evaluation area, but for each side of the road.** For multi-family properties, the units directly adjacent to the street receiving no parking shall be counted for the number of signatures needed. Abandoned houses/vacant lots are excluded from the number of **required** signatures but **may** be counted in support of a no parking zone should a mailed ballot be returned or online petition be signed by the owner of the property. Should the status of a parcel change, (such as vacant to occupied) the contact person must request for staff to review and re-solicit approval of the no parking zone.

City staff shall review each no parking zone request in person to verify a property is not abandoned or a vacant lot.

Non – Compliant Installation – A non-compliant no parking zone will not be permitted to be installed in a multi-use lane through this policy.

No Parking Zone(s) Approval – Should a no parking zone be approved through this policy, the no parking zone must be submitted and approved by City Council prior to going into effect. Upon confirmation of a successful resident survey, the no parking zone will be submitted to City Council for approval at the next regular Council meeting which staff can submit items for. The no parking zone approval will be submitted as a consent item.

No parking zones which have been approved by Council shall be installed within ten (10) business days of Council Approval.

No Parking Zone(s) Installation – After obtaining all reviews, surveys, and approvals, the city will install no parking zones. Residents are to be reminded that mandatory signage will be installed with these zones. If no parking is approved for one (1) side of the street, there will be a minimum of two (2) no parking signs installed. If no parking is approved for two (2) sides of the street, there will be a minimum of four (4) no parking signs installed. There shall be no limit to the number of no parking signs to be installed.

No Parking Zone Removal – For no parking zones installed through this policy, once the no parking zone(s) has been in place for one (1) year, a neighborhood can revisit their decision to have no parking zone(s). If the residential survey reveals a 70% support from the residents to remove the no parking zone(s), they will be removed.

City of Fayetteville

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

Master

File Number: 25-4864

File ID:	25-4864	**Category:**	Other Items of Business	**Status:**	Agenda Ready
Version:	1	**Case Number:**		**Mtg Type:**	City Council Work Session
				File Created:	08/14/2025
File Name:				**Final Action:**	10/15/2025

Title: **Resident Request for “No Parking” in Neighborhoods**

Notes:

Agenda Date: 09/02/2025

Agenda Number: 6.06

Sponsors:

Enactment Date:

Attachments: No Parking Presentation.pdf, 16-61 Traffic Schedules.pdf, Other Municipalities Policies.pdf

Enactment Number:

Contact:

Hearing Date:

Entered by:

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 25-4864

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

THRU: **Adam Lindsay, ICMA-CM, Assistant City Manager**

FROM: **Sheila Thomas-Ambat, PE, Public Services Director**
Brian McGill, PE, PTOE, Assistant Public Services Director - Traffic Services

DATE: **September 2, 2025**

RE:
Resident Request for “No Parking” in Neighborhoods

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
Goal IV: Be a highly desirable place to live, work, and recreate.

Executive Summary:
Council requested staff develop a process for “No Parking” down multi-use lanes, similar to the speed hump process. This request is the result of discussion from the June 2, 2025 Council Work Session, where staff provided the Bicycle Lane Ordinance Clarifications and Recommendations presentation.

Staff plan to return at a future Council Work Session with the process for residents to request “No Parking” along multi-use lanes, pending Council guidance based on the suggestions from the presentation.

Background:
History of “No Parking”:

- 08/23/2023 - Brunswick Road “No Parking” zone is enacted [Most recent “No Parking” zone]
- 06/02/2025 - Council requested staff develop a process for multi-use lanes “No Parking” requests
- 09/02/2025 - Staff presents “No Parking” information at Council Work Session

The City of Fayetteville does not have a defined policy for citizens to request “No Parking” in neighborhoods with multi-use lanes. To-date, for “No Parking” to be applied, Council members were required to request “No Parking” on behalf of their constituents. After reviewing the location, staff would make a recommendation and pursuant to any discussion, a “No Parking” zone could be enacted. The most recent “No Parking” zone was Brunswick Road on August 23, 2023.

The City documents “No Parking” zones as part of traffic schedule Number 9 - Parking Prohibited. The ordinance which authorizes the traffic schedules, Chapter 16, Article III, Section 16-61, *Traffic Schedules Adopted; City Manager Authorized to Compile.* is attached.

It was requested at the June 2, 2025 Council Work Session, prior to the presentation for Bicycle Lane Ordinance Clarifications and Recommendations, that staff provide a process for “No Parking” in multi-use lanes following a process similar to speed humps.

Issues/Analysis:
It was determined during the review and clarification surrounding bicycle lane ordinances that there is a desire by some communities to enact “No Parking” in multi-use lanes. Previously some communities may have used bicycle lanes as a de facto “No Parking” multi-use lane, however, with clarification of what is/is not permitted in bicycle lanes, defining a “No Parking” request process was requested.

Eight (8) municipalities were reviewed for their “No Parking” process. These

municipalities are as follows: Apex, Concord, Durham, Greenville, High Point, Huntersville, Raleigh, Wilmington. Of those eight (8) municipalities, we identified the following:

- 6 of 8 municipalities have a formal “No Parking” policy.
- All municipalities allow “No Parking” to be requested based on safety concerns.
- 6 of 8 municipalities have some form of “No Parking” requests based on non-safety concerns/resident request.
    - 1 municipality said non-safety-related requests only move forward if they come from HOA’s.
    - 1 municipality’s program for non-safety-related requests requires 8 adjoining blocks in a neighborhood and a parking study.
    - 1 municipality has stated signs are only placed when safety concerns arise or repeated ordinance violations are documented.
- 5 of 8 municipalities have signature thresholds, ranging from 51% to 100%
- 3 of 8 municipalities do not require Council approval to enact a “No Parking” zone/update their traffic schedule.
- All municipalities reviewed above 95,000 population (6 of 8) has a “Parking Coordinator” or “Parking Manager”.

From reviewing those municipalities formal policies, staff suggest the following:

- Provide residents a formal process to request “No Parking” for City streets with multi-use lanes, with community engagement like the speed hump process. Community engagement “like the speed hump process” means the use of mailers and ballots to determine resident approval for their “No Parking” zone.
- This process would only be applicable to City streets with multi-use lanes.
- “No Parking” restriction areas should be applied by block, from intersection to intersection. This avoids applying “No Parking” zones on a “house-by-house” basis, which can be cumbersome and difficult to manage and document appropriately.
- A time limit for “No Parking” requests should be established to prevent resident abuse of the system as well as prevent overburdening staff. To align with the speed hump request process, staff recommend 60 days for the mailer/ballot time period to be permitted, and then 6 months where additional requests will not be permitted. If one side of the road is requested and fails to meet the signature threshold, then no new requests would be enabled for one side or both sides of the street during the following 6 months.
- To match the speed hump neighborhood signature threshold, staff recommend a signature threshold of 70%. This threshold should be required for both sides of the street, regardless of which side(s) “No Parking” is applied to. The signature threshold should be applied to both sides equally. If “No Parking” is applied to only one side of the street, it is expected that visitors and residents may begin to use the other side of the street. Therefore, requiring both sides of the street to approve the “No Parking” zone should be required.
- For the signature thresholds, abandoned houses/vacant lots should be excluded

from number of needed signatures, as they would not be affected by the “No Parking” zone. Should their status change, they may ask for staff to review and re-solicit approval of the “No Parking” zone. Staff will be required to review each “No Parking” zone request in person to verify the property is not abandoned, or a vacant lot.

- To match the speed hump request process, the owner, renter, tenant, etc. may sign. In the case of conflicting desires, the owner’s signature overrides the renter/tenant signature. Only one signature per residential unit or property is permitted; Multiple signatures for one address will only be counted as one signature.
- For multi-family properties, the units directly adjacent to the street receiving "No Parking" should be counted for the number of signatures needed.

Finally, staff have two main concerns regarding enacting a formal policy for “No Parking”.

- Without knowing resident interest in the program, the availability of funds and staff time is uncertain as the following is considered:
    - Visiting proposed “No Parking” zones
    - Preparing and sending mailers/ballots
    - Validating the returned mailer/ballot signatures
    - Updating Council with the necessary information to update the traffic schedule
    - The cost of metal for sign fabrication and the purchase of signposts
- Staff becoming involved in neighborhood civil disputes. While staff are cognizant of residents desires for “No Parking” citing safety concerns and ordinance violations, disagreements between neighbors may escalate.

As this item was addressing the ability to request “No Parking” in multi-use lanes, staff will request Council’s direction and proceed as directed. If directed to create this new program, it will come back to Council for formal adoption.

Staff consider staff-initiated “No Parking” requests based on safety concerns to be independent from this agenda item but has identified the desire to establish clarity on the staff-initiated requests process with a future presentation.

Budget Impact:
This item discusses starting a new policy to address an unknown amount of resident demand for “No Parking” zones across City neighborhoods. The impact on the budget is unknown at this time.

Options:
This item is for informational purposes only and is for staff to receive guidance from Council.

Recommended Action:
This item is for informational purposes only and is for staff to receive guidance from Council.

Attachments:

No Parking Presentation.pdf
16-61 Traffic Schedules.pdf
Other Municipalities Policies.pdf

City of Fayetteville

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

Master

File Number: 25-4946

File ID:	25-4946	**Category:**	Consent	**Status:**	Agenda Ready
Version:	1	**Case Number:**		**Mtg Type:**	City Council Regular Meeting
				File Created:	09/16/2025
File Name:				**Final Action:**	

Title: **Adopting Council Policy 160.09.2 - The Policy for Residents to Request "No Parking" in Multi-Use Lanes**

Notes:

Sponsors:

Enactment Date:

Attachments: Council Policy 160.09.2, File 25-4864, No Parking Presentation_20250902, 16-61 Traffic Schedules, Other Municipalities Policies

Enactment Number:

Contact:

Hearing Date:

Entered by: BrianMcGill@FayettevilleNC.gov

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 25-4946

TO: Mayor and Members of City Council

THRU: Adam Lindsay, ICMA-CM, Assistant City Manager

FROM: Sheila Thomas-Ambat, PE, CCM, CFM, Public Services Director
Brian McGill, PE, PTOE, Assistant Public Services Director - Traffic Services

DATE: November 24, 2025

RE:
Adopting Council Policy 160.09.2 - The Policy for Residents to Request "No Parking" in Multi-Use Lanes

COUNCIL DISTRICT(S):

All Districts

Relationship To Strategic Plan:
Goal IV: Be a highly desirable place to live, work, and recreate.

Executive Summary:
Council requested staff develop a process for “No Parking” in multi-use lanes, similar to the speed hump process. This request is the result of discussion from the June 2, 2025 Council Work Session, where staff provided the Bicycle Lane Ordinance Clarifications and Recommendations presentation.

Staff presented research, and asked for guidance from Council, at the September 2, 2025 Council Work Session. The unanimous Council approval from that work session of the recommendations has led to the creation of the attached policy.

Staff recommend the adoption of Council Policy 160.09.2, which is the policy for residents to request “No Parking” in multi-use lanes in their neighborhoods.

Background:
History of recent “No Parking” policies:

- 08/23/2023 - Brunswick Road “No Parking” zone is enacted [Most recent “No Parking” zone]
- 06/02/2025 - Council requested staff develop a process for multi-use lanes “No Parking” requests
- 09/02/2025 - Staff presented “No Parking” information at Council Work Session
- 11/18/2025 - Staff presented Council Policy 160.09.2 to the City Council Policy Review Committee
- 11/24/2025 - Staff present process for residents to request “No Parking” in multi-use lanes for adoption

The City of Fayetteville does not have a defined policy for residents to request “No Parking” in neighborhoods with multi-use lanes. To-date, for “No Parking” to be applied, Council members were required to request “No Parking” on behalf of their constituents. After reviewing the location, staff would make a recommendation and pursuant to any discussion, a “No Parking” zone could be enacted. The most recent “No Parking” zone was Brunswick Road on August 23, 2023.

The City documents “No Parking” zones as part of traffic schedule Number 9 - Parking Prohibited. The ordinance which authorizes the traffic schedules, Chapter 16, Article III, Section 16-61, *Traffic Schedules Adopted; City Manager Authorized to Compile.* is attached to this agenda item as “16-61 Traffic Schedules.pdf”.

It was requested at the June 2, 2025 Council Work Session, prior to the presentation for Bicycle Lane Ordinance Clarifications and Recommendations, that staff provide a process for “No Parking” in multi-use lanes following a process similar to speed humps.

Staff presented File 25-4864 (attached to this agenda item) at the September 2, 2025 Council Work Session, which included a presentation (attached to this agenda item as "No Parking Presentation_20250902.pdf") showing research and documentation behind recommendations for a potential policy. Staff requested guidance from Council based on the recommendations and information from the presentation. Council provided guidance through unanimous approval of the recommendations from the presentation and directed staff to return with a policy or ordinance allowing "No Parking" to be established in multi-use lanes.

Staff created Council Policy 160.09.2 in response to the recommendations from the presentation on September 2, 2025 and File 25-4864. This policy was presented to the City Council Policy Review Committee on September 18, 2025 where it was approved and recommended to proceed to the November 24, 2025 meeting for approval.

Issues/Analysis:

It was determined during the review and clarification surrounding bicycle lane ordinances that there is a desire by some communities to enact "No Parking" in multi-use lanes. Some communities may have used bicycle lanes as a de facto "No Parking" multi-use lane, however, with clarification of what is/is not permitted in bicycle lanes, defining a "No Parking" request process was requested.

Eight (8) municipalities were reviewed for their "No Parking" process. These municipalities are as follows: Apex, Concord, Durham, Greenville, High Point, Huntersville, Raleigh, Wilmington. More detail on the research behind the recommendations behind this policy can be found in File 25-4864, which was summarized in the presentation presented to Council on September 2, 2025. A short summary of our review of those eight (8) municipalities identified the following:

- 6 of 8 municipalities have a formal "No Parking" policy.
- While all allow "No Parking" to be requested for Safety Concerns, only 6 of 8 allow non-safety/resident requests to proceed.
- Signature thresholds vary between municipalities, ranging from 51% to 100%.
- 3 of 8 municipalities do not require Council approval to enact "No Parking" zones.

The recommendations for the policy are summarized below. These items are formalized in the "Residential Traffic Management Program: No Parking Request in Multi-Use Lanes" attachment and presented as City Council Policy number 160.09.2.

- "No Parking" can be requested by residents in multi-use lanes per this policy. "No Parking" in multi-use lanes for non-safety reasons will only be applied where residents request it and per this policy.
- "No Parking" will be evaluated on a block-by-block basis, to be measured from intersection to intersection. If the road ends (such as a cul-de-sac) then the "block" will be defined as the entire length of the multi-use lane. Evaluation areas will be applied to both sides of the road regardless of which side(s) "No Parking" is requested for.
- A signature threshold of 70% is required for "No Parking" to be approved in a multi-use lane. Signatures from owners, renters, tenants, etc. are valid. When in

dispute, the owner's signature overrides the renter/tenant. For multi-family properties, the units directly adjacent to the street receiving "No Parking" shall be counted for the number of signatures needed. Abandoned houses/vacant lots are excluded from the number of needed signatures but may be counted in support of a "No Parking" zone should a mailed ballot be returned or online petition be signed by the owner of the property. Should their status change, the contact person must request staff to review and re-solicit approval of the "No Parking" zone. Staff will be required to review each "No Parking" zone request in person to verify the property is not abandoned, or a vacant lot.

- Mailed ballot cards will be mailed to the "No Parking" area for signature approval. Signatures are required from both sides of the street, regardless of which side(s) "No Parking" is applied to. The signature threshold of 70% applies to both sides of the street and is measured independent of each other; The 70% signature threshold is not for the entire evaluation area, but for each side of the road.
- A "No Parking" request is valid for 60 calendar days from the day the mailed ballot cards are placed in the mail. A new request for "No Parking" will be entertained by staff upon request after six (6) months have elapsed from the most recent request for the subject evaluation area.
- A "No Parking" zone can be requested to be rescinded once it has been in place for one (1) year. It follows the same thresholds and signature process as above, to include deadlines. The difference between this mailed ballot card and the original mailed ballot card is this one will ask if the resident wishes to remove the "No Parking" zone instead of create one.
- All changes to "No Parking" zones will be submitted to the next available Council Regular session for approval and amendment into the Traffic Schedule.

While we serve at the pleasure of Council and City Manager, staff do have two main concerns which are identified as follows:

- Without knowing resident interest in the program, the funding requirement and staff time is unknown at this time when considering the following:
    - Time and materials necessary for this program, to include but not be limited to the following:
        - Staff time visiting proposed "No Parking" zones
        - Costs for fabricating and sending mailers/ballots
        - Staff time validating the returned mailer/ballot signatures
        - Staff time for updating Council with the necessary information to update the traffic schedule
        - Costs for fabricating metal signs and the purchase of signposts
        - Costs and staff time for installation of "No Parking" sign assemblies in "No Parking" zones
    - Staff becoming involved in neighborhood civil disputes. While staff are cognizant of residents desires for "No Parking" citing safety concerns and ordinance violations, disagreements between neighbors may escalate.

Should the policy be adopted, staff will work to roll-out the process online and begin preparing materials. When preparation work is complete, staff will coordinate with other City Departments and Council to inform the public of this new policy.

Budget Impact:
This item discusses starting a new policy to address an unknown amount of resident demand for “No Parking” zones across City neighborhoods. The impact on the budget is unknown at this time.

Options:
1) Adopt Council Policy 160.09.2 - The Process for Residents to Request “No Parking” in Multi-Use Lanes.
2) Decline Council Policy 160.09.2 and return to staff with direction.

Recommended Action:
1) Adopt Council Policy 160.09.2 - The Process for Residents to Request “No Parking” in Multi-Use Lanes.

Attachments:
Council Policy 160.09.2.pdf
File 25-4864.pdf
No Parking Presentation_20250902.pdf
16-61 Traffic Schedules.pdf
Other Municipalities Policies.pdf

Resident Request for “No Parking” in Neighborhoods



September 2, 2025

FAYETTEVILLE NC

Request & Background

During discussion on bicycle and multi-use lanes, Council requested staff review the process for making a “No Parking” request.

City does not currently have a formal “No Parking” request process.

City has Traffic Schedule #9 (Parking Prohibited) which must be updated each time a “No Parking” zone is created.

Last “No Parking” zone created was on Brunswick Road (8/28/2023).

Staff are requesting Council guidance based on presentation suggestions.

"No Parking" Municipal Peer Review

Municipality	Pop.	Has Formal Policy?	Basis of Install… Safety Issue	Basis of Install… Resident Request	Signatures Required	Requires Council?	Other Note
Huntersville	67,000	✓	✓	✓	100%	X	
Apex	76,000	X	✓	✓[A]	X	✓	
Greenville	95,000	✓	✓	✓	51%	X	Parking Coordinator
Concord	112,500	✓	✓	✓	75%	✓	Parking Manager
High Point	118,500	✓	✓	✓	75%	✓	Parking Coordinator
Wilmington	125,000	X	✓	X	X	✓	Parking Manager
Fayetteville	209,500	X	✓	X	X	✓	
Durham	302,000	✓	✓	X	X	X	Parking Manager
Raleigh	500,000	✓	✓	✓[B C]	70%	✓	Parking Manager

[A] *Only if HOA Requests*
[B] *Residential Permit Parking Area (minimum of 8 adjoining blocks in a neighborhood)*
[C] *Requires Parking Study*

Legend
✓ Yes
X No

“No Parking” Recommendation

Provide residents a formal process to request “No Parking” for City streets with multi-use lanes, with community engagement like the speed hump process.

The following slides are suggestions; Staff will return with specifics pending Council guidance.

Presentation on staff initiated “No Parking” requests based on safety issues to come, independent from this topic.

“No Parking” Recommendation (Continued)

Can be requested for City streets with multi-use lanes only.

Restriction area applied by block, from intersection to intersection.

Mailers/ballots sent to restriction area for signature approval of “No Parking”. [matches speed hump process]

“No Parking” requests will be considered for 60 days, then no new request will be entertained for that block for 6 months. [matches speed hump process]

“No Parking” Recommendation (Continued)

Signature Threshold = 70%. [matches speed hump neighborhood signature threshold]

Signatures required from both sides of the street, regardless of which side(s) “No Parking” is applied to; Threshold applies to both sides equally.

Abandoned houses/vacant lots are excluded from number of **needed** signatures.

Owner, renter, tenant, etc. may sign. Owner’s signature overrides renter/tenant. [matches speed hump process]

For multi-family properties, the units directly adjacent to the street receiving "No Parking" shall be counted for the number of signatures needed.

Staff Concerns

Staff capacity and program requirements for funds, materials, and time when scaled.

Staff becoming involved in neighborhood civil disputes.

“No Parking” Example

✓ ELIGIBLE

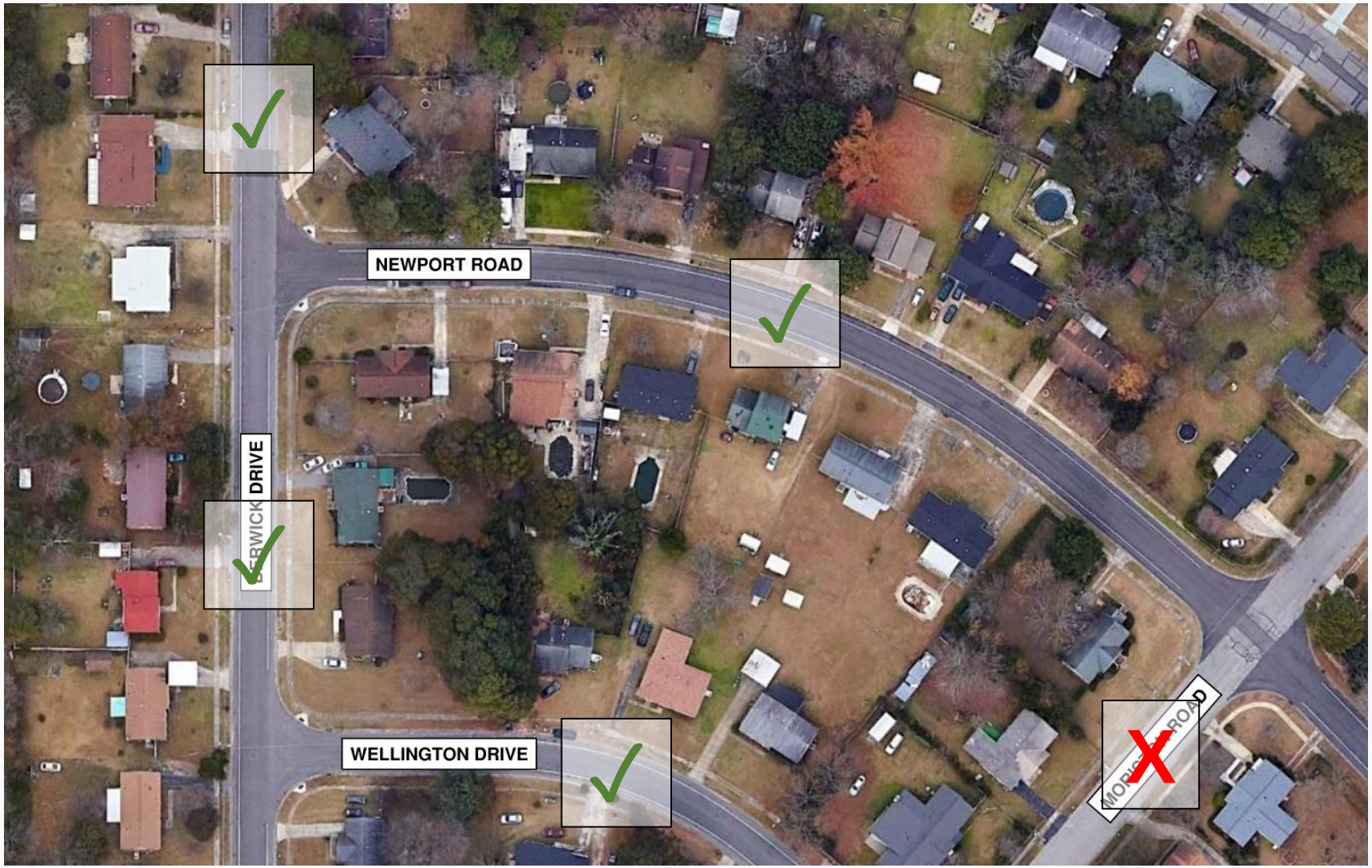
X NOT ELIGIBLE



“No Parking” Example

✓ ELIGIBLE

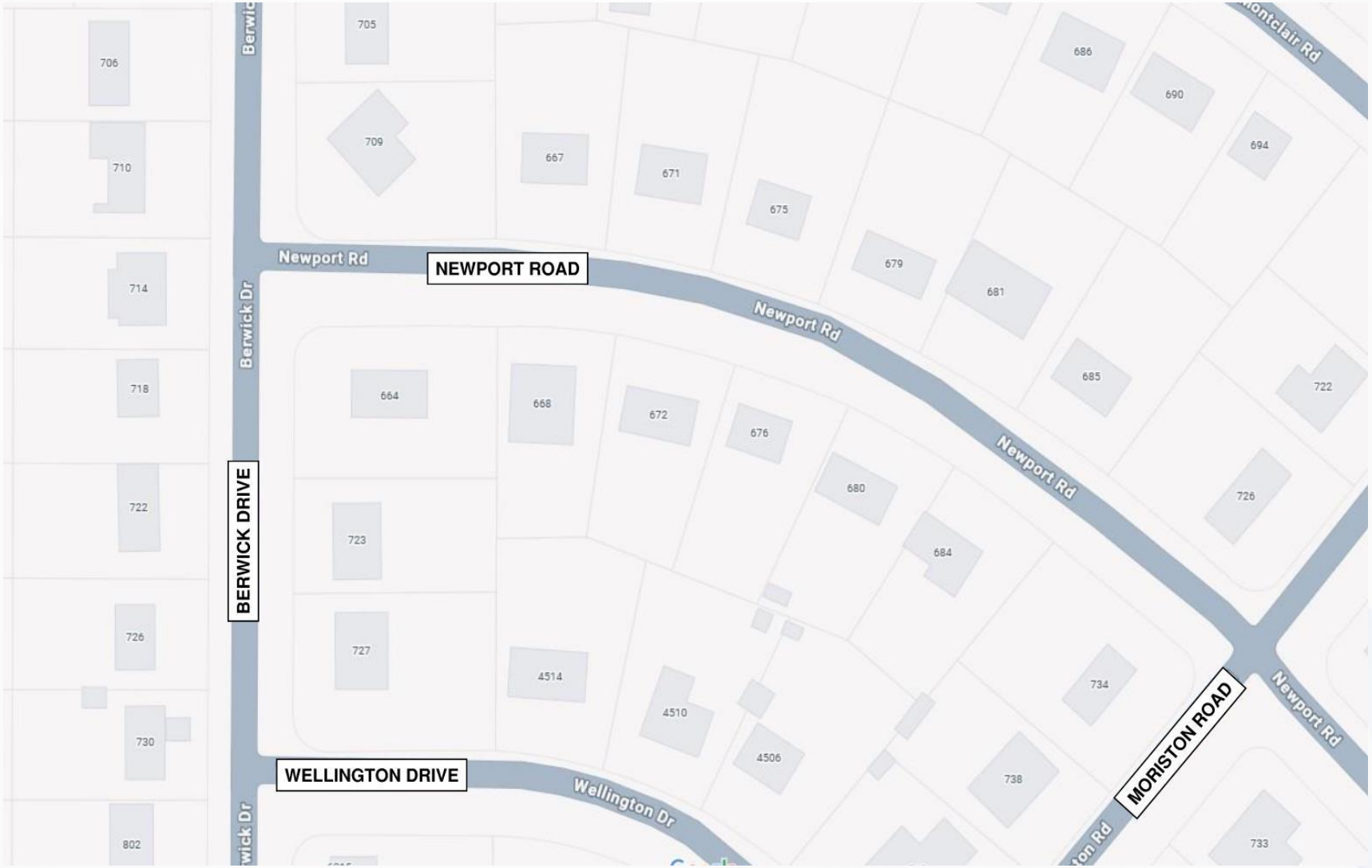
X NOT ELIGIBLE



“No Parking” Example

✓ SIGNS

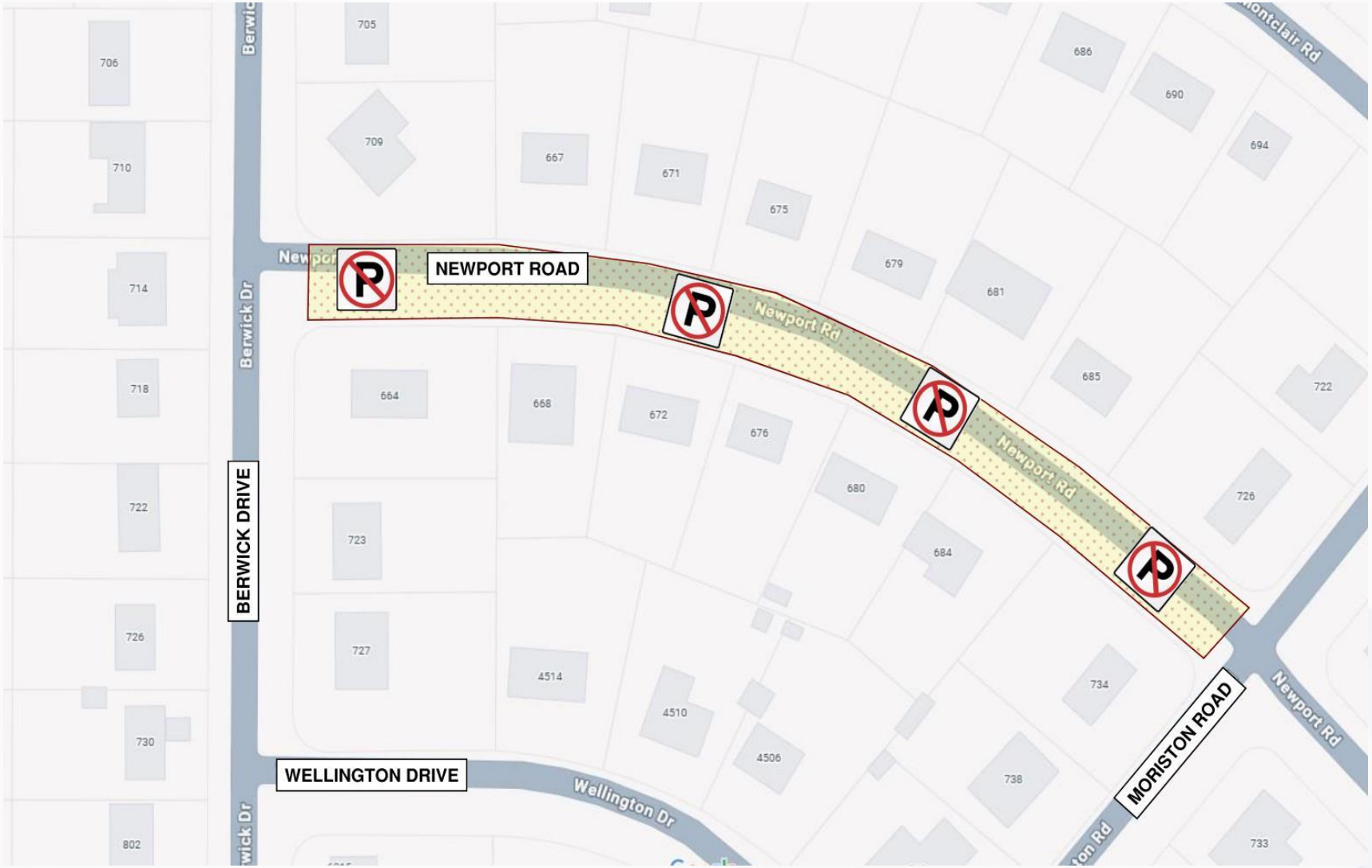
X DOESN’T SIGN



“No Parking” Example

✓ SIGNS

X DOESN’T SIGN

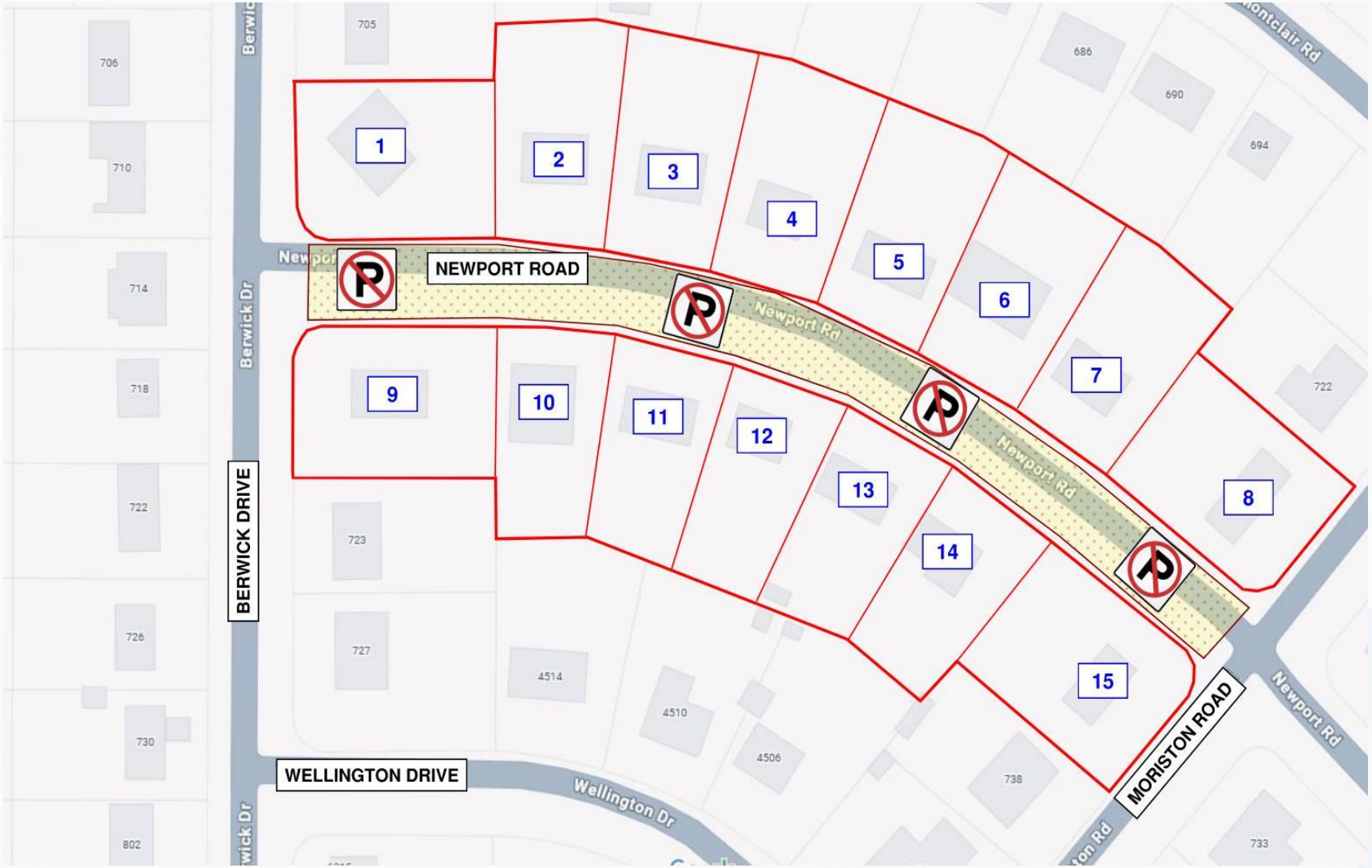


FAYETTEVILLE NC

“No Parking” Example

✓ SIGNS

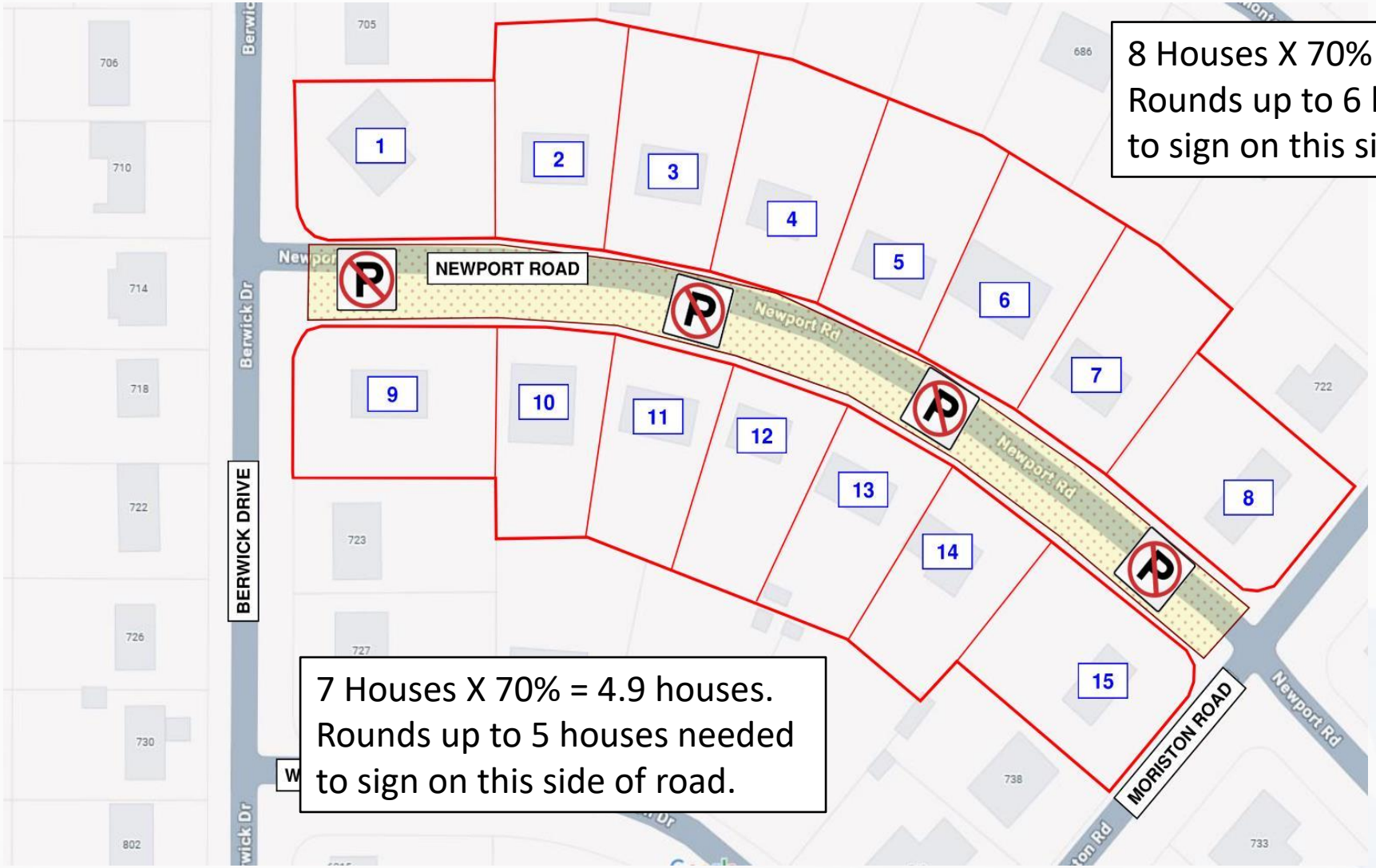
X DOESN’T SIGN



“No Parking” Example

✓ SIGNS

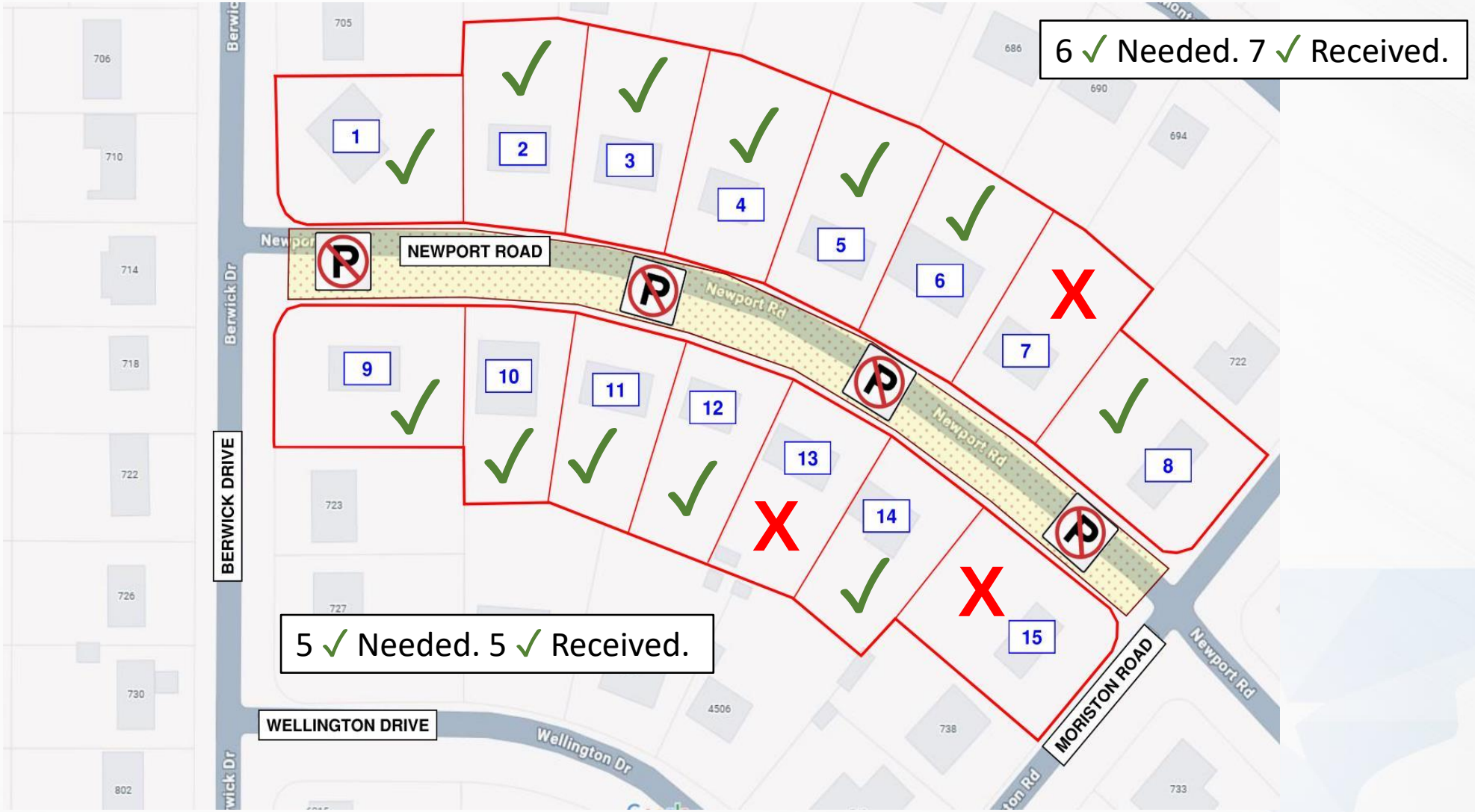
X DOESN’T SIGN



“No Parking” Example

✓ SIGNS

X DOESN’T SIGN



“No Parking” Example

✓ SIGNS

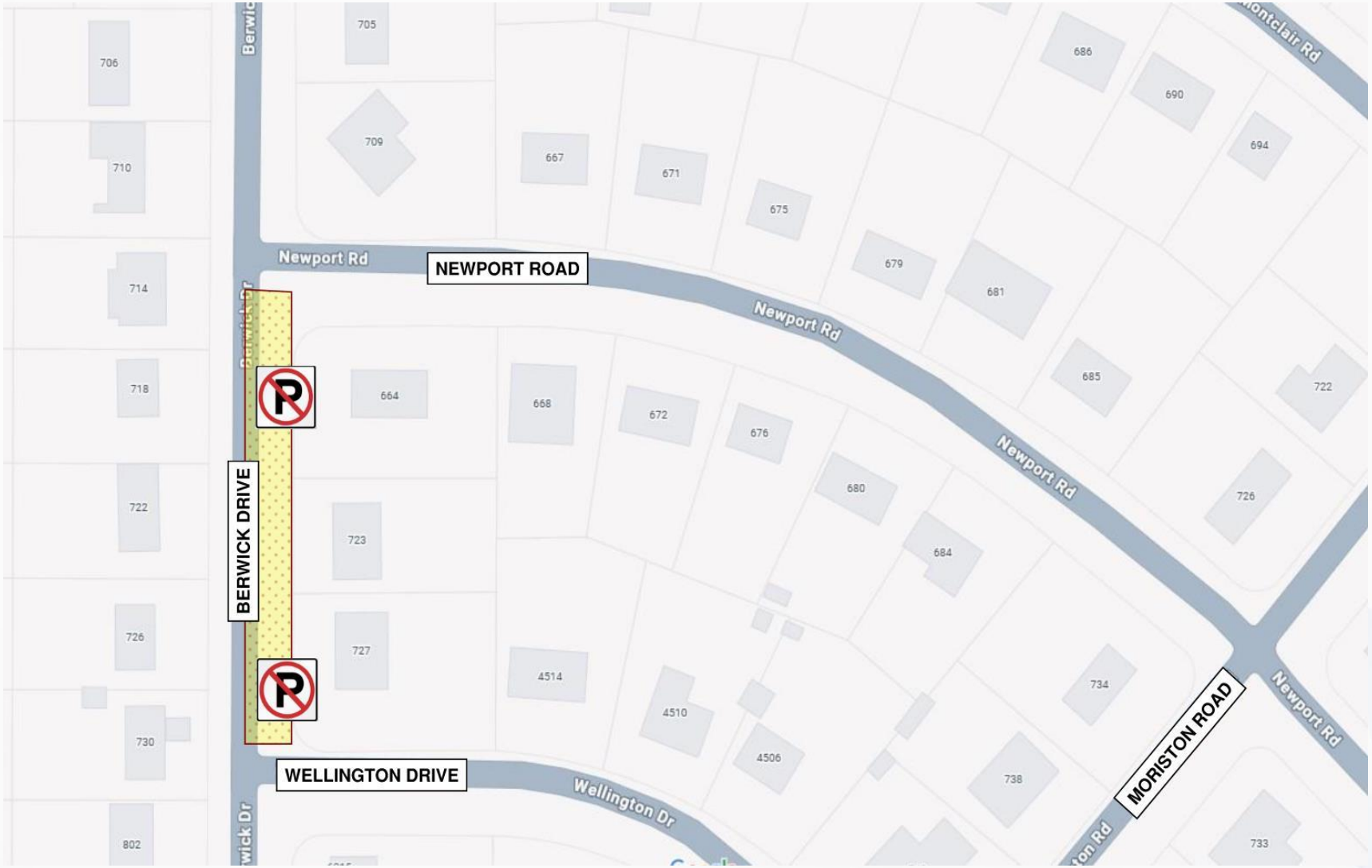
X DOESN’T SIGN



“No Parking” Example

✓ SIGNS

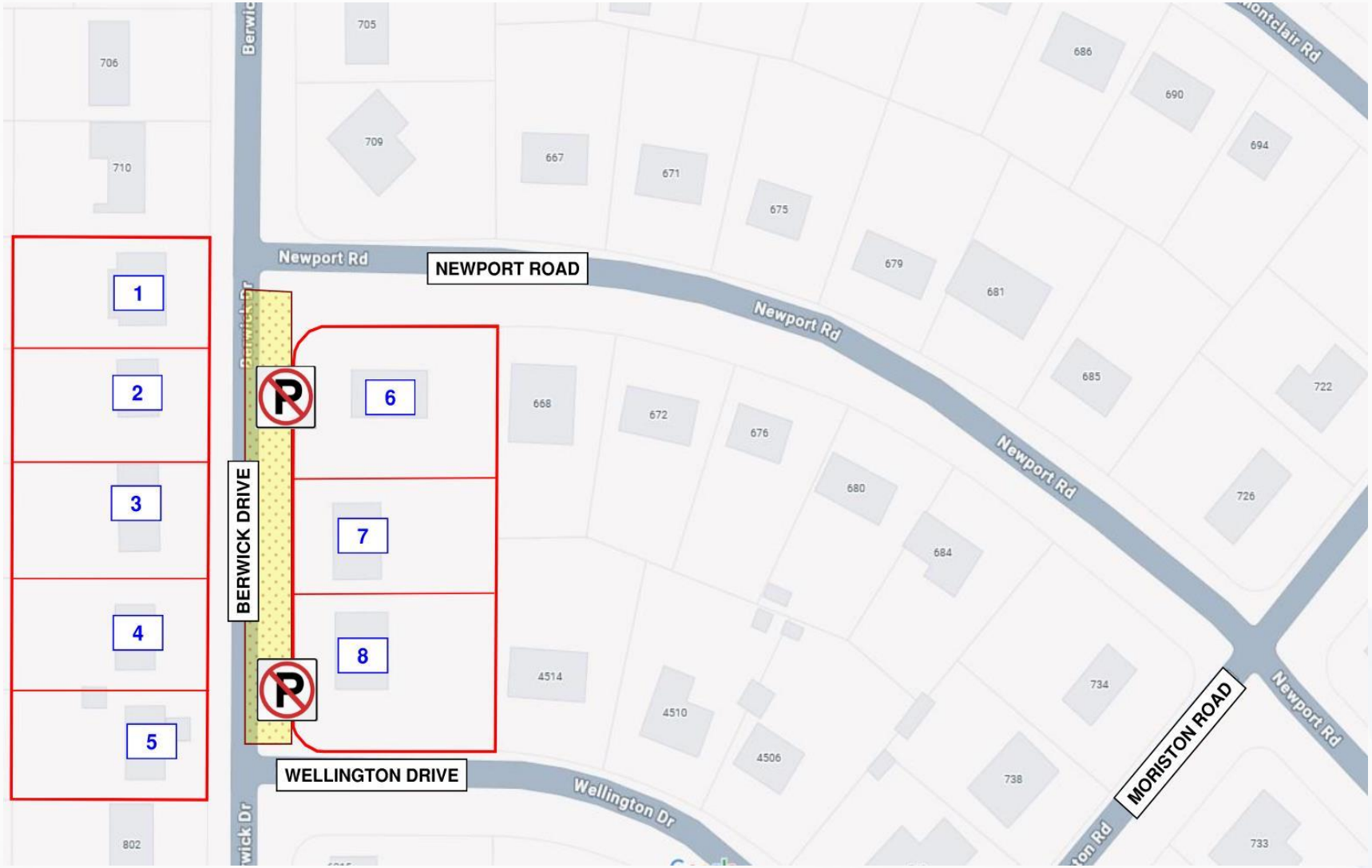
X DOESN’T SIGN



“No Parking” Example

✓ SIGNS

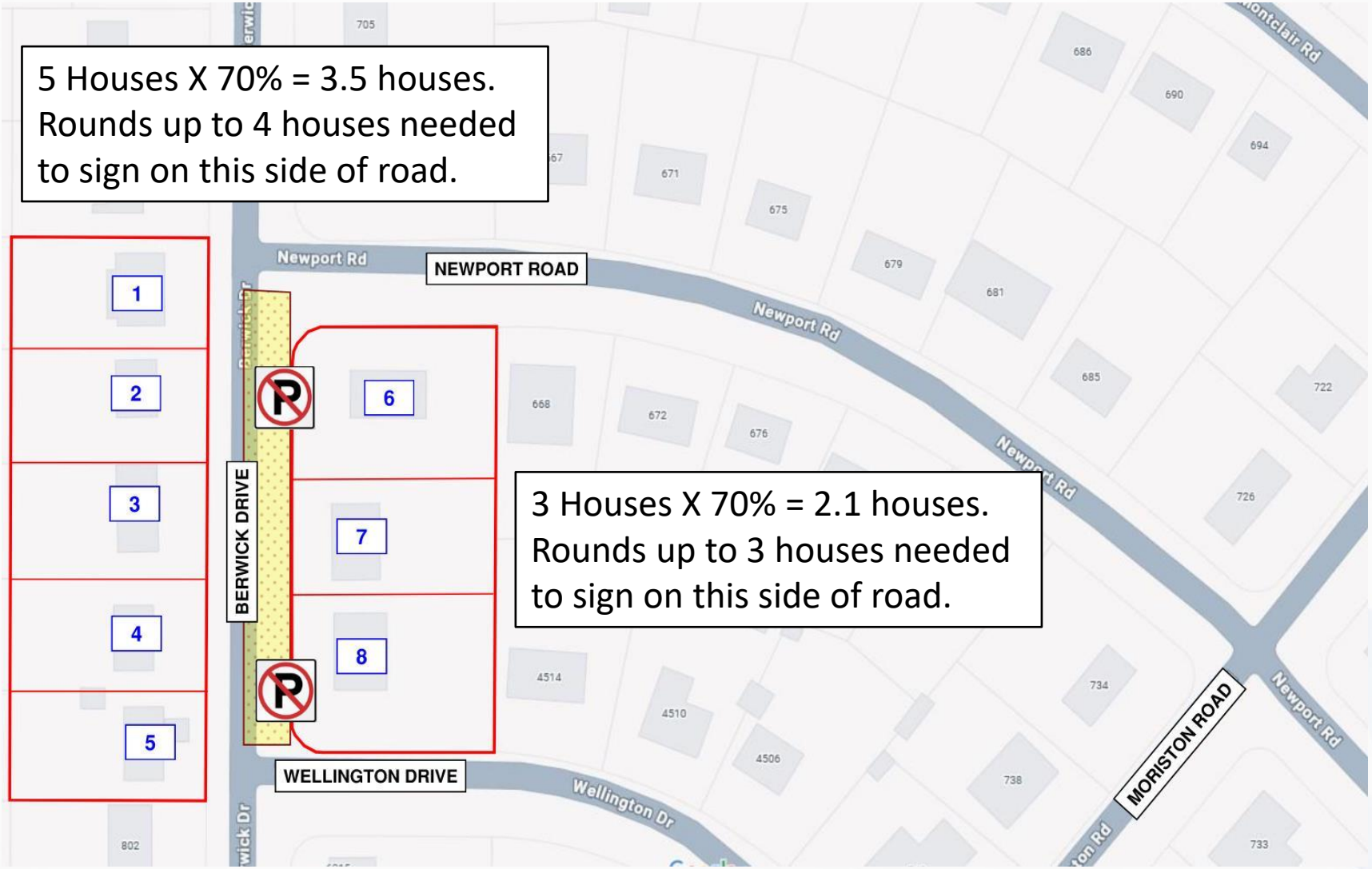
X DOESN’T SIGN



“No Parking” Example

✓ SIGNS

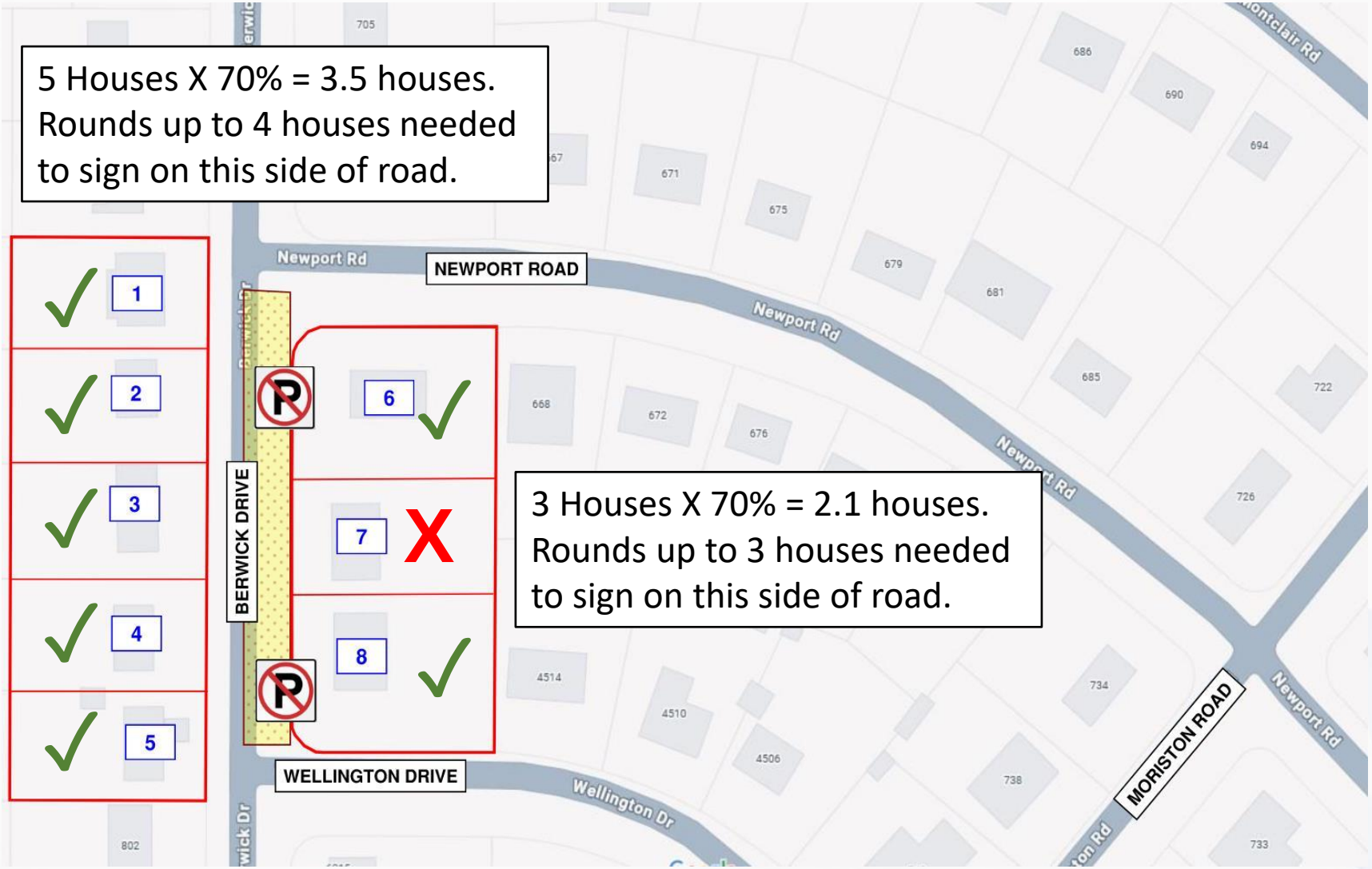
X DOESN’T SIGN



“No Parking” Example

✓ SIGNS

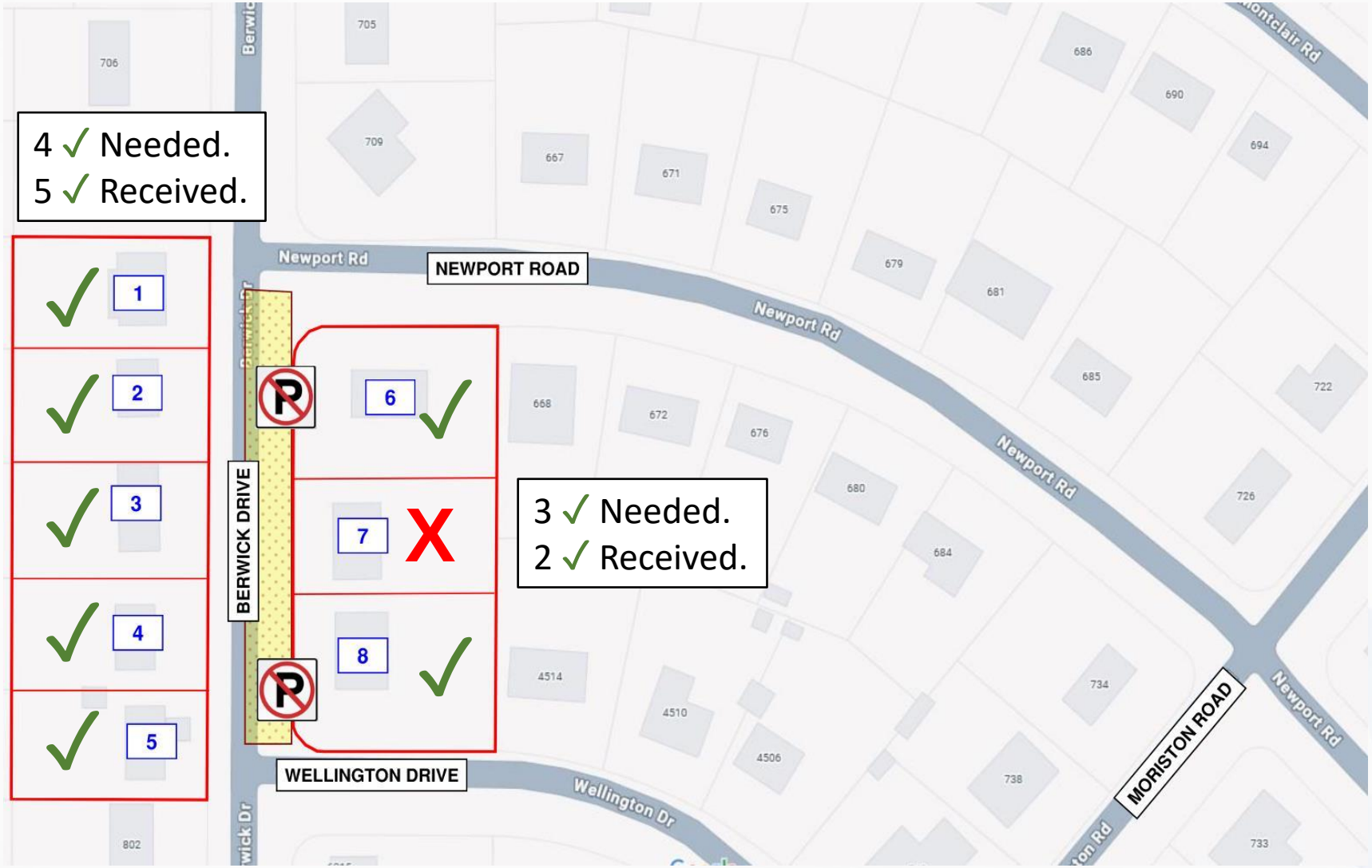
X DOESN’T SIGN



“No Parking” Example

✓ SIGNS

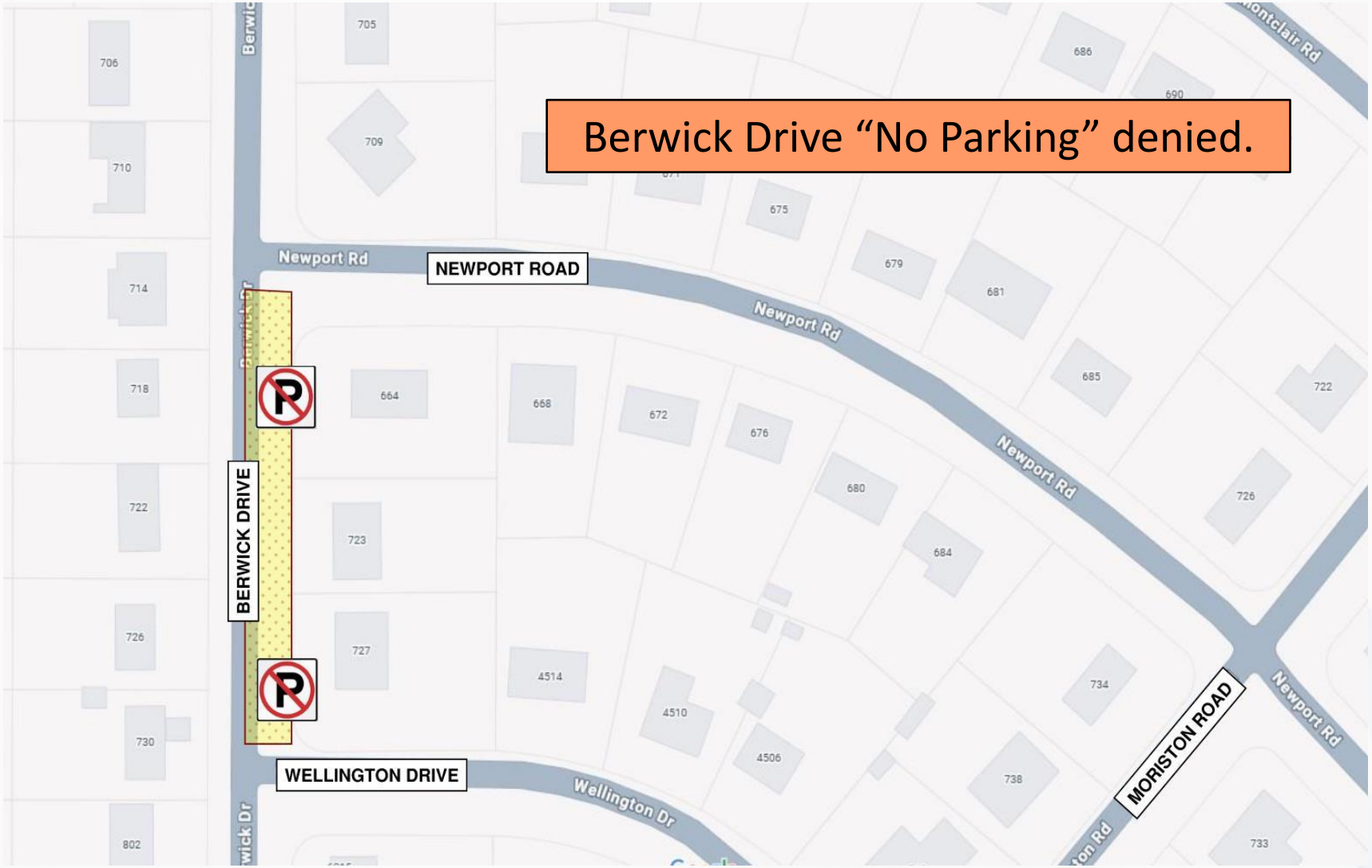
X DOESN’T SIGN



“No Parking” Example

✓ SIGNS

X DOESN’T SIGN





FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

PART II - CODE OF ORDINANCES

CHAPTER 16 - MOTOR VEHICLES AND TRAFFIC

Article III. - Traffic Schedules

Sec. 16-61. Traffic Schedules Adopted; City Manager Authorized to Compile.

The following traffic schedules, compiled under the authorization and direction of the city manager, and kept on file in the offices of the city manager and city traffic engineer and police department, are hereby adopted and made a part of this chapter:

1. Bus stops.
2. Downtown Business District parking:
    a. On-street pay parking.
    b. Off-street, leased and reserved parking areas (including parking decks).
    c. Attendant lots and event parking.
3. Fire lanes.
4. Leased and reserved parking areas.
5. Light truck traffic.
6. Loading and unloading zones.
7. Local truck routes.
8. One-way streets.
9. Parking prohibited.
10. Prohibition of right turn on red signal.
11. Restricted parking.
12. Speed control.
13. Stop intersections.
14. Through truck routes.
15. Turn control.
16. Yield right-of-way.

(Code 1961, § 20-21; Ord. No. S2001-020, § 1, 11-19-2001; Ord. No. S2019-056, 1, 11/25/2019*)*

Effective on: 11/18/2013

Secs. 16-62—16-90. Reserved.

Effective on: 11/18/2013

Greenville
NORTH CAROLINA

Find yourself in good company

Memorandum

To: Petitioners

From: Traffic Engineering Division

Date:

Subject: Petition Procedures/Policy

The Traffic Engineering Division's current policy requires a petition be submitted when requesting changes in the current parking status and or traffic operational improvement.

In order for the change in the current parking status to be approved, the petitioner must be able to show that there is general support for the change. Support should be from the legal property owners. Because changes in parking affect renters, employees, and business owners along, and on both sides of the affected streets, these signatures will also be reviewed.

When collecting signatures, the petitioners should include their names in the first column, address in the second column, phone number in the third column, and the fourth column should be the signature to show the relationship to the property. Signatures should be collected from as many people as possible along, and on both sides of the street, that will be affected by the requested change. **(See Attached Instructions)**

Please remember that submittal of the petition does not automatically mean the requested change will be approved. The Traffic Engineering Division must make decisions based on the traffic flow, safety, and overall traffic operations of the entire system. Following review by the engineering staff, the request will be considered by the Director of Engineering.

If you have any questions related to the petition form or the policy, please contact Stacey L. Pigford, Assistant Traffic Engineer at (252) 329-4678.

We, the undersigned, do hereby certify that we reside, own property, or work at the address described below following each name subscribed hereto. This petition represents residents, property owner, or employees from both sides of the street(s) that will be affected by this request.

We respectfully petition the Traffic Engineering Division to take such actions as may be required to implement the following parking or traffic operational improvement:

Location:_____

Submitted by:_____
Address:_____
Telephone No:_____

Name (Printed)	Address	Phone Number	Signature

Doc# 1041798

NOTES:

All requested information must be provided for each signature to be valid. **Signatures must be received from residents of at least fifty-one percent (51%) of the living units** contained in each block of proposed location and desired action.

ADDRESS:

Information should be provided in the numerical order of address (i.e., 100 Elm Street 101 Elm Street, 103 Elm Street, etc.). The "type" of living unit (see definition below should be specified as

1. a single family dwelling
2. an apartment
3. a duplex
4. other dwelling.

Addresses of apartments should be listed.

SIGNATURE:

The signature of the representative of the living unit should be provided above this typed or printed name. The full name of the signee should be given. The signee must be at least 18 years of age. No more than one person for each living unit may sign the petition.

LIVING UNIT:

A living unit is a (1) single family or (2) an apartment. Each of the following also represents one living unit; (3) a rooming house, a boarding house, a fraternity house, a sorority house, a rest home, or a representative of living unit for which he/she is signing. Boarding or rooming facilities should be represented preferably by the resident or non-resident manager.

PHONE NUMBER:

The employer's phone number is needed for purposes of verifying the residents address. The phone number provided must be one where the signee's address can be verified between the hours of 8:00 a.m. and 5:00 p.m. This should be a business number, a school registrar's number, or a home phone number for retired persons or housewives.

EMPLOYER:

This should be the name of the employer whose phone number is request above.

If any questions arise concerning any items on this petition, please call 252-329-4066.

Please return all completed petitions to:

City of Greenville
Traffic Engineering Department
P.O. Box 7207
Greenville, NC 27835-7207

Name (Printed)	Address	Phone Number	Signature

Doc# 1041798

CITY OF HIGH POINT

DEPARTMENT OF TRANSPORTATION

PARKING POLICY FOR NEIGHBORHOOD STREETS

(Approved by City Council - 10/01/92)

This document establishes the policy for controlling parking on neighborhood streets. Neighborhood streets are non-thoroughfare, non-commercial streets.

A street which is a thoroughfare, as defined by the Adopted High Point Thoroughfare Plan, and has residential property along it, is not subject to this policy. Parking is generally not permitted along collector streets nor minor or major thoroughfares.

Parking restrictions on a block or street may be initiated upon:

1. Request of the residents of the block.

2. Staff identification of a verified need.

3. Request of a City Department or the City Council.

Citizens requesting parking restrictions will be referred to the Department of Transportation where their request will be evaluated.

REQUESTS FROM RESIDENTS

Parking restrictions will be considered at the request of residents of a block or street upon submittal of a petition signed by 75 percent of the residents of the block(s) of street where the restriction is requested. Residents on both sides of the street must sign the petition. The 75 percentage is consistent with the other city policies, such as 25 mph speed limit and block party street closings. The petition must specify the side or sides of the street where the restrictions should apply. The petition constitutes notification to the residents of a pending change in parking. Prior to any parking control, not based on safety considerations, staff must be assured of support by the residents affected by the proposed controls. For the purpose of determining the attainment of the 75 percentage, businesses, churches and vacant lots/houses are excluded from the total number needed.

With regard to multi-family properties, the number of units directly adjacent to the street where the restrictions are to be installed are to be counted in the totals needed. Either the residents of the units, the owner or the president-chairman of the board of a condominium association may petition.

Restrictions will be considered for a minimum of a full block to avoid confusing piece-meal house-by-house restrictions. Once the signed petition is returned to the Transportation

Department, it will be validated as to the signatures and if all applicable criteria is satisfied, then the appropriate signs will be installed.

STAFF INITIATED

Parking restrictions may be implemented by the Department of Transportation without a 75 percent petition based on the following criteria:

1. Safety
2. Emergency Vehicle Access
3. Traffic Operational Needs

Residents along the area of the restrictions will be notified of the restrictions prior to installation of the signs.

Parking restrictions on residential streets may be warranted if:

1. Traffic is heavy, or exceeds 2,500 vehicles per day. Typically, these streets are the major neighborhood collectors, and may require control in order to ensure safety and traffic flow.
2. An identifiable accident problem exists, for which removal of onstreet parking would help to reduce the number of accidents.
3. Vehicle access is a problem (driveways).
4. There is insufficient room for the passage of Police, Fire and Emergency Vehicles, Buses and Sanitation Vehicles.

Parking may be restricted on one or both sides of the street. If the street is less than 26' wide, restrictions should be placed on both sides. Availability of off-street parking and access to residential driveways will be considered as part of the decision to restrict parking.

REMOVAL OF PARKING CONTROLS

Removal of controls is based on the same procedure by which it was installed. If the controls were installed originally by the petition process, then they can only be removed by the petition process, subject to a safety evaluation. If the controls were installed at Staff initiative, the removal must be based on a change in the conditions under which they were originally installed. Removal in this case is not subject to the petition process.

APPEAL OF RESTRICTIONS

A resident not in favor of the 75% petition or staff initiated restrictions may appeal the restrictions to City Council.

LISTING OF RESTRICTIONS

Those streets where parking restrictions are implemented will be added to the appropriate list of schedules in Article P, Chapter 10 of the Code of Ordinance.

CITY OF HIGH POINT

PETITION REQUESTING PARKING RESTRICTIONS

FOR RESIDENTIAL STREETS

We, the undersigned, request that the City of High Point install parking restrictions (No Parking Tow-In signs) on our street as indicated below:

_____
Street

_____ between _____
Street Street

We agree and understand that once parking restrictions are installed, requests by petitioner to alter or void the petition require a similar petition of 75 percent of the residents of the street (s) affected.

Printed Name of Lead Petitioner	Address	Telephone

_____
Signature of Lead Petitioner

Property Owner/Resident Signatures	Address	Telephone #

PLEASE RETURN PETITION FORM TO:

Director of Transportation
City of High Point
P. O. Box 230
High Point, N. C. 27261



PARKING RESTRICTIONS POLICY

PARKING RESTRICTIONS POLICY

PURPOSE:

It is the intent of the City of Concord to maintain safe and unobstructed flow of traffic along City maintained streets. The purpose of this policy is to establish clear guidelines for citizens and City staff to address requests and concerns related to parking along City streets.

POLICY:

- Requests/concerns related strictly to enforcement of parking violations (i.e. parking in front of a fire hydrant, blocking a driveway, parking on a sidewalk, etc.) should be directed to the Code Enforcement Division of the Concord Police Department at (704)-920-5150. Further contact information can be found on the City web page located at: https://www.concordnc.gov/Departments/Police/Operations-Bureau/Code-Enforcement.
- Parking Ordinances are covered under Chapter 58 – Article VII of the City of Concord Code of Ordinances.
- In accordance with the Code of the City of Concord Section 58-249, the Transportation Director is authorized to designate up to 200 feet of length in which the stopping, standing or parking of vehicles would create an especially hazardous condition or would cause unusual delay in traffic.
- Requests will be considered in the order in which they are received unless any Traffic Safety Advisory Committee (TSAC) member determines a particular area merits immediate consideration due to public safety concerns.
- Any newly erected sign will be mounted on a standard u-channel post. Neighborhoods, or other entities with decorative signs will be responsible for installing decorative materials in accordance with their respective encroachment agreements.
- If it is discovered that decorative signs exist in neighborhoods or other areas and a valid encroachment agreement does not exist, the HOA or other organization will be required to request an agreement from the City of Concord or remove all decorative elements and replace them with standard materials at the expense of the HOA or other entity.
- Repeat requests for parking restrictions will not be considered within a 36 month time period without sufficient cause. Sufficient cause is determined at the discretion of the Transportation Director and/or the Traffic Safety Advisory Committee (TSAC).
- Requests for parking restrictions to address law enforcement issues other than traffic safety will not be considered under this policy.

IMPLEMENTATION:

Step One:

Parking restrictions on a block or street may be initiated upon the following:

- Request of a City of Concord Department or City Council directive.
- Request of the residents (resident owners or lessees) of the street or block.
- Request of any user of the street facility.
- Identification by Transportation staff of a potential problem.

Citizens or Neighborhood Organizations (hereinafter "Applicant"[1]) requesting parking restrictions for a specific area should submit a Parking Restrictions Request Form to the Transportation Department where their request will be registered. A copy of the Parking Restrictions Request Form is available on the Policies

[1] Applicant – Resident, petitioners, neighborhood association, or other entity initiating the request

and Regulations section of the Transportation Department's page: https://www.concordnc.gov/Departments/Transportation/Policies-and-Regulations. Staff will initiate a study to investigate the request(s) in question and make a determination as to whether or not the need for signage or other measures is present.

1) If an especially hazardous condition or unusual delays in traffic are identified, the Transportation Department will determine if the request warrants immediate action and, if necessary, will implement measures in accordance with Section 58-249 of the City of Concord Code of Ordinances.
2) If no especially hazardous conditions or unusual delays in traffic are identified, the request will be forwarded to the Code Enforcement Division of the Concord Police Department to be evaluated for enforceability.

Step Two:

Once an evaluation of the request has been completed, the request will be discussed at the next feasible monthly TSAC meeting. The Applicant will be notified of any recommendations within 5 business days from the TSAC meeting in which the request is discussed. Typical recommendations include but are not limited to:

1) The identified concerns have been determined to be especially hazardous or cause unusual delays and TSAC is taking appropriate actions to help alleviate the issues.
2) The identified concerns have been determined to be enforceable violations and TSAC has recommended additional signage to reinforce driver knowledge of potential violations along with referral to Code Enforcement for targeted enforcement.
3) The identified concerns have been determined to be enforceable violations and the request has been referred to the Code Enforcement Division of the Concord Police Department for targeted enforcement. No additional measures are recommended at this time.
4) The identified concerns have not been determined to be parking code violations, nor have they been identified as causing hazardous conditions or unusual delays in traffic.

Step Three:

If a request warrants recommendations # 3 or # 4 above, or a request pertains to more than 200 feet of street, and the Applicant desires to continue a request for additional signage or other measures, a petition will be required. It is the Applicant's responsibility to obtain the signatures of at least 75% of the property owners[2] (one per property) on the entire street(s). Names, addresses, and telephone numbers are required on the Parking Restrictions Petition Form. The petition must state and/or show the location, including which side of the street the proposed restriction(s) is to apply. Property owners on both sides of the street must sign the petition. Once the petition form is returned to the Transportation Department along with a verification statement from the Applicant, City staff will validate the petition and will schedule a Public Hearing before City Council.

Failure to return a complete and valid petition in support of the proposed restrictions containing the required 75% of property owners represented within 6 months of notification will cause the request to be denied and ineligible for re-evaluation for a period of 36 months.

Step Four:

If approved, appropriate regulatory signs will be installed and Concord Police will be advised of the change.

[2] Property Owner – Individual or entity in possession of title for the land, building, or other. Renters/ Tenants will not be considered.

Request for Parking Restrictions

(Please Read the City's Parking Restrictions Policy Prior to Submitting Request)

Name of Applicant: _____

Subdivision (if applicable): _____

Address: _____

Day phone #: _____

E-mail address: _____

Neighborhood association (HOA) if applicable: _____

Does your neighborhood have decorative signs? _____ (Yes/No/Unsure)
Does a valid encroachment agreement exist for decorative signs? _____ (Yes/No/Unsure)

Please tell us the location of the requested parking restrictions (addresses, cross streets, etc.). Be as specific as possible:

_____

_____

_____

Please tell us about the reason for the Parking Restrictions request:

_____

_____

_____

I have read the City of Concord Parking Restrictions Policy and agree to be the named Applicant for this request. _____ Date: _____

Signature of Applicant

Please submit your request by mail, or email to edwardsg@concordnc.gov. Further contact information for the Administrative Division can be found on the Transportation Department Contacts page on the City of Concord website at https://www.concordnc.gov.

Transportation
635 Alfred Brown Jr. Court SW., P.O. Box 308, Concord, NC 28026
Phone (704) 920-5338 ● Fax (704) 795-0404

PARKING RESTRICTIONS PETITION
VERIFICATION STATEMENT

There are a total of _____ properties along _____.
There are _____ valid signatures on the Parking Restrictions Petition Form, which represent _____ % of the properties along the identified street segment(s).

I verify the signatures on the Parking Restrictions Petition Form are those of the property owners of record, that they are valid, and that only one signature per property/business has been considered in the above percentage.

_____ Date: _____
Signature of Applicant

PARKING RESTRICTIONS PETITION FORM
(This form may be reproduced if necessary)

We the undersigned, petition the City of Concord under the **Parking Restrictions Policy** to restrict parking and install appropriate signage on the listed streets and locations as indicated below:

STREET FROM TO SIDE OF ROAD _____

_____

_____

_____ Check here if Optional map showing restriction area is attached.

Support from 75% of the property owners (one per property) along each street segment is required for the parking restrictions request to move forward in the approval process.

By signing below I certify that I support the requested Parking Restrictions Request		
PROPERTY OWNER PRINTED NAME & SIGNATURE	**ADDRESS**	**TELEPHONE #**

NEIGHBORHOOD STREET PARKING RESTRICTION REQUEST POLICY

The Town of Huntersville's *Neighborhood Street Parking Restriction Request Policy* was developed to guide Town Engineering Staff and inform residents about the processes and procedures for implementing parking restrictions on neighborhood residential streets. Under this policy, the Town Engineering Department will work with a Neighborhood Representative at their initiation, to identify parking issues in their neighborhood and develop appropriate solutions. A neighborhood representative must be a Home Owners Association (HOA) Board member and endorsed by the HOA by official letter; or in neighborhoods without an HOA, have the support of all other households along the street (must provide names, address, and signatures of supporting household representatives).

This *Neighborhood Street Parking Restriction Request Policy* incorporates **Education**, **Enforcement**, and **Engineering** into resolving parking issues in neighborhoods. Residents can actively participate through neighborhood committees providing education and awareness of the issues and solutions available. Increased education and enforcement of existing Town Ordinances may reduce the need for further restrictions. Where increased education and enforcement do not resolve the issue, additional parking restrictions through signage may be explored.

What Streets will be addressed under this Policy?

Residential Local streets make up the majority of Huntersville's street system. These streets serve local circulation needs for motor vehicle, bicycle, and pedestrian traffic and primarily provide access to residences and on occasion, businesses. These streets are typically found within larger subdivisions.

Neighborhood Awareness Efforts

Many people may not be aware of parking restrictions within the Town Code of Ordinances. These restrictions apply town wide and do not require signs for enforcement. HOA's and residents should take it upon themselves to make neighbors aware of current parking restrictions.

Process for a neighborhood parking restriction request:

1. A Neighborhood Representative (HOA Board member, HOA Board designee, resident with support of neighbors) should contact the Town of Huntersville Engineering Department at (704) 766-2220 or submit a request form to request an

evaluation. The form for such a request is attached or can be downloaded from the Town of Huntersville website.

2. Engineering staff will discuss with the Neighborhood Representative the issue and the process that will be followed.

3. Engineering staff will collect and analyze information related to the issue(s) identified and present the findings to the representative. The police department and fire department will be contacted for input on the request.

4. If a new parking restriction is found to be acceptable by the Director of Engineering, Engineering staff will develop a plan for implementation. Implementation is subject to the following options:

    - The requesting entity is responsible for installation of the signs (signs to be provided by the Town at no cost) if the HOA wants to install the signs on decorative sign posts.
    - The town can install the signs at no cost on standard town sign posts for each sign location.

5. The parking restrictions for the neighborhood will be subject to future periodic evaluation to determine if the restrictions are still needed.

Signage request Warrants

To qualify for a restriction, the following warrants must be met:

- The street must be classified as a Town maintained two-lane Residential Local street.
- The width of the street pavement (if there are no pavement markings) or marked travel lane is less than 19 feet for restrictions on one or both sides of the street.
- The width of the street pavement (if there are no pavement markings) is 25 to 19 feet for restrictions on one side of the street.

Raleigh

Thank you for printing this page from the City of Raleigh's Official Website (www.raleighnc.gov)
https://raleighnc.gov/transportation/services/parking-customer-service/petition-residential-parking-permit-program
12/17/2024 9:19 am

Petition For Residential Parking Permit Program

Updated: Dec 17, 2024

Jump To:

Criteria for a New Residential Permit Parking Area
Initial Application Process
Completion of Parking Study
Approval of New Parking Program

A Residential Permit Parking Program is created in a neighborhood at the request of the community. We review requests for new programs each year.

Criteria for a New Residential Permit Parking Area

The minimum criterion for incorporation into the program is that the requested area must contain at **least eight (8) adjoining block faces** that are bounded by property in residential zoning districts, or the area is a continuation/expansion of an existing controlled residential parking area.

Note: a “block face” means one side of a street between two (2) intersecting streets.

The City will provide guidance and assistance to any resident(s) interested in establishing a residential permit parking program in their area.

Please contact us at 919-996-3996
(tel:919-996-3996)
for more information.

Initial Application Process

A petition identifying the boundaries and streets of the area within the proposed controlled residential parking area must be made to the Department of Transportation requesting such designation. The petition must have the **signatures of at least 70%** of all affected property owners in favor of the program.

Completion of Parking Study

Privacy - Terms

Following receipt of the petition by the Department of Transportation, a parking study may be conducted at various times of the day or week. This study shall consider:

- The effect on the safety of residents of the area under consideration from intensive use by nonresidents for parking of vehicles, including the storage of vehicles.
- The need of the residents of the area to obtain adequate on-street parking adjacent to or close by their places of residence.
- The difficulty or inability of residents of the area to secure adequate on-street parking adjacent to or close by their places of residence because of widespread use of available parking spaces in that area by nonresident transient motorists.
- The impact of major public facilities and programs on the health, safety, and welfare of the residents of the area and any unreasonable burdens placed on those residents in securing adequate on-street parking and gaining access to their places of residence by virtue of such facilities and programs.
- The likelihood of alleviating, by use of a parking permit system, any problem of unavailability of residential parking spaces.
- The desire of the residents in the area for the institution of a parking permit system and the willingness of those residents to bear the administrative costs incidental to the issuance of permits authorized by this section.
- The need for all residential permit spaces to be available in the area under consideration for use by visitors and the general public for at least sixteen (16) hours, with or without time restriction.
- Such other factors as the Director shall deem relevant.

Approval of New Parking Program

Upon satisfactory review of the petition by parking administration and approval by City Council, the Department of Transportation will issue residential parking permits to all affected property owners and/or tenants who are legally and physically residing in the controlled residential parking area.

The cost to residents is **$20 per decal per calendar year**. No pro-rated discount is given for a partial year. Guest passes can be purchased for a fee.

It must be understood by all residents that once incorporated into the program, the City will also be routinely enforcing all on-street parking regulations which will include permitted vehicles.

PARKING RESOURCES

Residential Parking Permits *(/parking/services/parking-customer-service/residential-parking-permits)*

Residential Parking Permit FAQs
(/transportation/services/new-residents-information/residential-parking-permit-faqs)

Parking Customer Service
(/parking/services/parking-customer-service)

Find Parking Downtown
(/parking/services/find-parking-downtown)

Pay for Parking
(/parking/services/pay-parking)

CONTACT

raleighparking@raleighnc.gov
(mailto: raleighparking@raleighnc.gov)

919-996-3996
(tel:919-996-3996)

SUPPORTED SERVICES

Parking Customer Service
(/parking/services/parking-customer-service)

Back to *Transportation*
(/transportation)

DEPARTMENT:

Transportation
(/transportation-department)

SERVICE CATEGORIES:

Parking Services
(/transportation/service-unit/parking-services)

RELATED SERVICES:

Parking Customer Service
(/parking/services/parking-customer-service)

Brian . McGill

From: Nicholas, Peter <Peter.Nicholas@durhamnc.gov>
Sent: Monday, August 18, 2025 2:16 PM
To: Brian . McGill
Cc: Tracey, Leslie
Subject: [EXTERNAL]RE: [EXTERNAL]Re: [EXTERNAL]Voicemail

Brian,

Durham Transportation is permitted to evaluate and install regulatory signage on city streets ***without City Council approval***. A former administration approved a "delegation of authority" to the Public Works Director, who ultimately authorized the City Traffic Engineer to implement regulatory sign changes.

The parking petition process Durham had in place prior to 2024 was cumbersome for staff. It required signatures from 50% of homeowners, which had to be secured within 90 days. If feasible, Homeowners Associations (HOAs) were enlisted to ensure all streets within a given neighborhood were evaluated equitably. Non-HOA requests in established or organized neighborhoods were typically a major burden on staff resources. The years immediately following COVID-19 were particularly problematic, as staff were brought into neighborhood disputes to act as arbiters for a wide array of transient parking matters.

In early 2024, the Transportation Department initiated a new standard operating procedure (SOP) and requested that the Development Review team require "No Parking" signs, where applicable, for all new residential and commercial developments. This was done to address parking issues before on-street parking patterns were established. The time-consuming exercise of routing petitions ended, and the team was able to shift time/attention to addressing Departmental/Citywide Goals.

Here is the SOP:

Engineering evaluates two categories of parking matters within established neighborhoods 1) **Safety** Issues (Emergency/Public Health) and 2) **Non-Safety** Issues (General Requests)

1. **Safety** requests from DPD, DFD, Solid Waste, Maintenance teams and sight distance are considered an Emergency/Public Health issues and are reviewed/confirmed by Engineering Staff
    - When safety matters are received/confirmed, Engineering will partner with DPD/DFD to acknowledge and request a written commitment to enforce an Emergency/Public Health issues
    - If confirmed and supported by DPD, a letter of notification will be distributed to the impacted residences with frontage (and adjacent) to the impacted area
    - No Parking signs for safety matters are typically posted within 30 days
2. **Non-Safety** requests from residents are field reviewed, historic aerials/roadway images are evaluated, CityWorks Service Requests are queried, and the applicable ordinance(s) is/are evaluated to determine if the matter is a legitimate/correctable issue (missed solid waste pickup, history of SR's pertaining to maintenance conflicts, and content of previous SR's).
    - It is typical for residents to initiate isolated Service Request's with spillover parking (multiple car families, driveway conflicts, homes with teenage drivers, rentals, attached garages used for storage), neighborly disputes, and/or aesthetics
        - General requests typically reference emergency vehicle access concerns, parking of private delivery services (Amazon/FedEx, UPS), private maintenance services (lawncare, deliveries), long term parking of large/commercial vehicles, sight distance issues created by parked cars and when vehicles are required to momentarily yield to oncoming traffic due to the presence of a parked vehicle

        - Most locations are low volume roadways with sufficient roadway width for safe passage of vehicles, emergency services, maintenance operations, solid waste pickup, and the temporary yielding condition offers traffic calming benefits
    - For Non-Safety issues, Engineering denies the request to install regulatory parking signs and issues the "FAQ" response
        - If the parking conflict persists, DPD can elevate a matter from a "Non-Safety" issue to a Safety issue

FAQ - Issuing citations for illegal parking is a Durham Police Department enforcement matter. Residents are directed to contact the Non-Emergency Durham Police Department at 919-560-4600 and reference the applicable ordinance of The City of Durham Municipal Code - Sec. 66-171. Regulatory parking signs are *not required* to enforce violations of Sec. 66-171 of the municipal code (additional municipal codes will be evaluated when/where applicable).

Over the past 18 months, two residents have requested to appear before the city council to discuss on-street parking matters. In both instances, the Engineering staff attempted to work with the requestors, but to no avail.

The team still receives about two to three parking requests per week, but the clearly defined Departmental Standard Operating Procedure (SOP) amongst Engineering, DPD, DFD, and Solid Waste is proving to be a streamlined and effective process. This new procedure benefits Transportation by eliminating petitions and DPD by preventing the need for additional enforcement resources generated by the installation of petition generated regulatory signage.

Hope this helps…

Respectfully,

Pete Nicholas, P.E.
Transportation Engineer
Department of Transportation, City of Durham
101 City Hall Plaza, 4th Floor, Suite 4304
Durham, NC 27701

P 919-560-4366, ext. 36436
F 919-560-4561

peter.nicholas@durhamnc.gov
www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Tracey, Leslie <Leslie.Tracey@durhamnc.gov>
Sent: Monday, August 18, 2025 11:38 AM
To: Brian . McGill <BrianMcGill@FayettevilleNC.Gov>; Nicholas, Peter <Peter.Nicholas@durhamnc.gov>
Subject: Re: [EXTERNAL]Re: [EXTERNAL]Voicemail

Hi Brian. This is best answered by Pete, since I'm not involved in most of the No Parking requests. I copied him. If you want to call, best way is to reach him on his cell, 919-218-6479.

Leslie

Leslie Tracey, PE, PTOE, RSP$_1$
Transportation Engineer
City of Durham

From: Brian . McGill <BrianMcGill@FayettevilleNC.Gov>
Sent: Monday, August 18, 2025 9:52 AM
To: Tracey, Leslie <Leslie.Tracey@durhamnc.gov>
Subject: RE: [EXTERNAL]Re: [EXTERNAL]Voicemail

Hi Leslie,

I just tried calling but reached your voicemail and got another call I had to answer.

My main question is, for "No Parking" in residential neighborhoods, do yall have a citizen driven process for requests that isn't justified by safety concerns?

I've talked with Apex and they're saying that if it isn't a safety or operational issue, and if an HOA doesn't make the request, then they don't bring the request to Council.

Wilmington says if there's a safety reason with repeated violations then they'll take it to Council to post the sign, but their process isn't at the request of citizens either really.

I've reached out to Raleigh but we're playing phone-tag at the moment.

Thank you,
Brian

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Brian McGill, PE, PTOE
Assistant Public Services Director for Traffic Services
Public Services Department
339 Alexander Street | Fayetteville, NC 28301
910-433-1170 (O)
BrianMcGill@fayettevillenc.gov
www.FayettevilleNC.gov

All communication not specifically exempted by North Carolina law is a public record and subject to release upon request.

From: Tracey, Leslie <Leslie.Tracey@durhamnc.gov>
Sent: Thursday, August 7, 2025 10:32 AM
To: Brian . McGill <BrianMcGill@FayettevilleNC.Gov>
Subject: [EXTERNAL]Re: [EXTERNAL]Voicemail

Hi Brian. I don't think we've had a chance to connect yet. Do you want to set up a call for tomorrow? I'm free in the afternoon.

Leslie

Leslie Tracey, PE, PTOE, RSP$_1$
Transportation Engineer
City of Durham

From: Brian . McGill <BrianMcGill@FayettevilleNC.Gov>
Sent: Wednesday, July 30, 2025 3:15 PM
To: Tracey, Leslie <Leslie.Tracey@durhamnc.gov>
Subject: RE: [EXTERNAL]Voicemail

Hi Leslie,

Yes, my City is working on getting some processes updated to better facilitate resident requests. I was reaching out to a handful of municipalities and wanted to reach out to yall. I don't have availability this afternoon, but can talk briefly tomorrow or more in-depth on Friday. It's mainly regarding requests for "No Thru Trucks" signs in neighborhoods, as well as how No Parking requests from citizens (and Council Members) are handled where yall are.

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Brian McGill, PE, PTOE
Assistant Public Services Director for Traffic Services
Public Services Department
339 Alexander Street | Fayetteville, NC 28301
910-433-1170 (O)
BrianMcGill@fayettevillenc.gov
www.FayettevilleNC.gov

All communication not specifically exempted by North Carolina law is a public record and subject to release upon request.

From: Tracey, Leslie <Leslie.Tracey@durhamnc.gov>
Sent: Wednesday, July 30, 2025 3:10 PM
To: Brian . McGill <BrianMcGill@FayettevilleNC.Gov>
Subject: [EXTERNAL]Voicemail

Hi Brian. I checked my voicemail yesterday for the first time in a few weeks, and I had one from you from July 21. Something about a peer review? Do you still need to talk? I can call later this afternoon.

Thanks,
Leslie

Leslie Tracey, PE, PTOE, RSP1
Transportation Engineer

TRANSPORTATION
CITY OF DURHAM

101 City Hall Plaza, 4th Floor
Durham, NC 27701
P: 919-560-4366, ext. 36437

Chat with me on Teams

** CAUTION: External email. Do not click links or open attachments unless sender is verified. Send all suspicious email as an attachment to ITSecurity@fayettevillenc.gov **

** CAUTION: External email. Do not click links or open attachments unless sender is verified. Send all suspicious email as an attachment to ITSecurity@fayettevillenc.gov **

** CAUTION: External email. Do not click links or open attachments unless sender is verified. Send all suspicious email as an attachment to ITSecurity@fayettevillenc.gov **

Resident Request for “No Parking” in Neighborhoods

January 26, 2026



FAYETTEVILLE NC 588

FAYETTEVILLE NC

“No Parking” Example

✓ ELIGIBLE

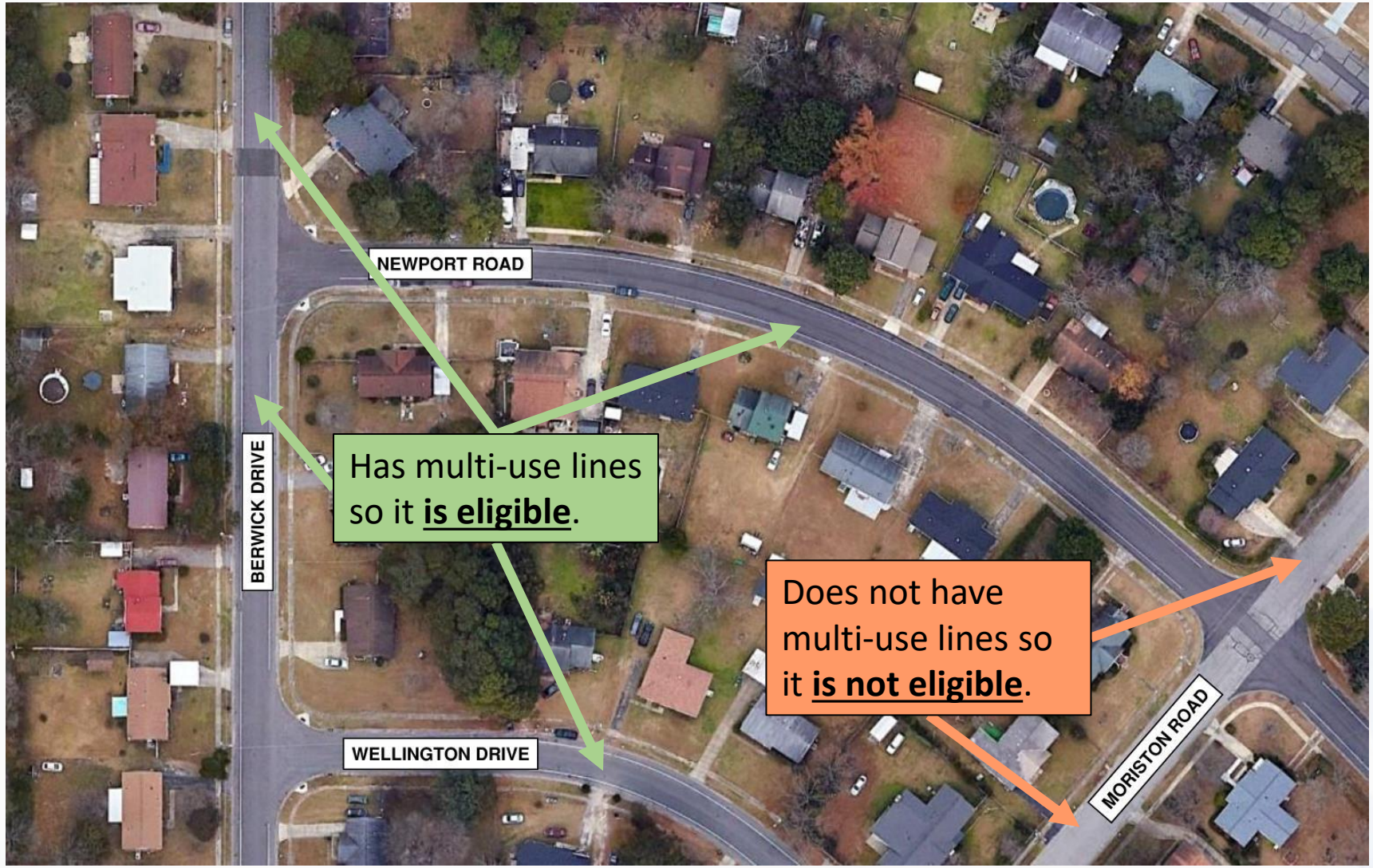
X NOT ELIGIBLE



“No Parking” Example

✓ ELIGIBLE

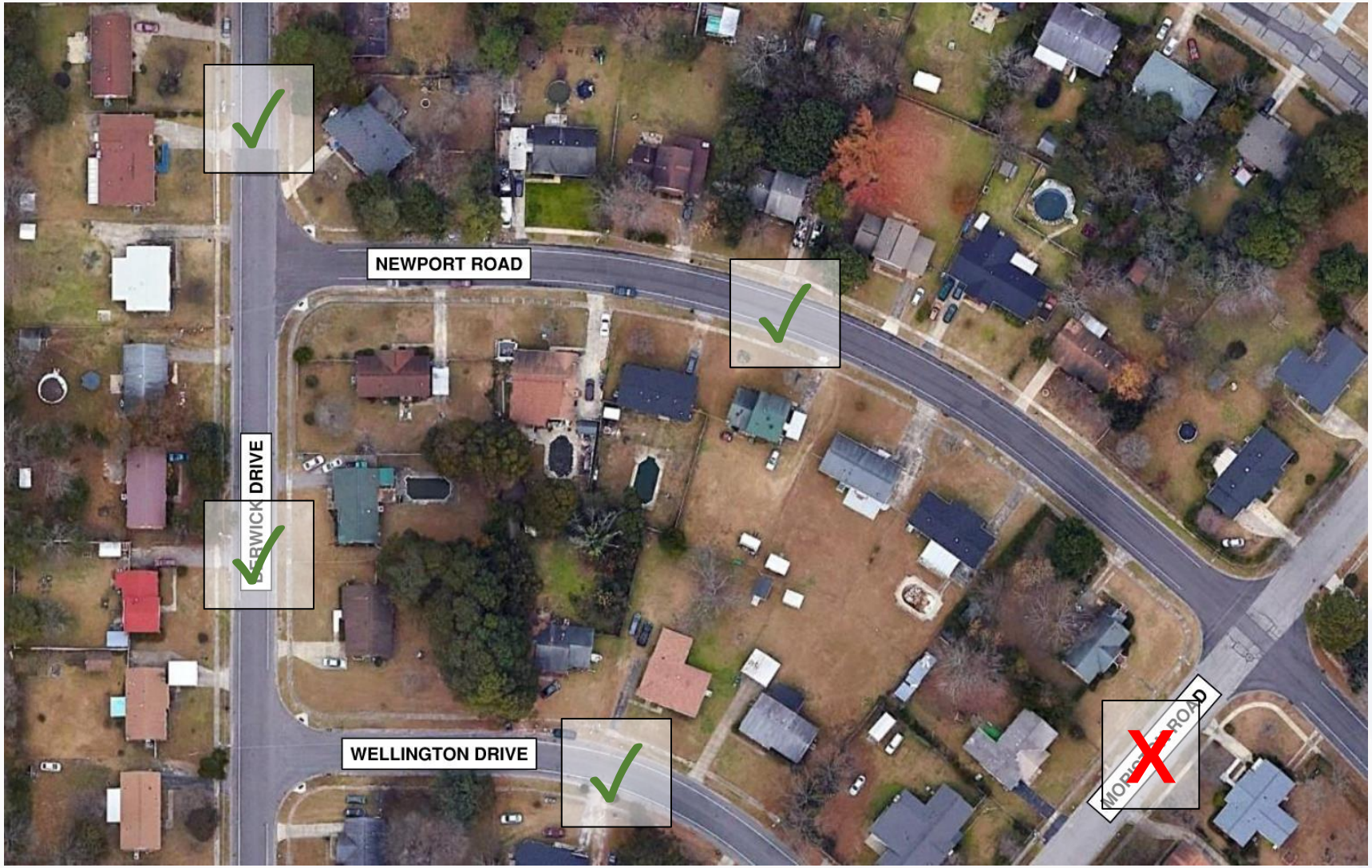
X NOT ELIGIBLE



“No Parking” Example

✓ ELIGIBLE

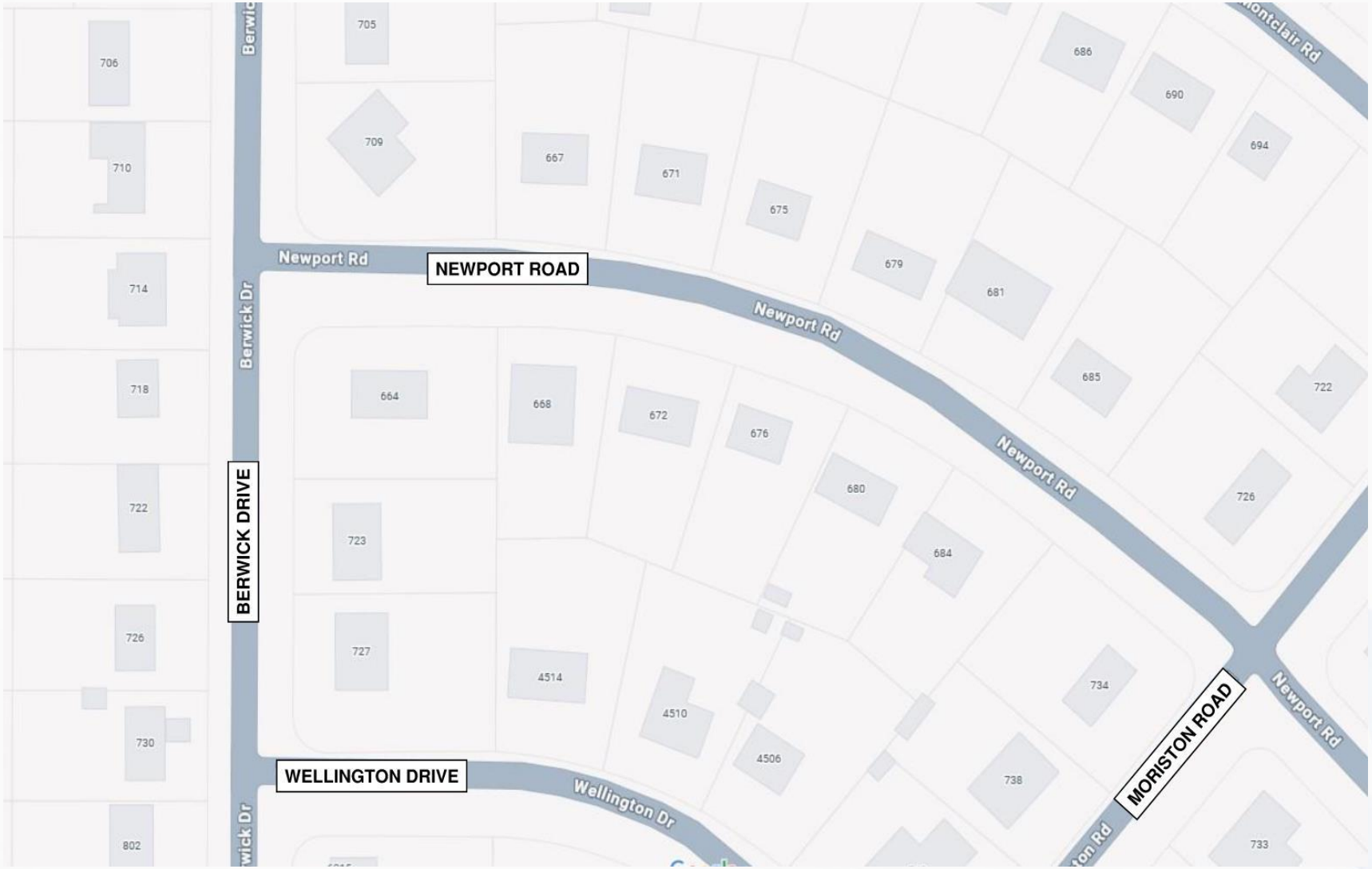
X NOT ELIGIBLE



“No Parking” Example – Both Sides of Road

✓ SIGNS

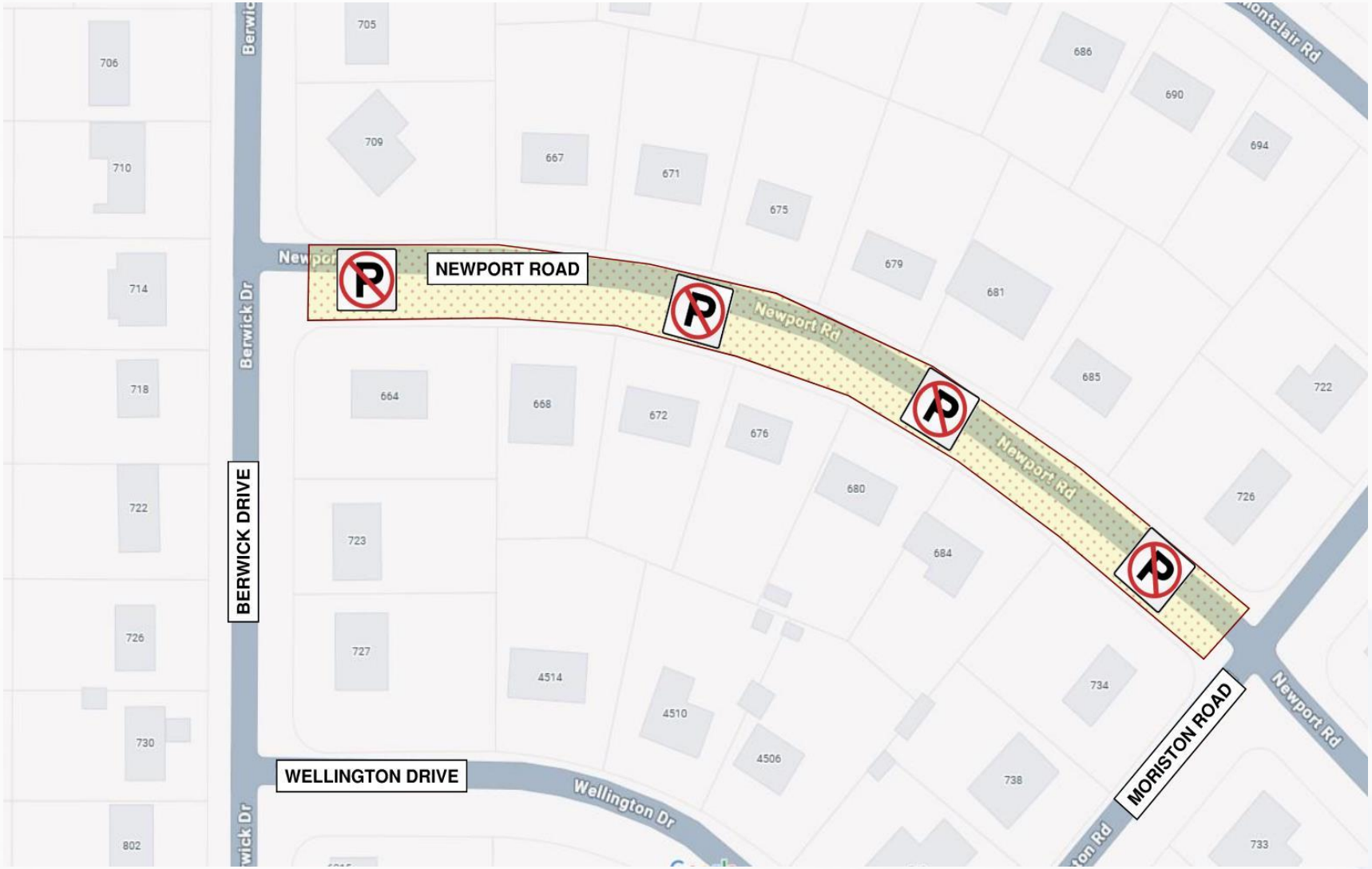
X DOESN’T SIGN



“No Parking” Example – Both Sides of Road

✓ SIGNS

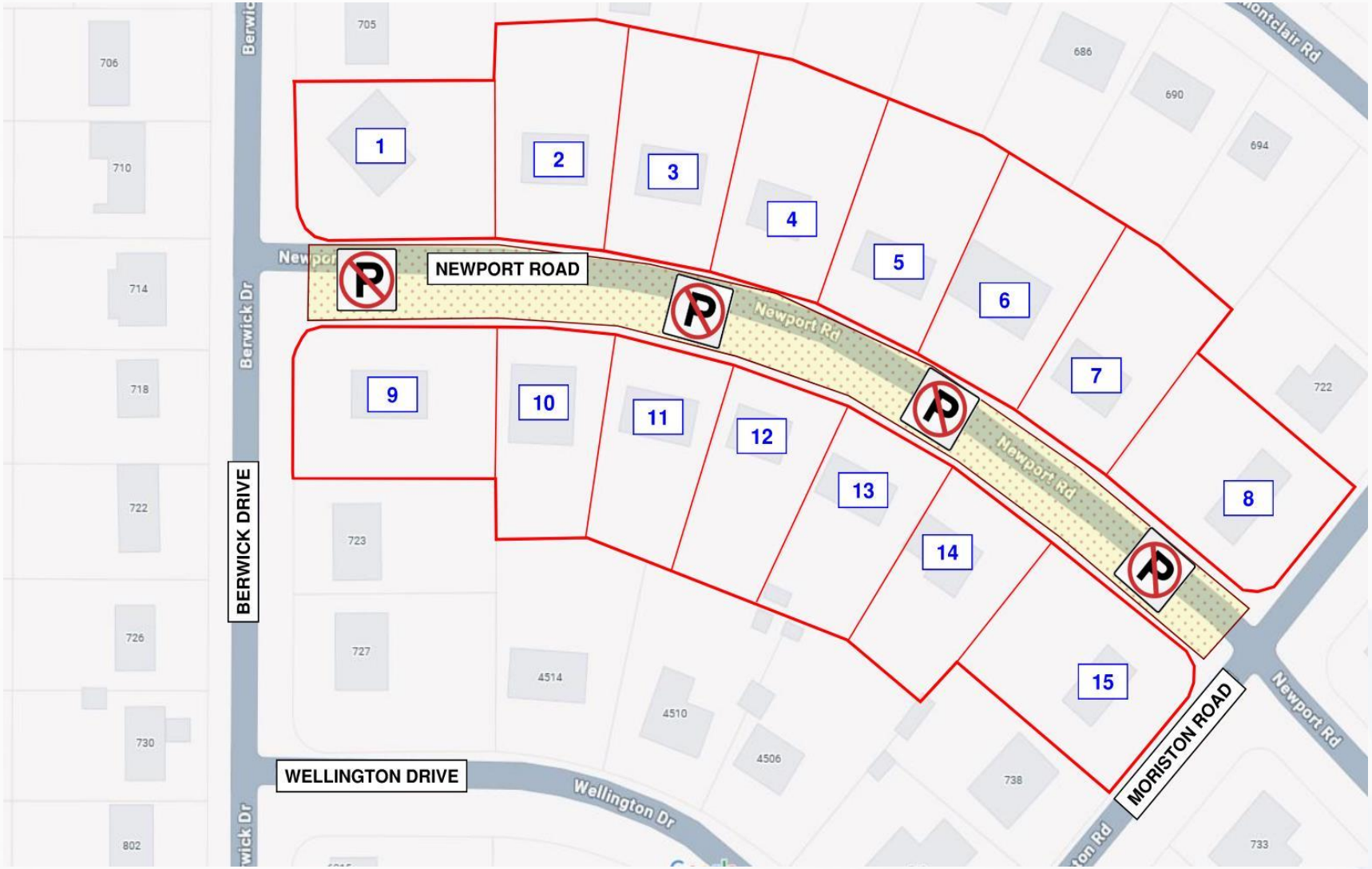
X DOESN’T SIGN



“No Parking” Example – Both Sides of Road

✓ SIGNS

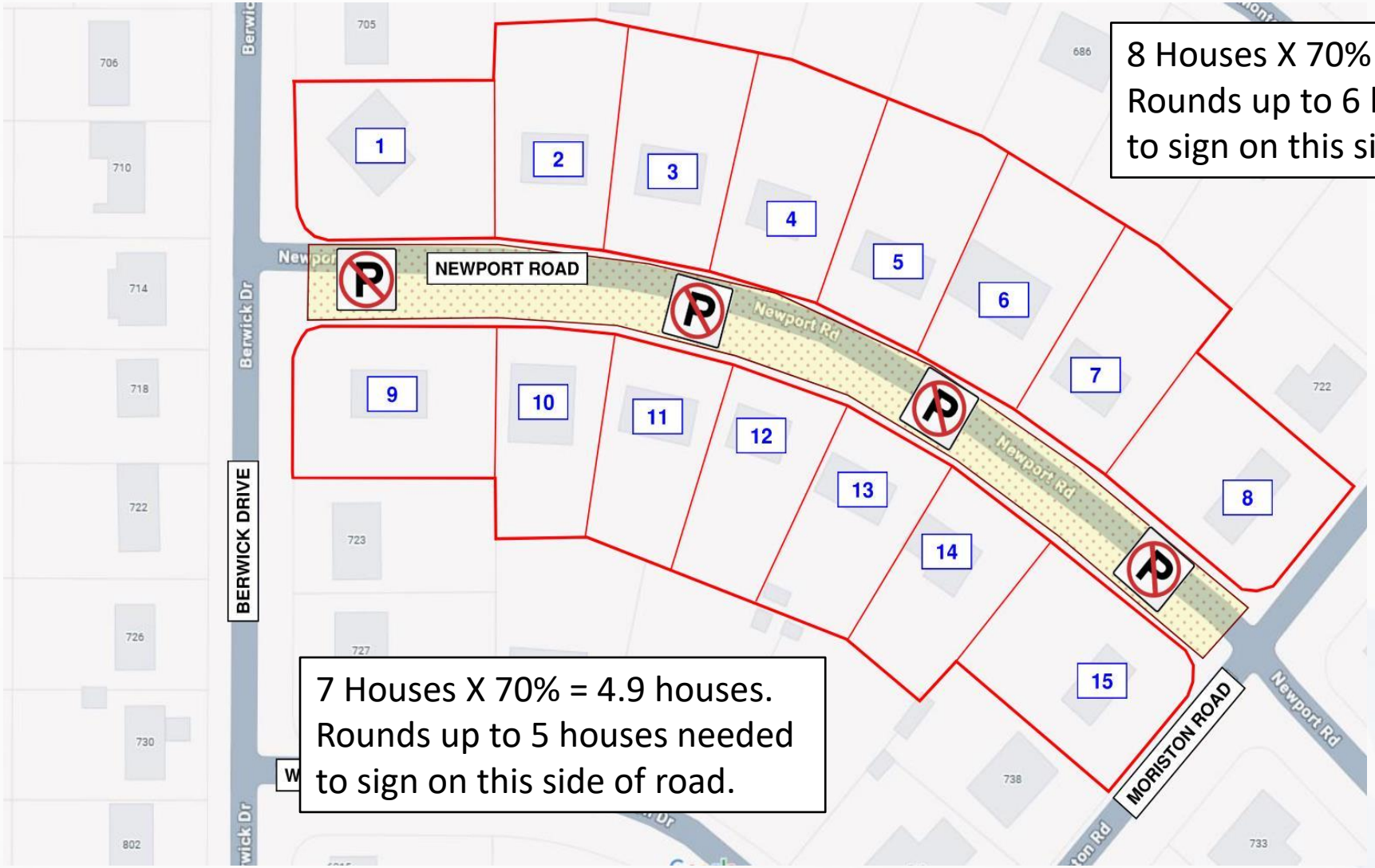
X DOESN’T SIGN



“No Parking” Example – Both Sides of Road

✓ SIGNS

X DOESN’T SIGN



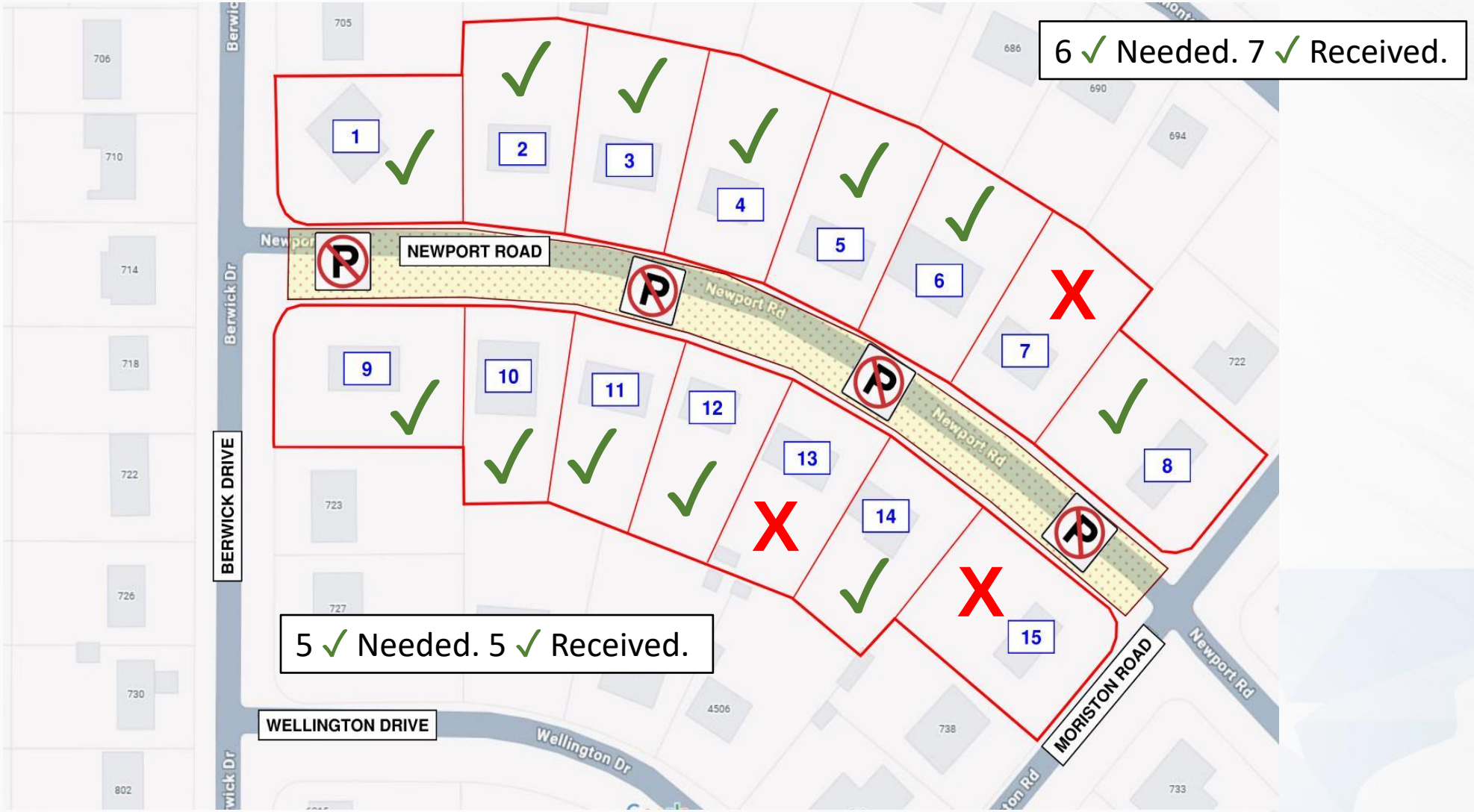
8 Houses X 70% = 5.6 houses. Rounds up to 6 houses needed to sign on this side of road.

7 Houses X 70% = 4.9 houses. Rounds up to 5 houses needed to sign on this side of road.

“No Parking” Example – Both Sides of Road

✓ SIGNS

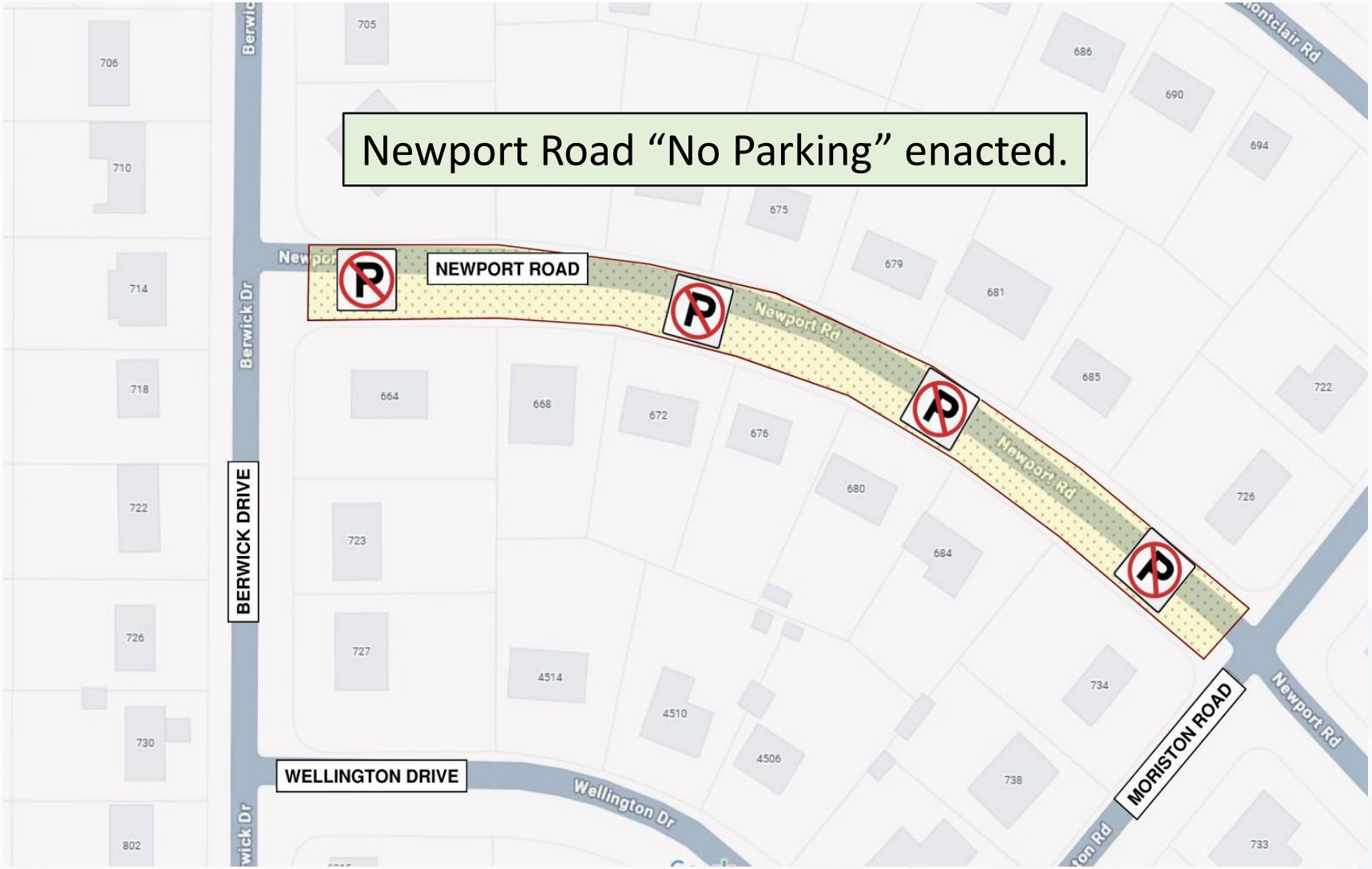
X DOESN’T SIGN



“No Parking” Example – Both Sides of Road

✓ SIGNS

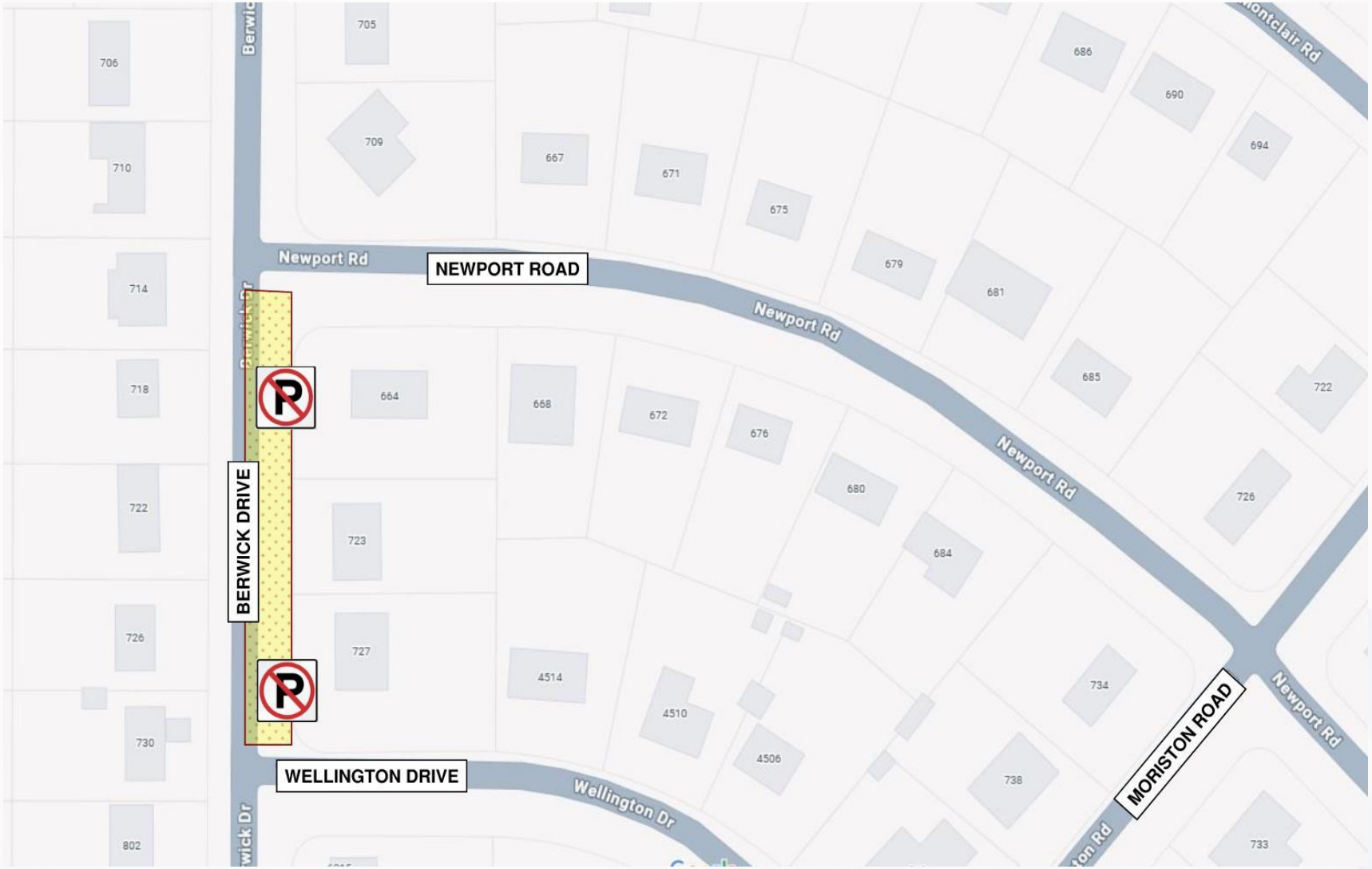
X DOESN’T SIGN



“No Parking” Example – One Side of Road

✓ SIGNS

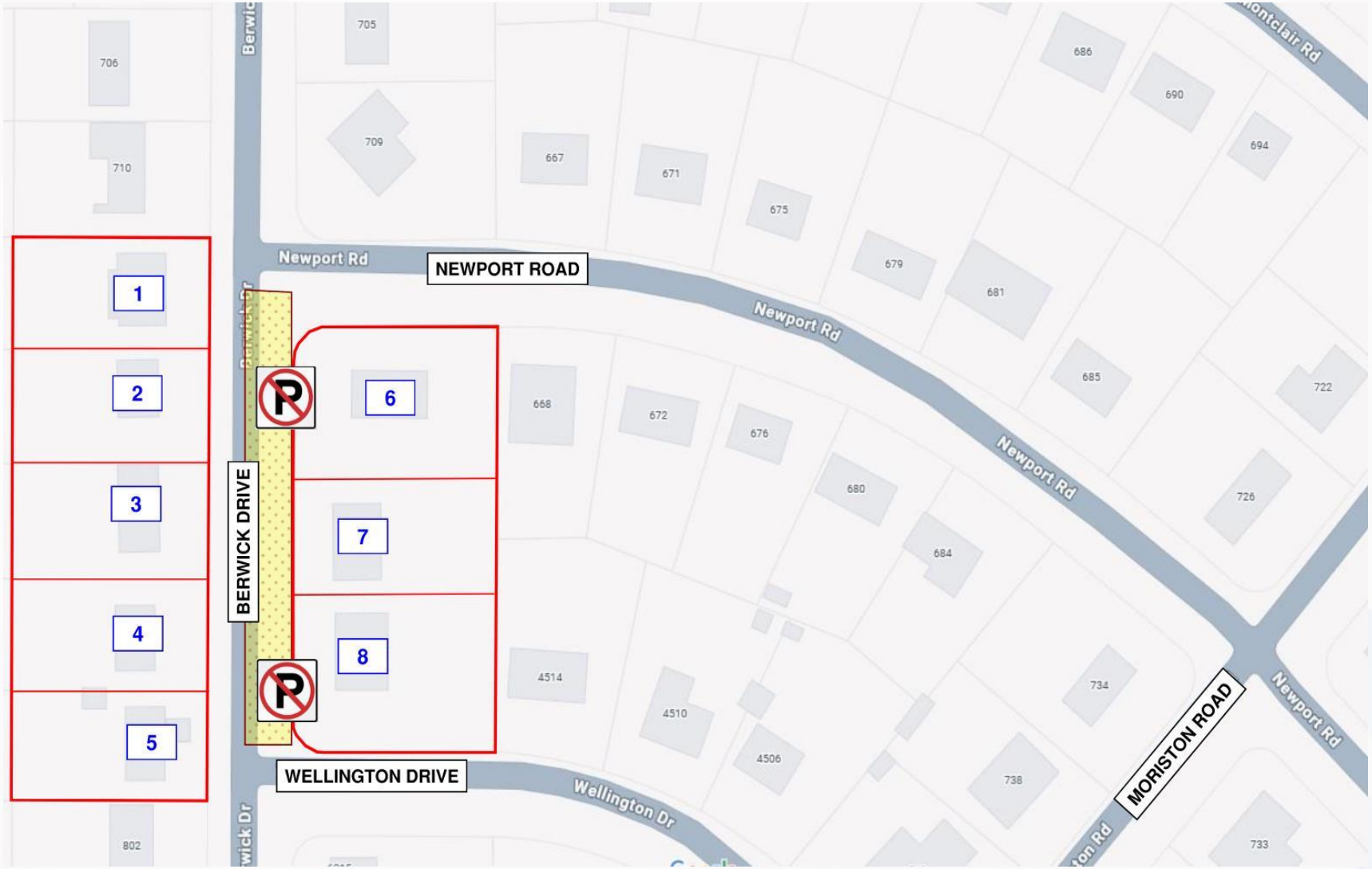
X DOESN’T SIGN



“No Parking” Example – One Side of Road

✓ SIGNS

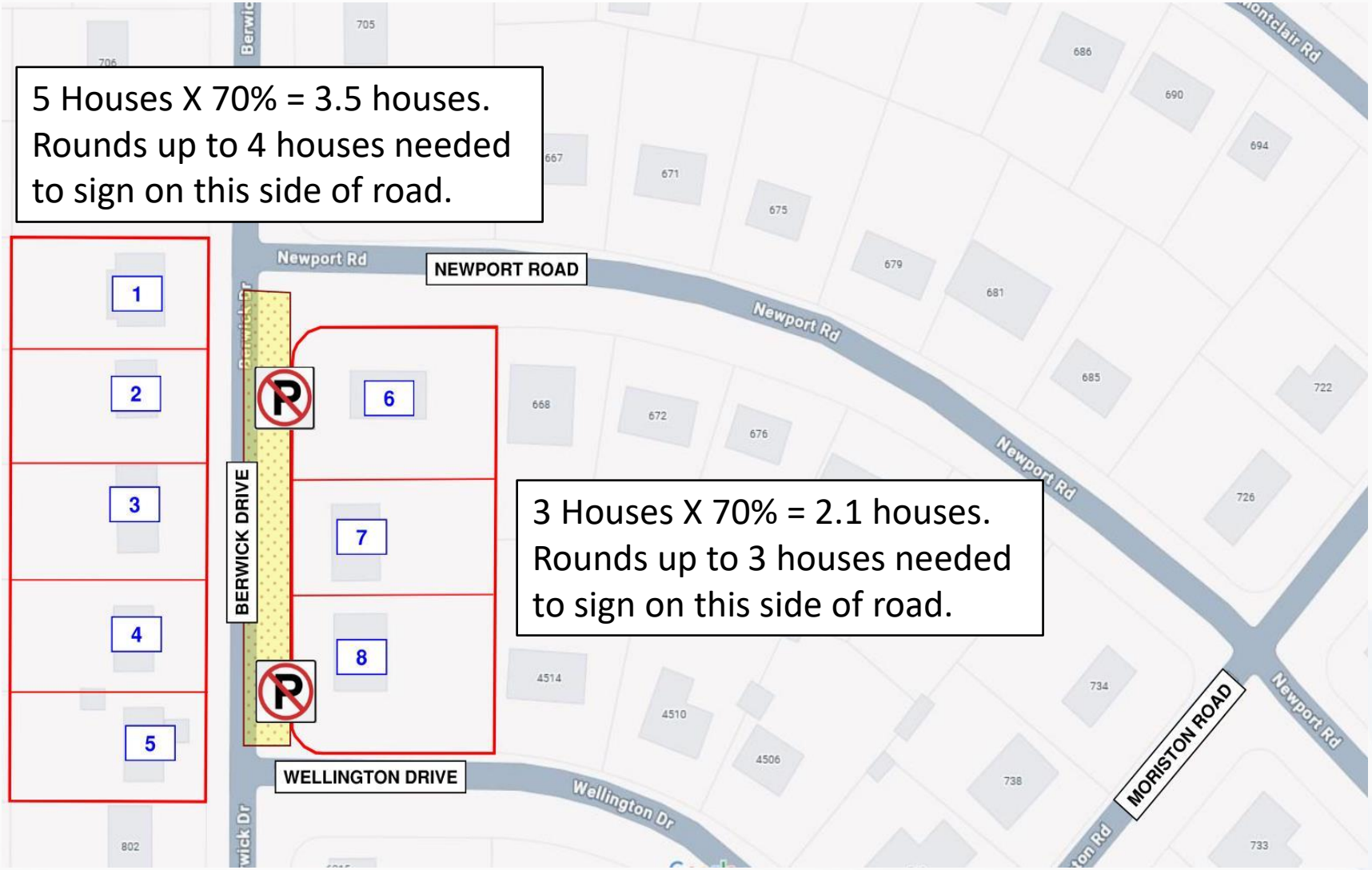
X DOESN’T SIGN



“No Parking” Example – One Side of Road

✓ SIGNS

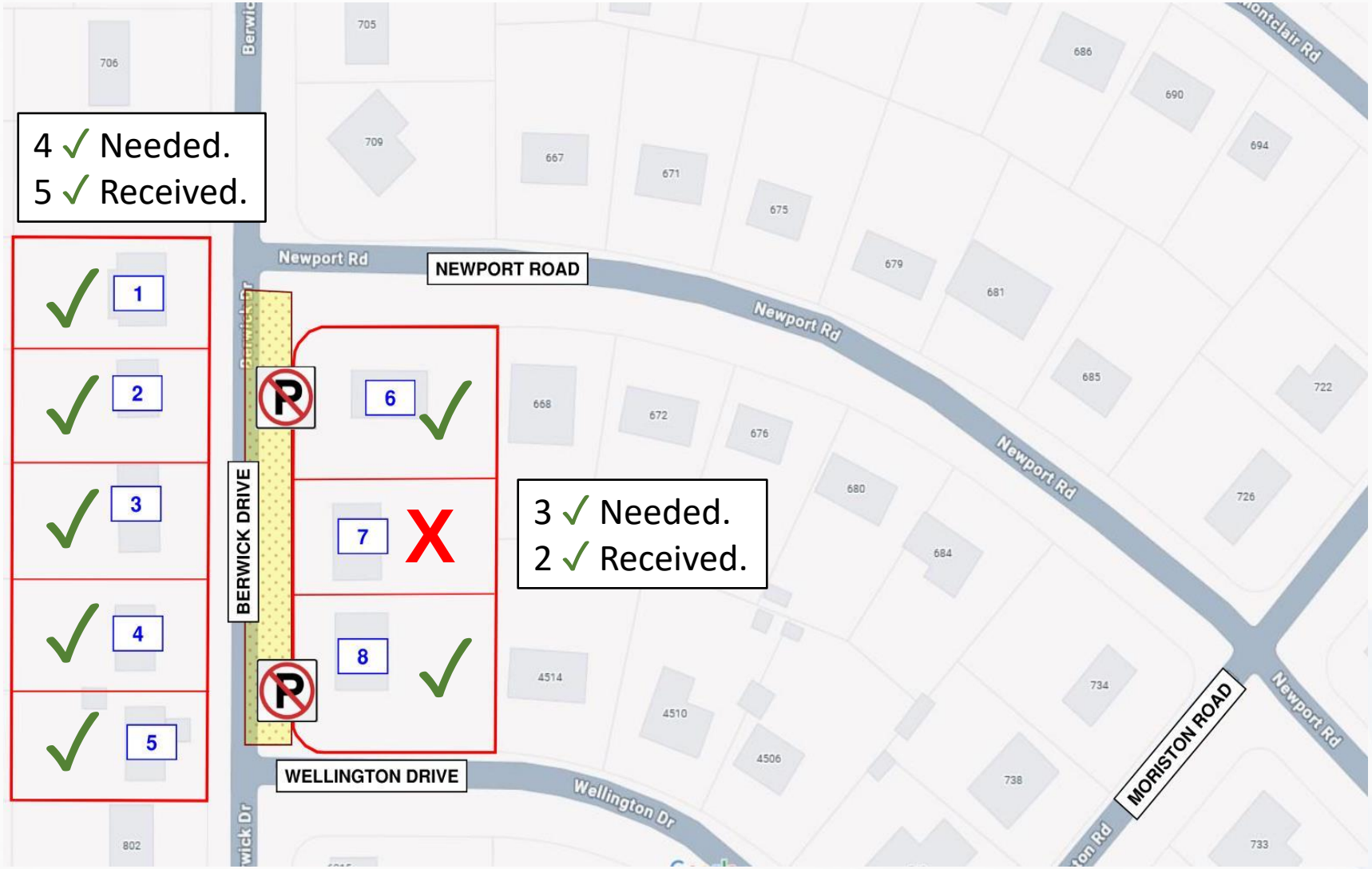
X DOESN’T SIGN



“No Parking” Example – One Side of Road

✓ SIGNS

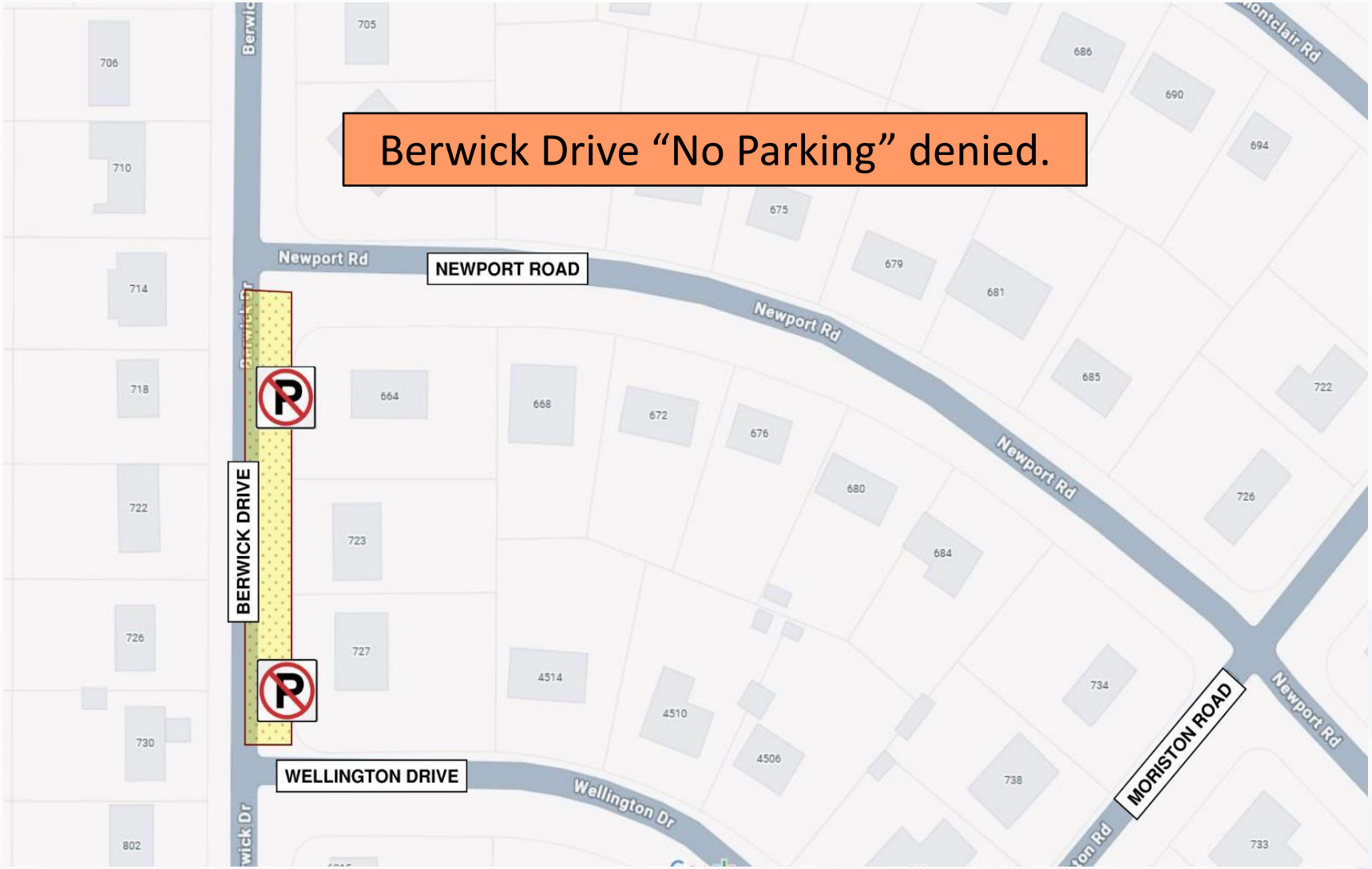
X DOESN’T SIGN



“No Parking” Example – One Side of Road

✓ SIGNS

X DOESN’T SIGN





FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

City of Fayetteville

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

City Council Action Memo

File Number: 26-0014

Agenda Date: 2/23/2026 **Version:** 2 **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: **Jeffrey Yates, ICMA-CM, Assistant City Manager**

FROM: **Tiffany Murray, Chief Financial Officer**

DATE: **February 23, 2026**

RE:
Presentation of Fiscal Year Ended June 30, 2025 Annual Comprehensive Financial Report and Audit Results

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
GOAL V: Financially Sound City Providing Exemplary City Services
Objective A: Ensure strong financial management with fiduciary accountability and plan for future resource sustainability by aligning resources with City priorities.

Executive Summary:
The City completed and submitted it's the Annual Comprehensive Financial Report (ACFR) for the year ended June 30, 2025 on February 12, 2026. The filing was in accordance with Local Government Commission deadlines and compliance requirements.

The City's audit firm, PBMares, will present the report on their audit and financial results for the fiscal year ended June 30, 2025.

Background:
The City Council's audit firm, PBMares, has completed their audit for the fiscal year ended June 30, 2025. Mr. Robbie Bittner, CPA, MBA, partner with PBMares, will present the auditor's report and financial results. The report and attestation results were presented to and approved by the Audit Committee on February 23, 2026.

A copy of the audited financial report will be made available to Council during the meeting.

Issues/Analysis:
Please refer to the FYE 2025 Annual Comprehensive Financial Report (ACFR) for a detailed accounting of the City's financial activity for the fiscal year ended June 30, 2025, and the presentation for summary information.

Budget Impact:

There is no budget impact. This item is for information only.

Options:

1. Receive the report as presented.
2. Do not receive the report as presented.

Recommended Action:

Staff recommends the board receive the report as presented.

Attachments:

1. To be provided during the meeting - PowerPoint Presentation of the City's Financial Results for the Fiscal Year Ended June 30, 2025
2. To be provided during the meeting - Required Communications by the Auditor to the City Council

FAYETTEVILLE NC

AMERICA'S CAN DO CITY

February 23, 2026

PBMares SM

Your Future. Our Focus.

Certified Public Accountants & Consultants

Financial Results for the Year Ended June 30, 2025

Agenda

- Financial Results
  - The Financial Statements
  - Audit Opinion (Unmodified)
  - Benchmarking comparative results
- Compliance Results
  - Government Auditing Standards
    - Two material weaknesses in internal control identified
  - Uniform Guidance and State Single Audit Implementation Act
    - No instances of noncompliance, material weaknesses or significant deficiencies identified
- Performance Indicators of Concern
  - One indicator requiring response by the City Council

Components of the Financial Report

- Management's Discussion and Analysis
- Government-wide F/S
- Fund F/S
- Notes to the F/S
- Required supplemental financial data
- Other supplemental information
- Compliance

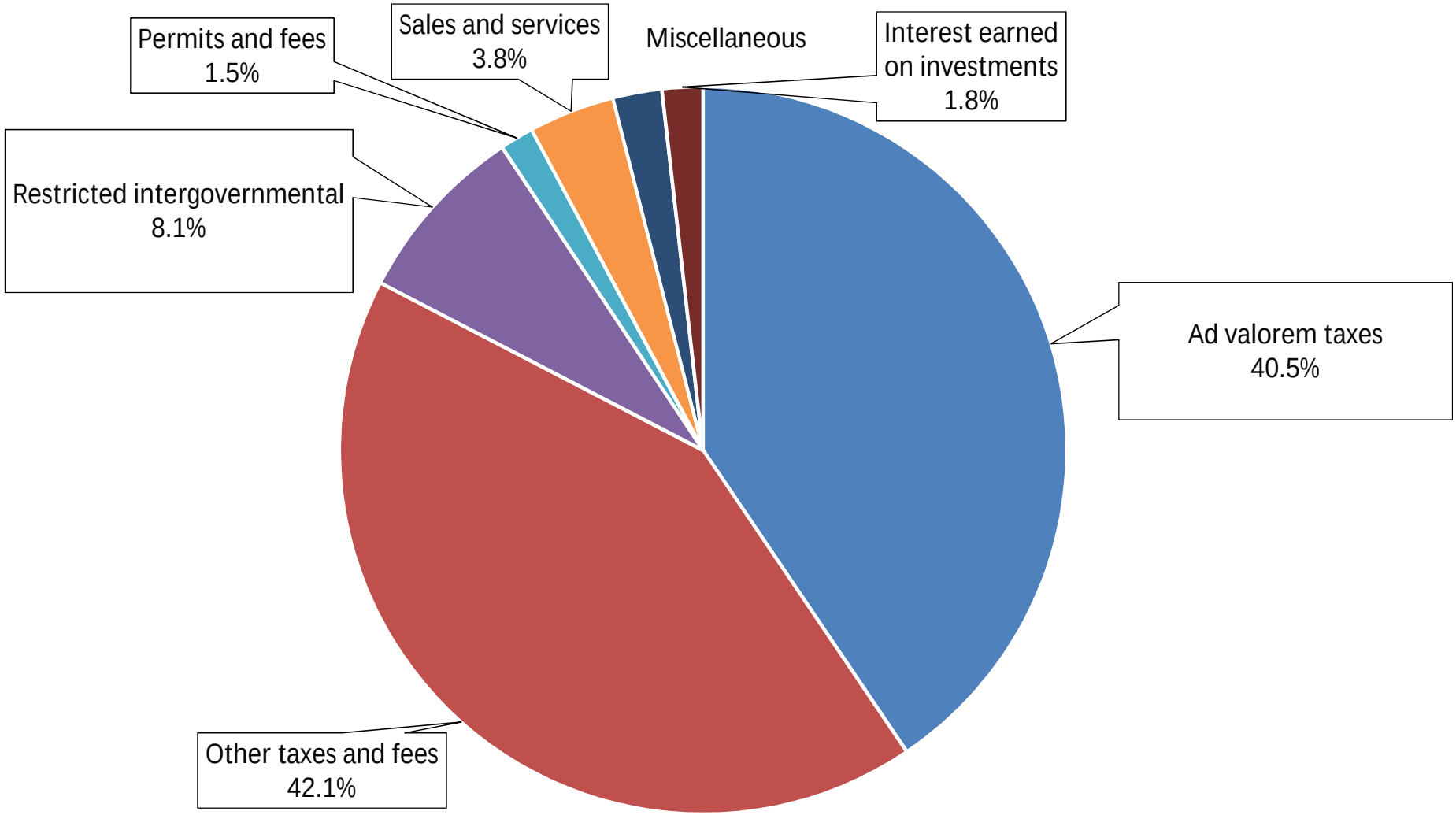
CITY OF FAYETTEVILLE, NC
Types of Opinions

- Adverse
- Disclaim
- Qualified
- Unmodified – "Clean" (Highest Level of Assurance)

CITY OF FAYETTEVILLE, NC

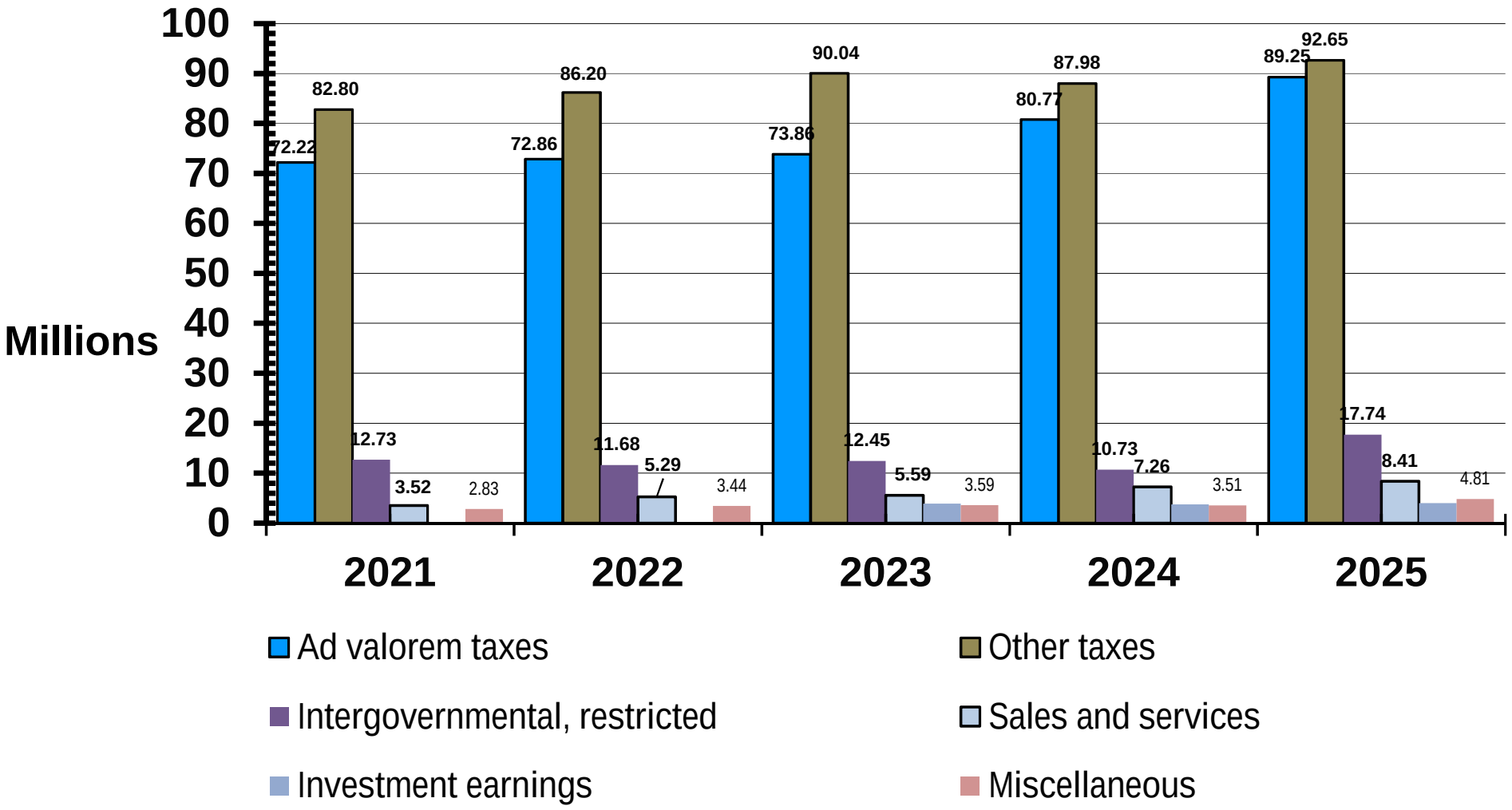
General Fund Revenues

For the Year Ended June 30, 2025



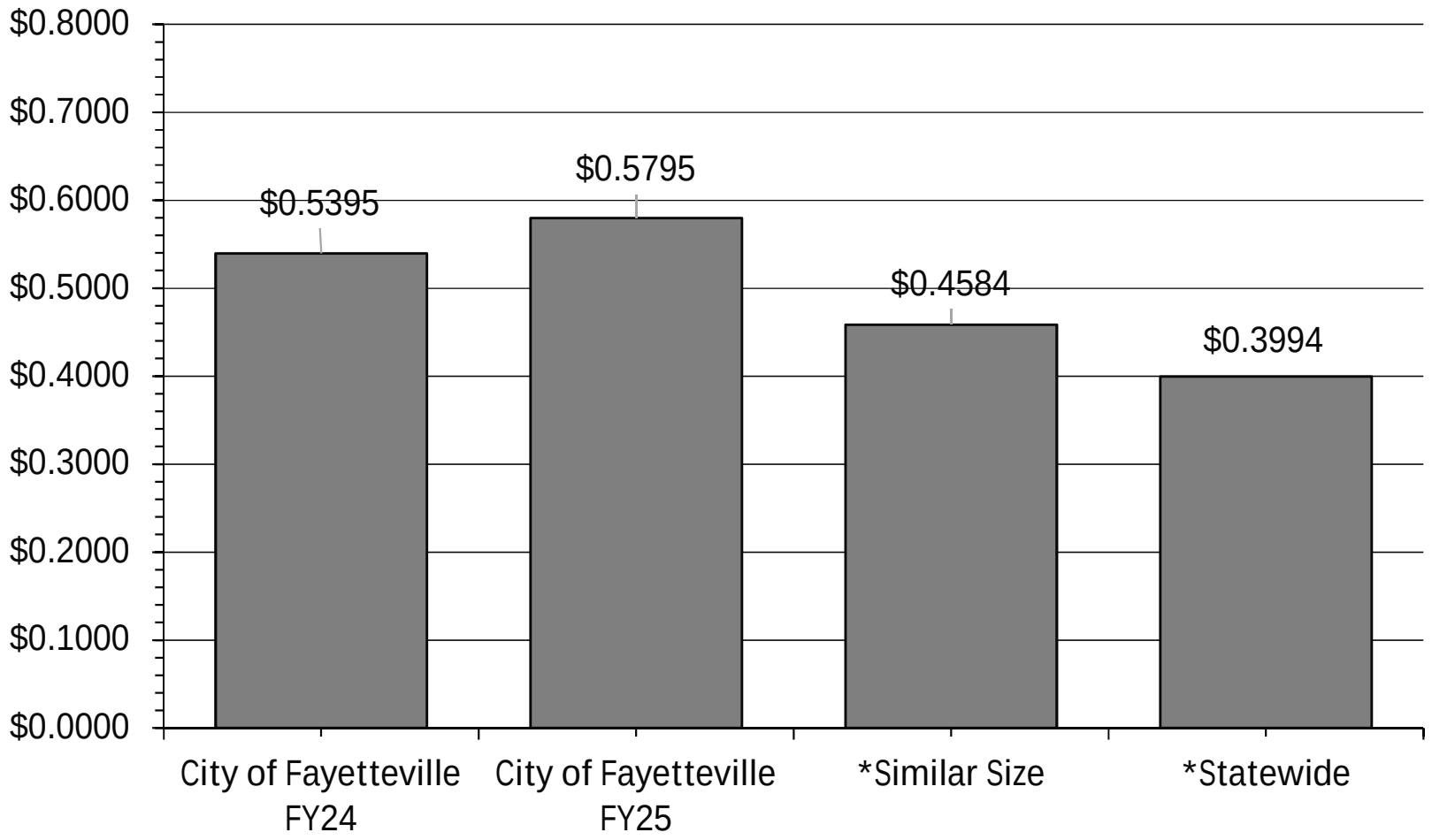
CITY OF FAYETTEVILLE, NC

General Fund Revenues by Source



CITY OF FAYETTEVILLE, NC

Tax Rate For the Year Ended June 30, 2025

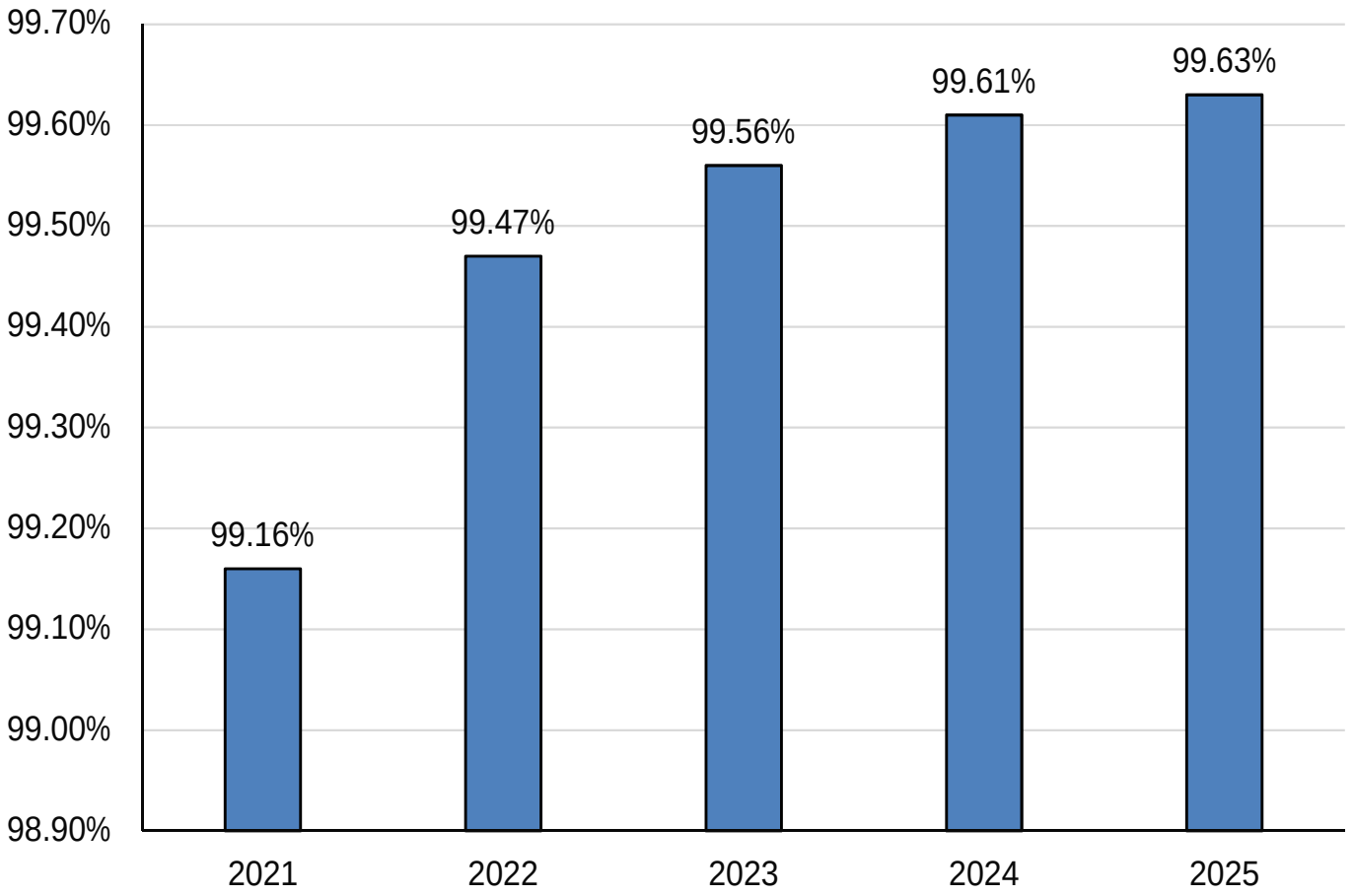


*For year ended June 30, 2025
(compared to units with electrical systems)

Per $100 Valuation

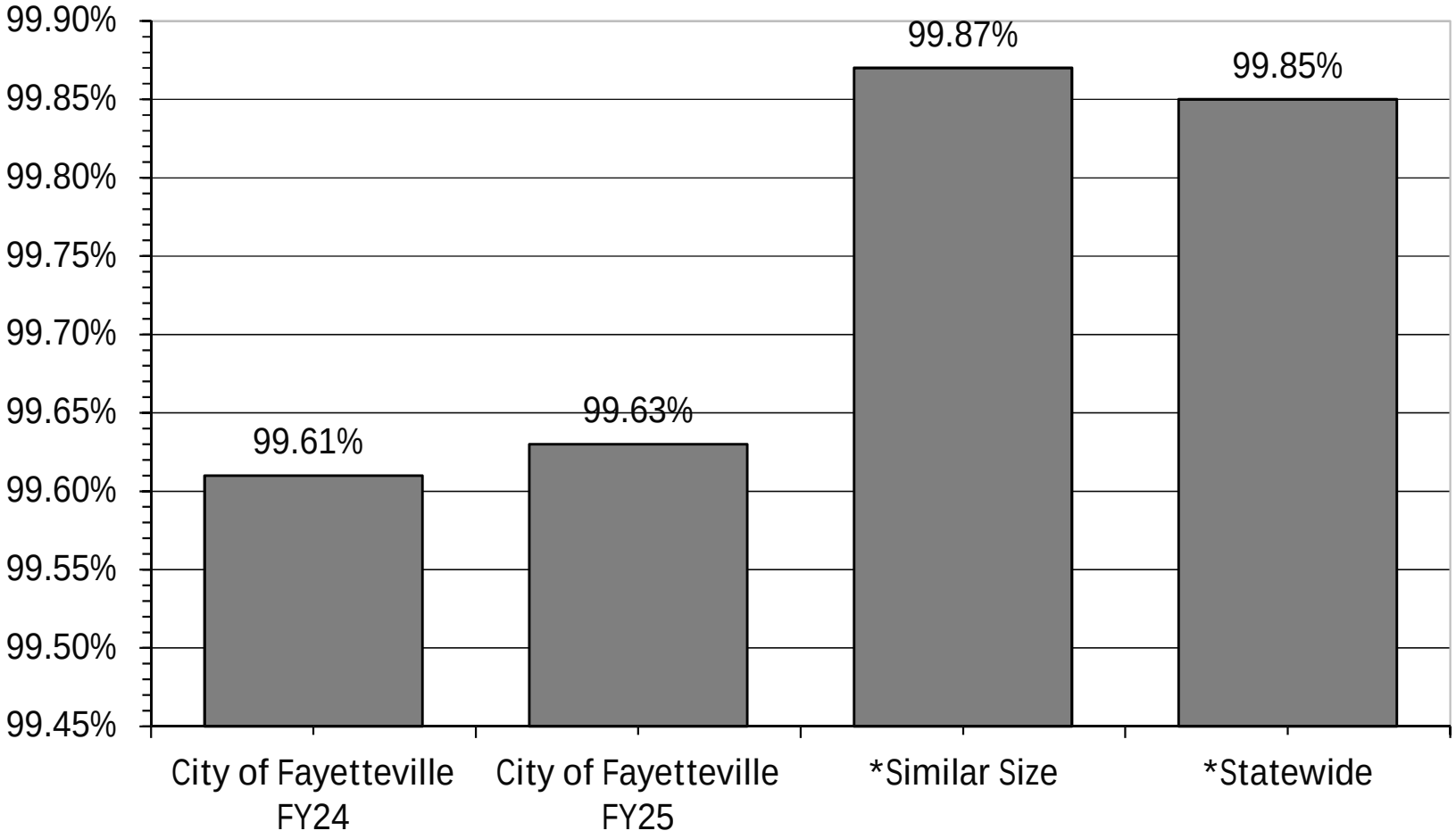
CITY OF FAYETTEVILLE, NC

Percent of Current Year's Property Tax Levy Collected



CITY OF FAYETTEVILLE, NC

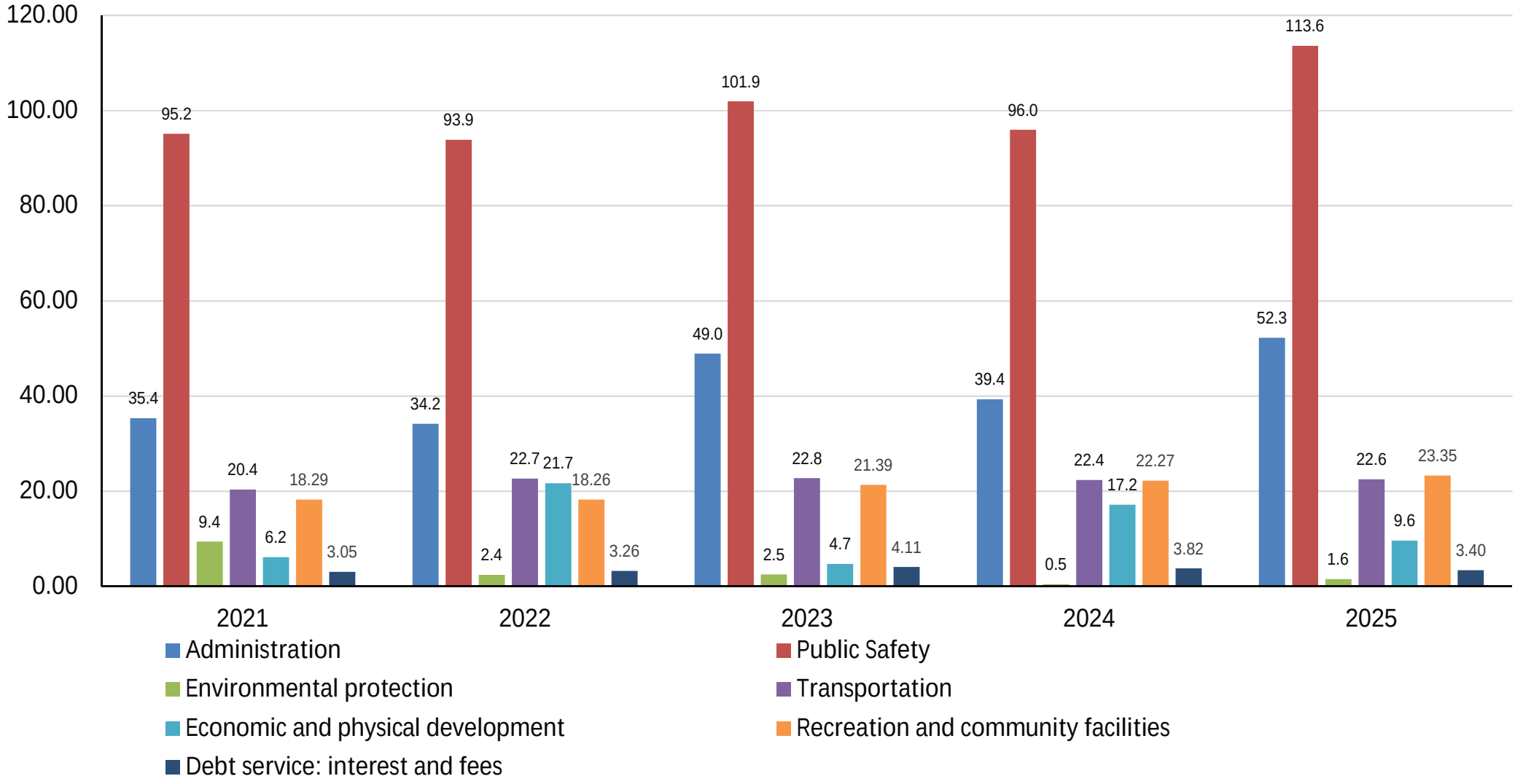
Percent of Current Year's Property Tax Levy Collected
For the Year Ended June 30, 2025



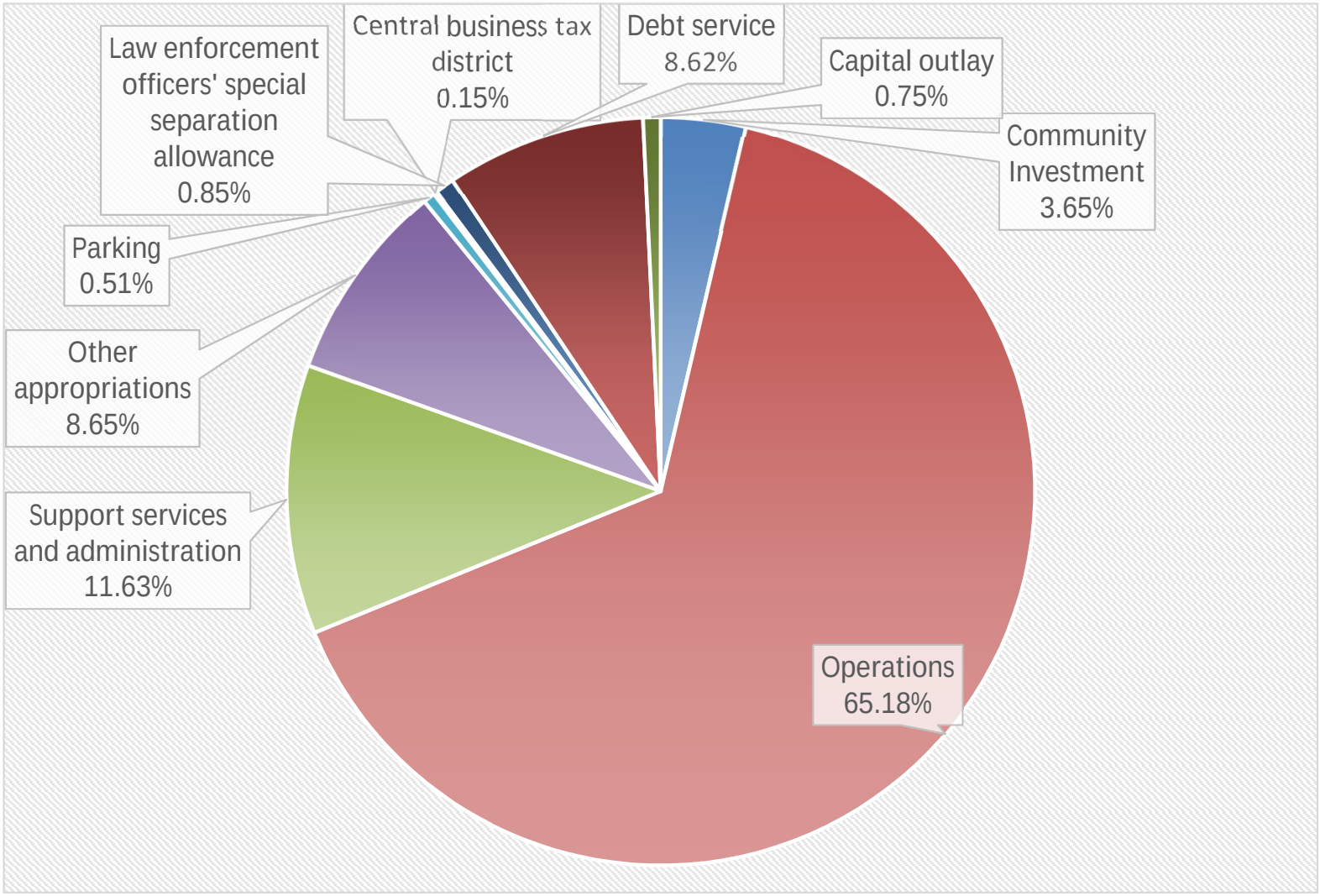
*For year ended June 30, 2021
(compared to units with electrical systems)

CITY OF FAYETTEVILLE, NC

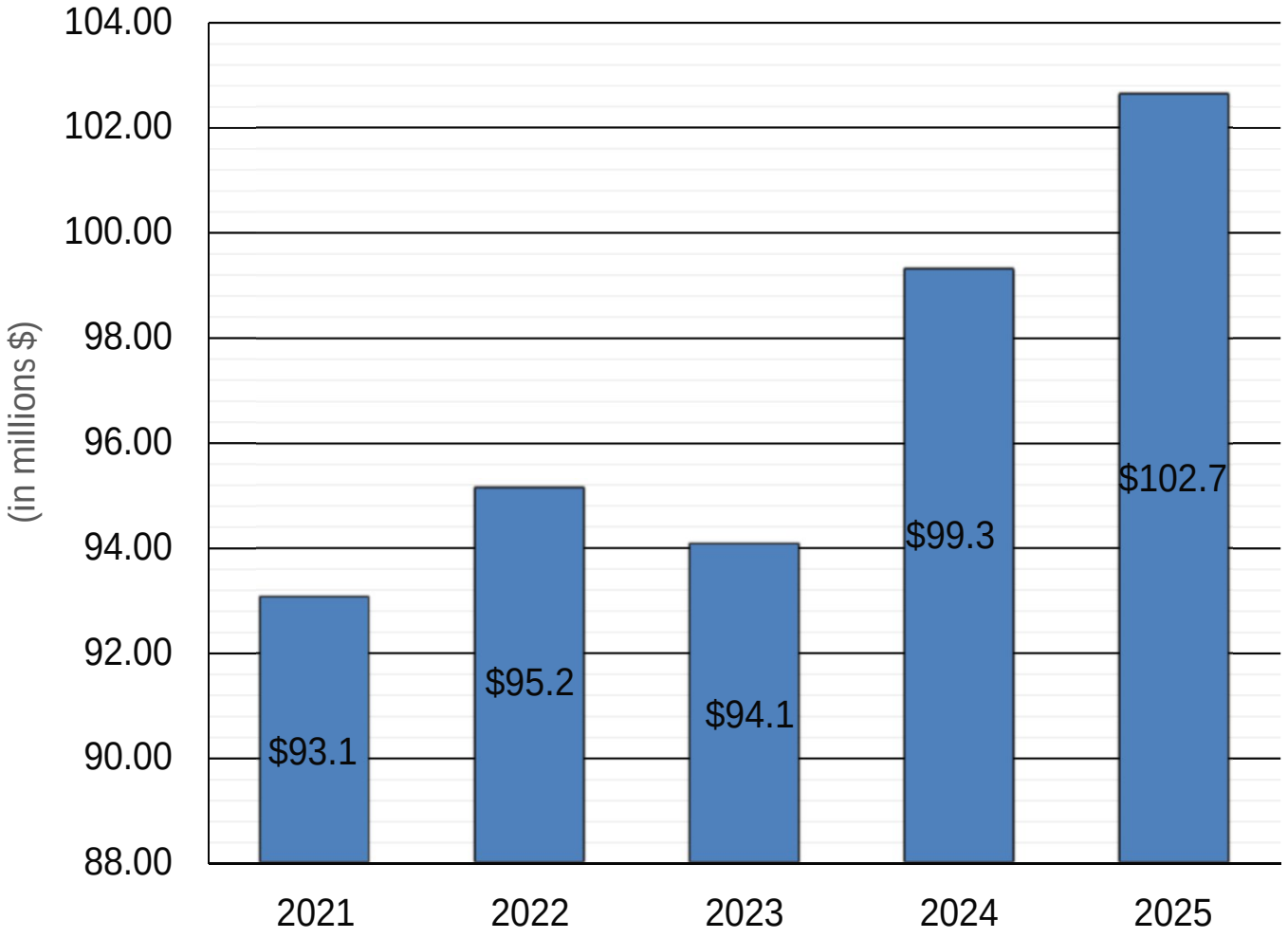
Expenditure Growth by Segment SOA(in millions)



CITY OF FAYETTEVILLE, NC
General Fund Expenditures
For the Year Ended June 30, 2025



CITY OF FAYETTEVILLE, NC
General Fund Balance (in millions)



CITY OF FAYETTEVILLE, NC
General Fund - Fund Balance Presentation

Non-spendable:	
Inventories	118,215
Prepaids	2,248,443
Loan	3,071,352
Leases	399,335
Restricted	
Stabilization by State Statute	40,012,777
Central Business District	130,119
County Business	1,418,678
Donations	177,113
Committed	
Law Enforcement Officers' Special Separation Allowance	13,494,341
Assigned	
Subsequent year's expenditures	7,853,418
Capital Projects	6,745,221
Unassigned	26,993,670
Total Fund Balance	102,662,682

Compliance Results for the Year Ended June 30, 2025

Reporting Requirements

- Government Auditing Standards
- Federal Single Audit Act / Uniform Guidance
- State Single Audit Implementation Act
- FAA Passenger Facility Charge Program

- Significant Deficiency- a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.
- Control Deficiency- a control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis.

Government Auditing Standards- Report on Internal Control Over Financial Reporting and on Compliance and Other Matters (continued)

- Material Weakness- a significant deficiency, or combination of significant deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the financial statements will not be prevented, or detected and corrected on a timely basis.

Government Auditing Standards- Report on Internal Control Over Financial Reporting and On Compliance and Other Matters (continued)

Material Weakness in Internal Control – Year End Journal Entries

Finding 2025-001

- *Criteria: Accounting Principles Generally Accepted in the United States require journal entries to be classified appropriately*
- *Condition and context: The year-end sales tax revenue accrual was erroneously recorded to cash versus accounts receivable.*
- *Effect: Accounts receivable was understated and cash was overstated by $16,957,368.*
- *Cause: Insufficient review of the entry to ensure coding to the appropriate accounts.*
- *Recommendation: We recommend the City adhere to their policy of journal entry review to ensure both amounts and account classifications are correct prior to approval and recording of journal entries.*

Government Auditing Standards- Report on Internal Control Over Financial Reporting and On Compliance and Other Matters (continued)

Material Weakness in Internal Control – Bank Reconciliations and System Setup
Finding 2025-002

- *Criteria: Bank reconciliations should be carried out timely, and with sufficient detail to ensure appropriate recording of all cash transactions within the operating funds of the City.*
- *Condition and context: The City maintains a separate treasury fund to account for all the operating cash within the City. The reconciliation process performed ensured the balances within that fund were reconciled to the bank balances, however there was not further reconciliation to ensure the amounts recorded in the treasury fund agreed to the amounts recorded within the operating funds of the City.*
- *Effect: The City had recorded $21,508,618 in cash to the GASB 34 fund, the fund used to adjust from modified accrual GAAP to full accrual GAAP. $10,647,751 in debt principal payments had erroneously been reversed out of the general fund cash into the GASB 34 fund, resulting in an opening fund balance error. $10,290,937 of current year debt service payments from the general fund were automatically reversed out of the general fund into the GASB 34 fund. Reconciled cash in the treasury fund was $2,779,313 greater than the amounts reported in the operating funds after the adjustments due to the debt service payments. The resulting adjusting entries resulted in additional payable accruals in the general fund, stormwater improvements fund, transit fund, airport fund, fleet maintenance fund, insurance fund, and the environmental services fund.*
- *Cause: The primary cause of the errors is improper setup of the Oracle financial software. Additionally, while the City did reconcile the bank to the treasury fund, additional procedures were not performed to complete the reconciliation from the treasury funds to the operating funds of the City.*
- *Recommendation: We recommend the City contact their Oracle provider and make the necessary adjustments to the financial system to ensure receivables, payables and cash are appropriately reflected in the financial system in accordance with GAAP. Additionally, we recommend the City reconcile the treasury fund reconciled cash to the operating funds reported cash on a monthly basis to ensure all transactions are appropriately reflected in the financial system.*

Update on Prior Year Control Deficiencies

Material Weakness in Internal Control – Accounts Payable Cutoff

Finding 2024-001

Status: Corrected

Material Weakness in Internal Control – Recording a Loan Receivable

Finding 2024-002

Status: Corrected

Major Programs Tested

- Major Federal Programs tested:
  - Coronavirus State and Local Fiscal Recovery Funds– FAL #21.027
  - Housing Opportunities for Persons with AIDS (HOPWA) – FAL #14.241
  - Federal Transit Cluster – FAL# 20.507/20.526
  - BRIC: Building Resilient Infrastructure and Communities – FAL# 97.047
- Major State Programs tested:
  - Nonstate System Street Aid Allocation (Powell Bill)

Auditor's Required Communications: AU-C 260

Area	Comments
Our Responsibilities With Regard to the Financial Statement Audit	Our responsibilities under auditing standards generally accepted in the United States of America and Government Auditing Standards issued by the Comptroller General of the United States have been described to you in our arrangement letter dated April 1, 2025. Our audit of the financial statements does not relieve management or those charged with governance of their responsibilities, which are also described in that letter.
Overview of the Planned Scope and Timing of the Financial Statement Audit	We have issued a separate communication dated April 1, 2025, regarding the planned scope and timing of our audit and have discussed with you our identification of, and planned audit response to, significant risks of material misstatement.

Auditor's Required Communication: AU-C 260

Area	Comments
Accounting Policies and Practices	Preferability of Accounting Policies and Practices Under generally accepted accounting principles, in certain circumstances, management may select among alternative accounting practices. In our view, in such circumstances, management has selected the preferable accounting practice. Significant or Unusual Transactions We did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus. Management's Judgments and Accounting Estimates Summary information about the process used by management in formulating particularly sensitive accounting estimates and about our conclusions regarding the reasonableness of those estimates is in the attached Summary of Significant Accounting Estimates.

Auditor's Required Communications: AU-C 260

Area	Comments
Audit Adjustments	Audit adjustments, other than those that are clearly trivial, proposed by us and recorded by the City of Fayetteville are shown in the attached Summary of Recorded Audit Adjustments.
Uncorrected Misstatements	Uncorrected misstatements are summarized in the attached list of Uncorrected Misstatements. Uncorrected misstatements or matters underlying these uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even if we have concluded that the uncorrected misstatements are immaterial to the financial statements under audit.
Disagreements With Management	We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on any significant matters, the scope of the audit, or significant disclosures to be included in the basic financial statements.

Auditor's Required Communications: AU-C 260

Area	Comments
Significant Issues Discussed With Management	No significant issues arising from the audit were discussed or the subject of correspondence with management.
Significant Difficulties Encountered in Performing the Audit	We did not encounter any significant difficulties in dealing with management during the audit. We did encounter significant delays in performing audit procedures due to issues with year-end close out stemming from the Oracle system implementation as well as staff turnover. As a result, an additional significant risk of material misstatement was identified related to cash.
Significant Written Communications Between Management and Our Firm	Copies of significant written communications between our firm and the management of the City, including the representation letter provided to us by management, are attached as Appendix A.

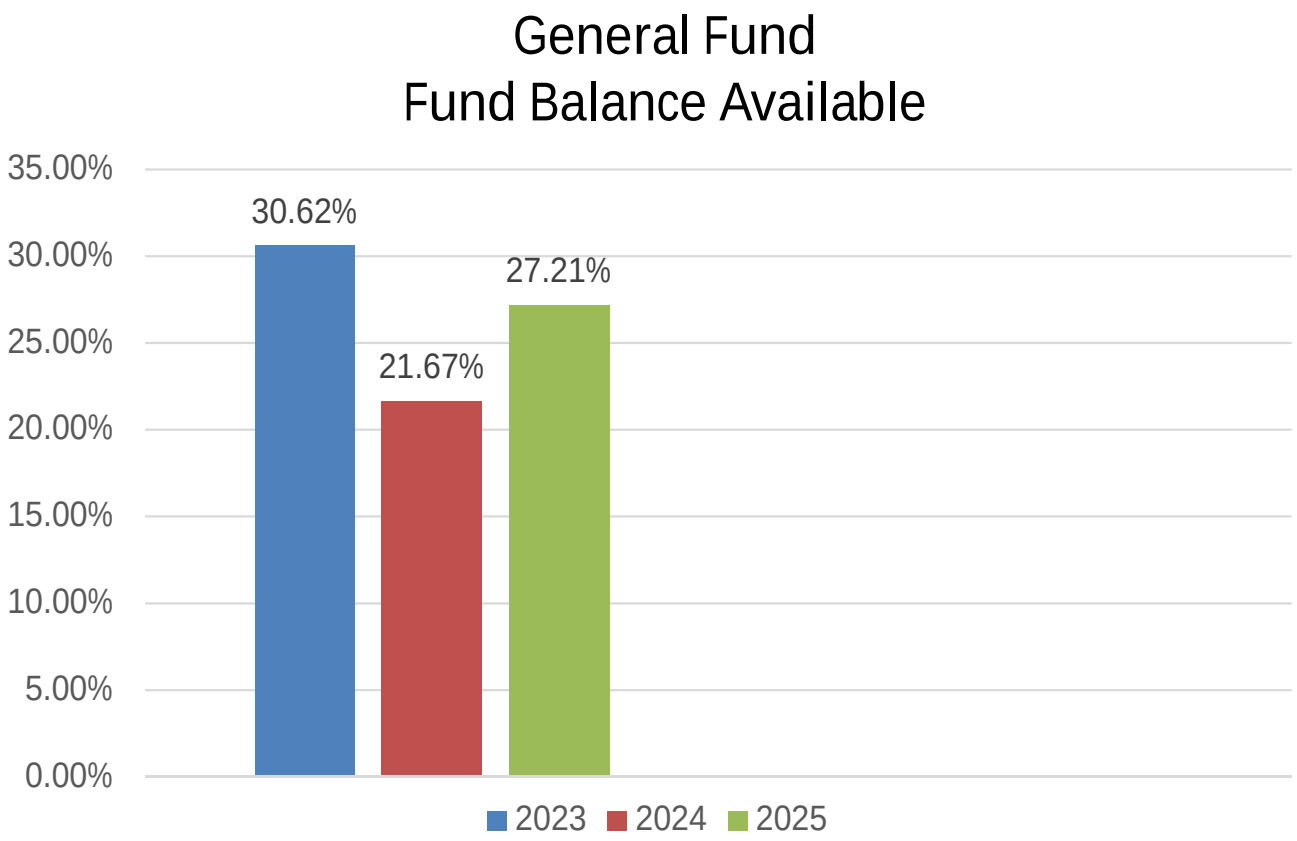
Financial Performance Indicators

The next several slides are titled “Performance Indicators of Concern” as defined by the Local Government Commission.

The City Council will be responsible for responding directly to the LGC within 60 days of the formal presentation by the auditor to the City Council for any items that are marked “red” in the next 9 slides.

These performance indicators are derived from the Data Input form required to be submitted with the financial statements to the LGC.

Financial Performance Indicators of Concern



Minimum Threshold	Unit Results
25% - Average of similar units is 46%	27.21%

Financial Performance Indicators of Concern (continued)

General Performance Indicators:	2025	Target	Unit Results
The 2025 Audit Report is expected to be submitted by February 12, 2026	Yes	February 12, 2026	Yes
The budgeted tax levy for the General Fund had more than 3% uncollected for the fiscal year audited – decreases are shown by a negative %	2%	Less than 3%	-1.17%
You indicated that you expect a decrease in property value for your next property revaluation. In your Response Letter please discuss the magnitude of the drop in valuation, the overall cause of the drop and how you plan to recover the lost revenues.	Increase	Any estimated decrease	Increase

Financial Performance Indicators of Concern (continued)

General Performance Indicators:	2025	Target	Unit Results
Does the entity have an effective pre-audit process to ensure that pervasive budgetary over- expenditures do not occur at the budget ordinance level?	Yes	No over-expenditures	Yes
The local government had a mandate placed on them by DEQ, a court order or some similar requirement (that has no realistic appeal path) that the financial effect will be greater than 3% of the WS Budget and is not yet budgeted.	No		No
If a unit has no performance indicators of concern that would require them to submit a Response to Audit Findings, Recommendations and Fiscal Matters, but they are currently on the Unit Assistance List, they must still submit a Response to Audit Findings, Recommendations and Fiscal Matters. Their response should discuss the financial plan they have developed to address the issues that placed them on the Unit Assistance List and the progress they have made to date.	Yes	Material weakness, significant deficiencies, and/or statutory violations	Yes

Financial Performance Indicators of Concern (continued)

General Performance Indicators:	2025	Target	Unit Results
The Unit had Statutory Violations listed in the Audit Report that should be addressed in the Unit Response Letter	No		No
The unit had problems with debt service payments being late and/or did not comply with the bond covenants?	No		No
The unit must address the material and/or significant findings or any other findings that the auditor reported to them.	2		2
Electric Transfers-out have exceeded the amounts described in GS 159B-39. If your unit is a member of the North Carolina Eastern Municipal Power Agency it appears you have violated the GS. If you are not a member of the Eastern Municipal Power Agency we would like to understand what you are funding with the transfers-out and do you plan to continue this practice.	No		No

Financial Performance Indicators of Concern (continued)

General Performance Indicators:	2025	Target	Unit Results
In addition to the any significant and material findings the Auditor can describe any additional issues the unit should address that affect the fiscal health or internal controls of the unit that were communicated to the unit during the Audit Presentation.	0		No

ANNUAL COMPREHENSIVE FINANCIAL REPORT



FY 2025

FAYETTEVILLE NORTH CAROLINA





Prepared by the City of Fayetteville
Finance Department

Tiffany Murray, CLGFO
Chief Financial Officer

Amanda Mott
Accounting Manager

Kimberly Toon, CLGPO
Assistant Chief Financial Officer

Charles Brioso
Treasurer

Randy Tyson
Financial Reporting Manager

Brandon Blair, Tonya Jacobs, Victor Gardner, Christa Graves– Financial Analysts

Marcia Dunlap, William Henry, Brianda Jones, Carole Taitt - Accountants

Christopher McMillan – ERP Business Analyst

Kristin Keister – Accounts Payable Supervisor

Linda Daquil, CLGFO – Collections Supervisor

Andrea Applewhite, Amanda Bremer, Johanna Bryant, Mary-Alice Herron, Tonya Ramsue, Angela Williams – Accounting Technicians

Nicole Keys – Payroll Manager

Tammy Knowles, Tyise Reed, Teresa Rye – Payroll Technicians

Karen Estep – Risk Coordinator

Sherry Couey, Alarm Ordinance Coordinator

Kymberly Locklear – Assistant Purchasing Manager

Zarah Coll – Contract Compliance Administrator

Brandy Darden – Purchasing Analyst

Nichole Howard, Toya Evans – Buyers

Sade Carlton – Administrative Assistant

With Special Thanks
Budget and Evaluation
Internal Audit
Departmental Partners



TABLE OF CONTENTS

Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2025

11.INTRODUCTORY SECTION (UNAUDITED) **Page**

Letter of Transmittal A-1
GFOA Certificate of Achievement A-6
List of Principal Officials A-7
Organization Chart A-8

FINANCIAL SECTION

Report of Independent Auditor B-1
Management's Discussion and Analysis (Unaudited). C-1

Basic Financial Statements

Government-Wide Financial Statements

Statement of Net Position D-1
Statement of Activities D-2

Fund Financial Statements

Balance Sheet – Governmental Funds E-1
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position E-2
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds E-3
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities E-4
Statement of Revenues, Expenditures and Changes in Fund Balance – General Fund - Budget and Actual E-5
Statement of Fund Net Position – Proprietary Funds E-6
Statement of Revenues, Expenses and Changes in Fund Net Position – Proprietary Funds E-7
Statement of Cash Flows – Proprietary Funds E-8
Statement of Cash Flows (continued) – Proprietary Funds E-9
Statement of Fiduciary Net Position – Fiduciary Funds E-10
Statement of Changes in Fiduciary Net Position – Fiduciary Funds E-11
Notes to Financial Statements F-1

Required Supplementary Information (Unaudited)

Law Enforcement Officers' Special Separation Allowance – Schedule of Changes in Total Pension Liability G-1
Law Enforcement Officers' Special Separation Allowance – Schedule of Total Pension Liability as a Percentage of Covered Payroll G-3
Proportionate Share of Net Pension Liability (Asset) – Local Government Employees' Retirement System G-4
City of Fayetteville's Contributions – Local Government Employees' Retirement System G-5
Other Post Employment Benefit Retiree Healthcare Plan – Schedule of Changes in the Total OPEB Liability and Related Ratios G-6

TABLE OF CONTENTS

Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2025

FINANCIAL SECTION (continued)

Supplementary Information – Combining and Individual Fund Financial Statements and Schedules

Governmental Funds - Major

Comparative Balance Sheets - General Fund H-1
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual - General Fund H-2
Comparative Balance Sheets—Federal and State Financial Assistance Fund H-4
Schedule of Revenues, Expenditures and Changes in Fund Balance Budget and Actual - Federal and State Financial Assistance Fund H-5
Comparative Balance Sheets – Environmental Protection Fund H-6
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual - Environmental Protection Fund H-7

Governmental Funds - Nonmajor

Combining Balance Sheet – Nonmajor Governmental Funds I-1
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Governmental Funds I-2

Special Revenue Funds

Combining Balance Sheet – Nonmajor Special Revenue Funds J-1
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Special Revenue Funds J-2
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual – Emergency Telephone System Fund J-3
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Linear Park Fund J-4
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – PWC Assessment Fund J-5

Capital Project Funds

Combining Balance Sheet – Nonmajor Capital Project Funds K-1
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Capital Project Funds K-2
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Government Fund K-3
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual - Public Safety Fund K-4
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual - Transportation Fund K-5
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Recreational and Cultural Fund K-6
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual - Recreational and Cultural Bond Fund K-7
Schedule of Revenues, Expenditures and Changes in Fund Balance- Budget and Actual—Economic and Physical Development Fund K-8

TABLE OF CONTENTS

Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2025

FINANCIAL SECTION (continued)

Supplementary Information – Combining and Individual Fund Financial Statements and Schedules (continued)

Proprietary Funds

Enterprise Funds

Schedule of Revenues and Expenditures – Budget and Actual (Non-GAAP) – Stormwater Management Fund L-1
Schedule of Revenues and Expenditures – Budget and Actual (Non-GAAP) - Stormwater Management Capital Project Fund L-2
Schedule of Revenues and Expenditures – Budget and Actual (Non-GAAP) – Transit Fund L-3
Schedule of Revenues and Expenditures – Budget and Actual (Non-GAAP) – Transit Fund L-4
Schedule of Revenues and Expenditures – Budget and Actual (Non-GAAP) – Transit II Capital Project Fund L-5
Schedule Revenues and Expenditures – Budget and Actual (Non-GAAP) – Airport Fund L-6
Schedule of Revenues and Expenditures – Budget and Actual (Non-GAAP) – Airport Fund L-7
Schedule of Revenues and Expenditures – Budget and Actual (Non-GAAP) – Solid Waste Fund L-8
Schedule of Revenues and Expenditures – Budget and Actual (Non-GAAP) – Solid Waste Fund L-9
Schedule of Revenues and Expenditures – Budget and Actual (Non-GAAP) – Intergovernmental Fund L-10

Internal Service Funds

Combining Statement of Fund Net Position – Internal Service Funds M-1
Combining Statement of Revenues, Expenses and Changes in Fund Net Position – Internal Service Funds M-2
Combining Statement of Cash Flows – Internal Service Funds M-3
Schedule of Revenues and Expenditures – Financial Plan and Actual (Non-GAAP) – Risk Management Internal Service Fund M-4
Internal Service Funds (continued)
Schedule of Revenues and Expenditures – Financial Plan and Actual (Non-GAAP) – Fleet Maintenance Internal Service Fund M-5

Fiduciary Funds

Trust Funds

Combining Statement of Fiduciary Net Position – Private-purpose Trust Funds N-1
Combining Statement of Changes in Fiduciary Net Position – Private-purpose Trust Funds N-2

Custodial Funds

Combining Statement of Fiduciary Net Position – Custodial Funds N-3
Combining Statement of Changes in Fiduciary Net Position – Custodial Funds N-4

Other Supplemental Financial Data

Schedule of Current Tax Levy O-1
Schedule of Taxes Receivable O-2
Emergency Telephone System Unspent Fund PSAP Reconciliation O-3

TABLE OF CONTENTS

Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2025

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Emergency Telephone System Fund O-4

STATISTICAL SECTION (UNAUDITED)

Net Position by Component P-1
Changes in Net Position P-2
Fund Balances of Governmental Funds P-4
Changes in Fund Balances, Governmental Funds P-5
Tax Revenues by Source, Governmental Funds P-6
Assessed Value and Actual Value of Taxable Property P-7
Direct and Overlapping Property Tax Rates P-8
Principal Property Taxpayers P-9
Property Tax Levies and Collections P-10
Ratios of Outstanding Debt by Type P-11
Ratios of General Bonded Debt Outstanding P-12
Direct and Overlapping Governmental Activities Debt P-13
Legal Debt Margin Information P-14
Pledged Revenue Coverage – Storm Water P-15
Demographic and Economic Statistics P-16
Principal Employers P-17
Full-time City Government Employees by Function P-18
Operating Indicators by Function/Program P-19
Capital Assets Statistics by Function P-21

COMPLIANCE SECTION

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards Q-1
Independent Auditor's Report on Compliance for Each Major Federal Program and on Internal Control over Compliance in Accordance with the Uniform Guidance and Passenger Facility Charge Program Q-3
Independent Auditor's Report on Compliance for the Major State Program and on Internal Control Over Compliance in Accordance with the State Single Audit Implementation Act Q-6
Schedule of Findings and Questioned Costs Q-9
Corrective Action Plan Q-13
Summary Schedule of Prior Year Audit Findings Q-15
Schedule of Expenditures of Federal and State Awards Q-16
Notes to the Schedule of Expenditures of Federal and State Awards Q-19
Schedule of Expenditures of Passenger Facility Charges Q-20
Notes to the Schedule of Expenditures of PassengerFacility Charges Q-22

Introductory Section

- Letter of Transmittal
- List of Principal Officials
- Organization Chart

City of Fayetteville, North Carolina

(This page left intentionally blank)

FAYETTEVILLE NC
CITY MANAGER'S OFFICE

February 12, 2026

The Honorable Mayor,
Members of the City Council and City of Fayetteville Residents
Fayetteville, North Carolina

Dear Mayor, Members of the City Council, and Residents:

It is our pleasure to submit the Annual Comprehensive Financial Report (ACFR) of the City of Fayetteville, North Carolina for the fiscal year ended June 30, 2025. State law requires that every local government publish a complete set of audited financial statements. The financial statements must be presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of certified public accountants. This report complies with these requirements.

The ACFR consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of the information contained in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed to protect City assets and to compile information for the preparation of the City's financial statements in conformity with GAAP. The cost of internal controls should not outweigh their benefits; therefore, the internal controls have been designed to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatement.

PBMares, LLP, has issued an unmodified ("clean") opinion on the City of Fayetteville's financial statements for the fiscal year ended June 30, 2025. The independent auditors' report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditors' report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

PROFILE OF THE CITY

The City of Fayetteville is the county seat of Cumberland County and covers an area of approximately 150 square miles. The City is situated approximately 60 miles south of Raleigh, the State capital, and 140 miles east of Charlotte, a significant commercial center in the State. The City is located adjacent to Interstate 95, a major north-south corridor that links the City to Washington, D.C., Baltimore and New York to the north, and to Charleston, Orlando and Miami to the south. Major roadways also connects Fayetteville to beaches along the southeast coast and the mountains in the west.

Fayetteville has been recognized four times as an *All-American City* by the National Civic League, most recently in 2023, and is known as a community of *History, Heroes and a Hometown Feeling*. In 1762, the town of Campbellton, located on the Cape Fear River, was chartered by the colonial assembly. In 1778, Campbellton united with the neighboring town of Cross Creek to become Upper and Lower Campbellton. In 1783, the North Carolina General Assembly approved the town's official renaming to Fayetteville in honor of Marquis de Lafayette, the French nobleman who served as a Major General in the Continental Army during the Revolutionary War.

Fort Bragg, located approximately 10 miles from the City's downtown area, is one of the largest and most advanced military complexes in the world, covering nearly 163,000 acres. Fort Bragg has traditionally been known as the home of the Army's XVIII Airborne Corps and the 82nd Airborne Division, as well as the U.S. Army Special Operations Command. In 2011, Fort Bragg became the headquarters for the Army's combat-ready conventional forces and Army Reserve following the move of U.S. Army Forces Command and U.S. Army Reserve Command to the base. The installation is also home to Pope Army Air Field providing fixed wing aviation assets and Simmons Army Airfield providing rotary wing aviation assets in support of Fort Bragg's missions.

Fayetteville is the sixth largest municipality in North Carolina based on population and with approximately 150 square miles is the second largest by land mass in North Carolina. According to the North Carolina Office of State Budget and Management, the City's population has grown from approximately 75,850 in 1990 to approximately 211,756 in 2025.

The City serves as the cultural and arts center for Southeastern North Carolina. Fayetteville's cultural and arts venues include the Cape Fear Regional Theatre, Cape Fear Botanical Gardens, the Crown Complex, and Festival Park, along with 7 museums including the Airborne and Special Operations Museum.

In April 2019 the City opened Segra Stadium, a new 4,800-seat minor league baseball stadium in the downtown area. Segra is home to the Fayetteville Woodpeckers, a Houston Astros single A affiliate. The construction of the stadium has spurred more than $100 million in public and private investment in downtown.

Fayetteville's council-manager form of government has 9 members of the City Council each elected from their respective districts and a Mayor elected at large. Each of the Council Members and the Mayor serve concurrent two-year terms, and as a body are responsible for policy-making and local legislation affecting the City. The Council is also responsible for the approval of the budget and appointment of the City Manager, City Attorney, Public Works Commission (PWC) and members of other City boards, committees and commissions. The City Manager is responsible for implementing Council policies and City ordinances, managing daily operations and appointing City staff.

The Council is required to adopt a budget by July 1 of each year, and the City is empowered to levy a property tax on both real and personal property located within its boundaries. The City's budget ordinance creates a legal limit on spending authorizations, and serves as the foundation for Fayetteville's strategic efforts, financial planning and controls. The annual budget is authorized at the portfolio level in the General Fund and at the fund level in all other funds, including the Stormwater Management Fund.

The Mayor, Council and City staff take great pride in providing residents with a full range of services, including police and fire protection, solid waste and recycling services, the construction and maintenance of streets, curbs, gutters, sidewalks, stormwater drainage systems and other infrastructure, recreation and cultural activities, fixed-route and demand-response transit service and airport service.

COMMERCE AND INDUSTRY

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City operates.

The City serves as the trade, service, health care, learning and transportation center of the Fayetteville Metropolitan Statistical Area.

The economy of Fayetteville is greatly influenced by the presence of Fort Bragg and the associated defense-related economy and ecosystem. The installation and surrounding community serves and supports approximately 50,000 active-duty soldiers, 14,000 civilian employees and 140,500 active-duty family members, and 125,000 retirees and families that call Fort Bragg and Fayetteville home. The military's impact on the local economy varies depending on the number of deployed military personnel, capital projects and appropriation levels. Commercial contracts awarded to local businesses for equipment, material, supplies and construction spending also influence the local economy.

In addition to Fort Bragg and the City, substantial employment is also offered in the government sector through Cumberland County Schools, Fayetteville State University, Fayetteville Technical Community College, County of Cumberland and the Veterans Administration. Other major employers in the area include Cape Fear Valley Health Systems, Goodyear Tire & Rubber Inc., Amazon, Mann + Hummel, Walmart distribution facilities and stores, Food Lion and other service-based and retail outlets.

The City is a major regional trade center in the eastern part of the State, with a significant number and variety of shopping plazas, centers and independent retailers being located throughout the City. Evidence of the strong retail sector is reflected by one of the largest shopping areas in the Carolinas, a two square mile area located within the City where shoppers can visit Cross Creek Mall, a more than one million square foot regional shopping mall, five shopping centers, a variety of department and specialty stores.

The City's retail sector includes Freedom Town Center, a 450,000-square-foot shopping center including retailers such as Dick's Sporting Goods, Sprouts Farmers Market, Hobby Lobby and a number of clothing outlets and restaurants.

Fayetteville's annual unemployment rate, reflecting both the national and state trends, increased from 5.2% at June 30, 2024 to 5.4% at June 30, 2025. Historical unemployment rates for Fayetteville, North Carolina and the United States are provided in the following table.

NOT-SEASONALLY ADJUSTED UNEMPLOYMENT RATES*

As of June	Fayetteville	North Carolina	United States
2025	5.4	4.0	4.4
2024	5.2	3.9	4.3
2023	5.1	3.6	3.8
2022	5.4	3.9	3.8
2021	7.9	5.5	6.1

*NC Department of Commerce, Labor and Economic Analysis Division

The median household income in Cumberland County for 2023 is an estimated $58,780, compared to $77,719 nationwide and $70,804 state-wide for the same period. Growth in compensation for military workers has helped to fuel local per capita income growth over the past decade.

In 2023, Cumberland County's total employment was 123,330, with a labor participation rate of 64.9%. The largest industries in Cumberland County are health care, retail trade, accommodation, and food services, with the highest-paying industries being utilities, public administration, professional, and information.

Fayetteville and Cumberland County have a well-educated workforce with skills to handle the technological advances and business complexity of new and expanding businesses. This highly educated, trained and motivated workforce has potential employers taking notice as they look to start, expand or invest in business operations or new facilities.

During fiscal year 2025, the City issued building permits for 349 new single-family residential units valued at $81.7 million and 61 new commercial building permits valued at $121 million. For comparison, during fiscal year 2024, the City issued 421 new single-family residential units valued at $27 million and 48 new commercial building permits valued at $101 million.

Taxable sales in Cumberland County for fiscal year 2025 totaled approximately $6.2 billion, representing a 1.15% increase over 2024. While economic growth remained restrained, tax revenues slightly increased in fiscal year 2024. As the table indicates, taxable sales increased throughout the pandemic and continued in fiscal year 2023. Improved economic conditions can also be attributed to federal and state funding awarded to the City and individuals. The additional funds increased incomes and provided an incentive to spend.

Historical sales for Cumberland County are provided in the following table.

TAXABLE SALES*		
Fiscal Year	**Cumberland County****	**Change**
2025	$6.239	1.17%
2024	$6.167	0.80%
2023	$6.118	6.53%
2022	$5.743	9.64%
2021	$5.238	20.97%
*NC Department of Revenue, Sales and Use Tax Division **Amounts noted in billions.		

The adopted annual operating budget for the fiscal year 2026 was $300.3 million, excluding internal services funds, $14.4 million more than the adopted annual operating budget for fiscal year 2025, an increase of 5%. For the General Fund, the adopted budget for fiscal year 2026 decreased by $10.6 million compared to the adopted budget for fiscal year 2025. The fiscal year 2026 budget for property tax was projected from the 2026 revaluation. The revenue neutral adopted tax rate presented a 13 cent decrease over 2025, and 6.19 cent above revenue neutral. The anticipated total assessed property tax values are projected to grow by 63.5% over the values for the adopted fiscal year 2025 budget. The fiscal year 2026 budget included sales tax revenues of $51.5 million, a net decrease of 6.3% below the fiscal year 2025 budget due to annexation payments and the change in sales tax distribution from per capita to the ad valorem method. Fayetteville's strong strategic planning process and conservative fiscal management allow the City to ensure both the delivery of quality services and financial stability continue to be a high priority.

LONG-TERM FINANCIAL PLANNING and MAJOR INITIATIVES

The City's long-term vision is evident in Fayetteville's strong commitment to neighborhoods, enhancing the local economy, maintaining a vibrant downtown and major corridors, increasing leisure opportunities for its citizens, its diverse culture, rich heritage, and partnership with engaged citizens that have confidence in their local government.

The City Council has committed to key goals and an action agenda consistent with Fayetteville's vision. These goals and targets for action are discussed in the City's strategic plan on the City's website at fayettevillenc.gov.

The fund balance policy adopted by Council establishes a minimum General Fund unassigned fund balance of at least 10% of the succeeding year's General Fund expenditure budget, excluding the budget for the County recreation program. The purpose of this policy is to maintain sufficient resources in the General Fund to cover unexpected expenditures and revenue shortfalls. In addition, the City's practice has been to appropriate unassigned fund balance for one-time expenditures or significant capital needs.

Annually, the City adopts a five-year Capital Improvement Plan for functions such as public safety, parks, transportation, stormwater system, airport and transit. The City also prepares a five-year financial forecast for its General Fund. The purpose of the forecast is to enhance the City's financial planning process. The forecast incorporates the Council- adopted strategic plan, five-year capital improvement plan, capital funding plan and adopted budget.

The City has dedicated an amount equivalent to $0.0507 of the $0.5795 ad valorem tax rate for the capital funding plan. In addition, $0.0142 cents was dedicated to fund parks and recreation projects and bond debt service. Also, certain revenues are specifically earmarked for the repayment of principal and interest on installment financing agreements for facilities and equipment, general obligation debt and future cash funding of major capital improvements.

During fiscal year 2025 the City accomplished or continued work on significant capital projects, financial and economic development goals including the following:

- $3.1 million for public safety enhancements, including 3 firetrucks
- $6.4 million on drainage improvement projects throughout the City
- $1.5 million on improvements for Fayetteville Regional Airport
- $4.5 million by Solid Waste on trucks and equipment to provide residential solid waste and recycling services
- $1.8 million to acquire property for the Police Department's Cross Creek District Office
- $7.1 million on street resurfacing, pavement preservation and sidewalk improvements throughout the City
- $3.8 million to Transit which included the purchase of two battery electric buses (BEBs), and the installation of electric vehicle (EV) charging stations as part of the FAST Zero Emission Bus Deployment Project
- $2.6 million for improvements/upgrades to recreation facilities and playgrounds, downtown parking improvements, the newly renovated Way2Real Community Center, and updates to Hurley Plaza to include a monument to former Mayor John "Bill" William Hurley

AWARDS AND ACKNOWLEDGEMENTS

The City was awarded a Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ending June 30, 2024. The certificate was awarded by the Government Finance Officers Association of the United States and Canada (GFOA) based upon a review of the City's annual comprehensive financial report for the fiscal year ended June 30, 2024. The Certificate of Achievement is awarded to a government organization who publishes an easy to read and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of only one year. We believe that our annual comprehensive financial report for the fiscal year ending June 30, 2024 also meets the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for a Certificate of Achievement.

The City received the Distinguished Budget Presentation Award which is awarded by the GFOA based upon a review of the City's annual budget for fiscal year 2025. In order to receive this award, a governmental organization must publish a budget document that meets specific program criteria as a policy document, an operations guide, a financial plan, and a communications device. The fiscal year 2026 budget has been submitted to the GFOA to determine its eligibility for an award.

Credit for this report is given to the Mayor and members of the City Council for their support of the highest standards of professionalism in the management of Fayetteville's finances. The report is the work of dedicated Finance Department staff. We wish to express our appreciation to members of the department, as well as the entire City staff for their cooperation and assistance.

Respectfully submitted,

Douglas J. Hewett, ICMA-CM
City Manager

Tiffany Murray, CLGFO
Chief Financial Officer

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Fayetteville
North Carolina

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morrill

Executive Director/CEO

City of Fayetteville, North Carolina

(This page left intentionally blank)

City Council Members



Mario Benavente, *District 3*

Derrick Thompson, *District 6*

Malik Davis, *District 2*

Kathy Jensen, *Mayor Pro Tem, District 1*

Mitch Colvin, *Mayor (Center)*

D.J. Haire, *District 4*

Lynne Greene, *District 5*

Brenda McNair, *District 7*

Courtney Banks-McLaughlin, *District 8*

Deno Hondros, *District 9*

City Administrative, Legal and Financial Staff

Dr. Douglas J. Hewett, *City Manager*
Adam Lindsay, *Assistant City Manager*
Jodi Phelps, *Assistant City Manager*
Kelly Strickland, *Assistant City Manager*
Jeffrey Yates, *Assistant City Manager*
Lachelle Pulliam, *City Attorney*
Jennifer Ayre, *City Clerk*
Tiffany Murray, *Chief Financial Officer*

City of Fayetteville, North Carolina

(This page left intentionally blank)

Organizational Chart



FAYETTEVILLE NC
AMERICA'S CAN DO CITY

Current as of June 2025

City of Fayetteville, North Carolina

(This page left intentionally blank)

Report of Independent Auditor

PBMares SM
CPAs and Consultants

Independent Auditor's Report

To the Honorable Mayor and Members of the City Council
City of Fayetteville, North Carolina

Report on Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, the aggregate remaining fund information and the budgetary comparison of the general fund of the City of Fayetteville, North Carolina (the City), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Fayetteville's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, the aggregate remaining fund information and the budgetary comparison of the general fund of the City of Fayetteville, as of June 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Fayetteville and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 1, the financial statements as of June 30, 2024 have been restated due to the implementation of GASB Statement No. 101 – *Compensated Absences*. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control—related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis beginning on page C-1, the Law Enforcement Officers' Special Separation Allowance – Schedule of Changes in Total Pension Liability, the Law Enforcement Officers' Special Separation Allowance – Schedule of Total Pension Liability as a Percentage of Covered Payroll, the Local Government Employees' Retirement System Schedules of the City's Proportionate Share of Net Pension Liability (Asset) and the City of Fayetteville's Contributions, and the Other Postemployment Benefits Retiree Health Plan Schedules of Funding Progress and Employer Contributions on pages G-1 through G-6 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Fayetteville's basic financial statements. The combining and individual fund financial statements and schedules, budgetary schedules and other supplementary data listed in the table of contents as "Supplemental Information", as well as the accompanying Schedule of Expenditures of Federal and State Awards, and Passenger Facility Charges, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), the State Single Audit Implementation Act and the Passenger Facility Charge Audit Guide for Public Agencies issued by the Federal Aviation Administration, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audits of the basic financial statements for the years ended June 30, 2025 and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the other supplemental financial information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and statistical tables of the Annual Comprehensive Financial Report but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 12, 2026. on our consideration of the City of Fayetteville's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Fayetteville's internal control over financial reporting and compliance.

PBMares, LLP

Morehead City, North Carolina
February 12, 2026

City of Fayetteville, North Carolina

(This page left intentionally blank)

Management's Discussion & Analysis

FAYETTEVILLE NC
AMERICA'S CAN DO CITY

MANAGEMENT'S DISCUSSION AND ANALYSIS
(Unaudited)

As management of the City of Fayetteville ("the City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2025. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the transmittal letter at the front of this report, and the City's financial statements, which follow this narrative.

Financial Highlights

The assets and deferred outflows of resources of the City of Fayetteville exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by $657.6 million (*net position*). Of this amount, unrestricted net position of $4.0 million is used to meet the government's ongoing obligations to residents and creditors. The government's total net position increased by $26.8 million. Beginning net position was restated to reflect the implementation of GASB Statement No. 101, which updated guidance on the recognition and measurement of compensated absences.

- Net position in the Governmental activities increased $15.9 million to $457.8 million in fiscal year 2025 after the restatement of net position from the implementation of GASB 101, up from $441.9 million in fiscal year 2024. By far the largest portion of net position, $399.3 million or 87.2%, reflects the net investment in capital assets less any related debt still outstanding.

- Net position in the Business type activities increased $10.8 Million to $199.7 million in fiscal year 2025 after the restatement of net position from the implementation of GASB 101, up from $188.9 million in 2024. The largest portion of net position, $157.3 million or 78.8%, reflects the net investment in capital assets less any related debt still outstanding that was issued to acquire assets in the Stormwater Management, Transit, Airport, Solid Waste, and Intergovernmental activities.

- As of the close of fiscal year 2025, the City's governmental funds reported an ending fund balance of $138.4 million, a decrease of $6.7 million in comparison to the prior year. Approximately 67.25% of total fund balance, or $93.1 million, is non-spendable or restricted.

- At the end of fiscal year 2025, unassigned fund balance for the General Fund was $27.0 million or 12.3% of the fiscal year 2025 General Fund original adopted budget of $218.6 million.

- The City's total debt at fiscal year-end 2025 decreased by $18.6 million. General obligation debt, limited obligation debt, revenue bond debt, installment agreements, lease and subscription liabilities and notes payable decreased $15.3 million. Bond premium and PWC assessments decreased by $0.7 million, and compensated absences, net pension liabilities and other postemployment benefits decreased by $2.5 million. The decrease was primarily attributable to scheduled debt service payments and favorable actuarial changes.

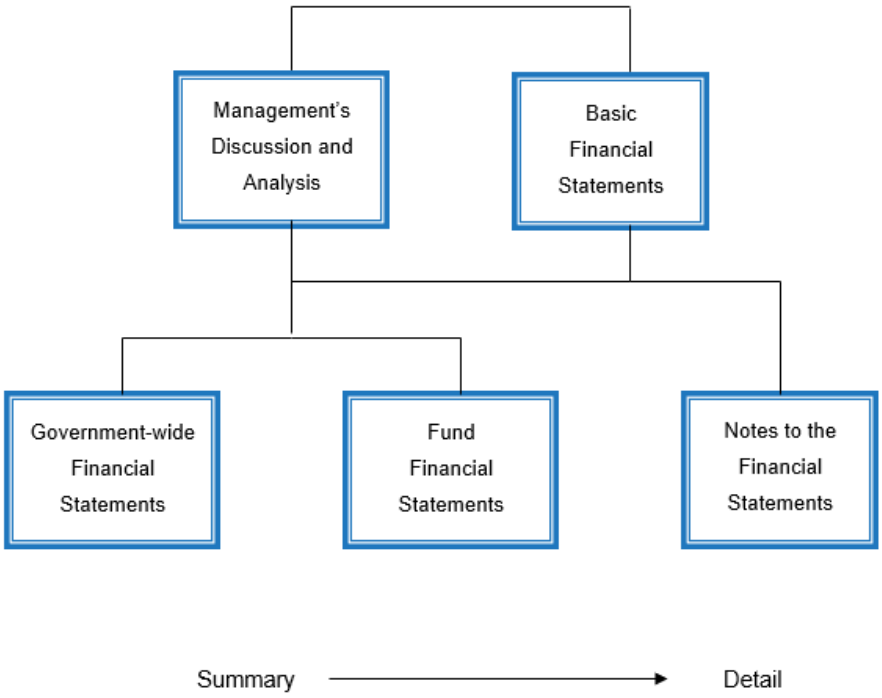
- During fiscal year 2025, the City maintained its Aa1 and AA+ credit rating for its outstanding general obligation bonds from Moody's and Standard & Poor's, respectively.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City of Fayetteville's basic financial statements, which consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements as shown below. The basic financial statements present two different views of the City, through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of the City. This report includes all funds of the City of Fayetteville, as well as its component units, which are described in the following pages. Note 1 in the financial report includes further discussion of the reporting entity and description of funds.

Required Components of Annual Financial Report

Figure 1



Basic Financial Statements

The first two statements in the basic financial statements are the Government-wide Financial Statements. They provide both short and long-term information about the City of Fayetteville's financial status.

The next statements are Fund Financial Statements. These statements focus on the activities of the individual parts of the City of Fayetteville's government. These statements provide more detail than the government-wide statements.

There are four parts to the Fund Financial Statements: 1) the governmental fund statements, 2) the budgetary comparison statements, 3) the proprietary fund statements, and 4) the fiduciary fund statements.

The next section of the basic financial statements is the notes. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, required supplementary information include reports concerning the City's progress in funding its obligations to provide Pension Benefits, the Law Enforcement Officers' Special Separation Allowance, and Other Post-Employment Benefits.

Additional supplementary information is provided to show details about the City's major and non-major governmental funds, proprietary funds and non-major internal service funds. The governmental and internal service funds are added together in one column on the basic financial statements. Budgetary information required by General Statute can also be found in this part of the statements.

Government-wide Financial Statements

The government-wide financial statements are designed to provide the reader with a broad overview of the City of Fayetteville's finances, similar in format to a financial statement for a private-sector business. The government-wide statements provide short and long-term information about the City's financial status as a whole.

The two government-wide statements report the City's net position and how it has changed. Net position is the difference between the City's total assets and deferred outflows of resources, and total liabilities and deferred inflows of resources. Measuring net position is one way to gauge the City's financial condition.

The government-wide statements include activities for the primary government and its component unit. The primary government function is divided into two categories: 1) governmental activities and 2) business-type activities. Governmental activities include most of the City's basic services such as general administration, public safety, environmental protection, transportation, economic and physical development, and recreation and community facilities. Property and other taxes, and state and federal grant funds finance most of these activities. Business-type activities are those that the City charges customers to provide. These include stormwater, airport, transit, and solid waste services offered by the City of Fayetteville.

The Public Works Commission (PWC) is a legally separate authority and is presented as a discretely presented component unit. The City appoints the PWC Commissioners, issues PWC's debt, maintains ownership of PWC capital assets and must approve certain contracts.

The government-wide financial statements are on pages D-1 and D-2 of this report.

Fund Financial Statements – The fund financial statements provide a more detailed look at the City of Fayetteville's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like all other governmental entities in North Carolina, use fund accounting to ensure and reflect compliance (or non-compliance) with finance-related legal requirements, such as the General Statutes or the City's budget ordinance. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

Governmental Funds – Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. Most of the City of Fayetteville's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash, flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called modified accrual accounting, which provides a current financial resources focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps them determine if there are more or less financial resources available to finance the City's programs. The relationship between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

The City of Fayetteville adopts an annual budget for its General Fund, as required by the North Carolina General Statutes. The budget is a legally adopted document that incorporates input from the residents of the City, the management of the City, and the decisions of the City Council about which services to provide and how to pay for them. It also authorizes the City to obtain funds from identified sources to finance these current period activities. The budgetary statement provided for the General Fund demonstrates how well the City complied with the budget ordinance and whether or not the City succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement on page E-5 of this report uses the budgetary basis of accounting, and except for debt service, is presented using the same format as the legally adopted budget. Note A on the bottom of page E-5 provides a reconciliation of differences between expenditure classifications on the budget basis (page E-5) and the modified accrual basis (E-3). The budgetary statement shows four columns: 1) the original budget as adopted by the City Council, 2) the final budget as amended by the City Council, 3) the actual revenues, expenditures and changes in fund balance, and 4) the difference, or variance, in revenues and expenditures between final budget and actual amounts.

Proprietary Funds – The City of Fayetteville has two kinds of proprietary funds. Enterprise Funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its stormwater, transit, airport, solid waste, and intergovernmental operations. These funds are the same as those functions shown in the business-type activities in the Statement of Net Position and the Statement of Activities. Internal Service Funds are an accounting device used to accumulate and allocate costs internally among the functions of the City. The City uses an internal service fund to account for its insurance and risk management and fleet maintenance activities. These services benefit both governmental functions and business-type activities. These services have been included within their respective predominant activities in the government-wide financial statements.

Fiduciary Funds – Private Purpose Trust funds are used to account for the activities of funds the City holds in trust for others. The City has two private-purpose trust funds. Custodial funds are used to account for assets the City holds on behalf of others. The City maintains one custodial fund which is the Police Evidence Fund.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are on pages F-1 through F- 63 of this report.

Other Information – In addition to the basic financial statements and accompanying notes, this report includes certain required supplementary information concerning the City's progress in funding its obligation to provide pension and other post-employment benefits to its employees. Required supplementary information can be found on pages G-1 through G-6 of this report.

Government-Wide Financial Analysis

Net Position – The following is a summary of net position for the City of Fayetteville at June 30, 2025 with comparative data for June 30, 2024. The City's combined net position increased $26.7 million, or 4.24%, from fiscal year 2024. Net position may serve over time as one useful indicator of a government's financial condition. The information below provides a more detailed view of the City's net position. Year-over-year comparisons are affected by the timing of federal and state grant reimbursements, particularly those associated with ARPA-funded projects and capital infrastructure initiatives.

City of Fayetteville's Net Position (dollars in thousands)

Figure 2

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Current and other assets	$ 230,734	$ 232,032	$ 69,985	$ 67,155	$ 300,719	$ 299,186
Capital assets, net	479,080	469,439	162,429	154,574	641,509	624,012
Total Assets	709,814	701,471	232,414	221,729	942,228	923,200
Deferred outflows of resources	36,636	46,778	4,874	6,221	41,510	52,999
Total Assets and Deferred Outflows of Resources	746,450	748,249	237,288	227,950	983,738	976,199
Current and other liabilities	40,484	40,114	13,509	11,097	53,993	51,211
Long-term liabilities outstanding	231,041	240,348	19,103	20,975	250,144	261,323
Total Liabilities	271,525	280,462	32,612	32,072	304,137	312,534
Deferred inflows of resources	17,112	19,153	4,931	6,272	22,043	25,425
Total Liabilities and Deferred inflows of resources	288,637	299,615	37,543	38,344	326,180	337,959
Net Position:						
Net investment in capital assets	399,345	433,397	157,331	150,883	556,676	584,280
Restricted	93,066	81,070	3,795	3,092	96,861	84,162
Unrestricted	(34,598)	(65,833)	38,619	35,631	4,021	(30,202)
Total Net Position	$ 457,813	$ 448,634	$ 199,745	$ 189,606	$ 657,558	$ 638,240

The assets and deferred outflows of the City exceeded liabilities and deferred inflows by $657.6 million as of June 30, 2025. Net position is reported in three categories: net investment in capital assets of $556.7 million, restricted net position of $96.9 million, and unrestricted net position of $4.0 million.

The net investment in capital assets category is defined as the City's investment in City owned capital assets (e.g. infrastructure, land, buildings, automobiles, and equipment), less any related debt still outstanding that was issued to acquire those items. The City uses these capital assets to provide services to residents; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of

the outstanding related debt, the resources needed to repay that debt must be provided by other sources, since the capital assets cannot be used to liquidate these liabilities.

Another category of net position is restricted net position. This represents resources that are subject to external restrictions on how they may be used.

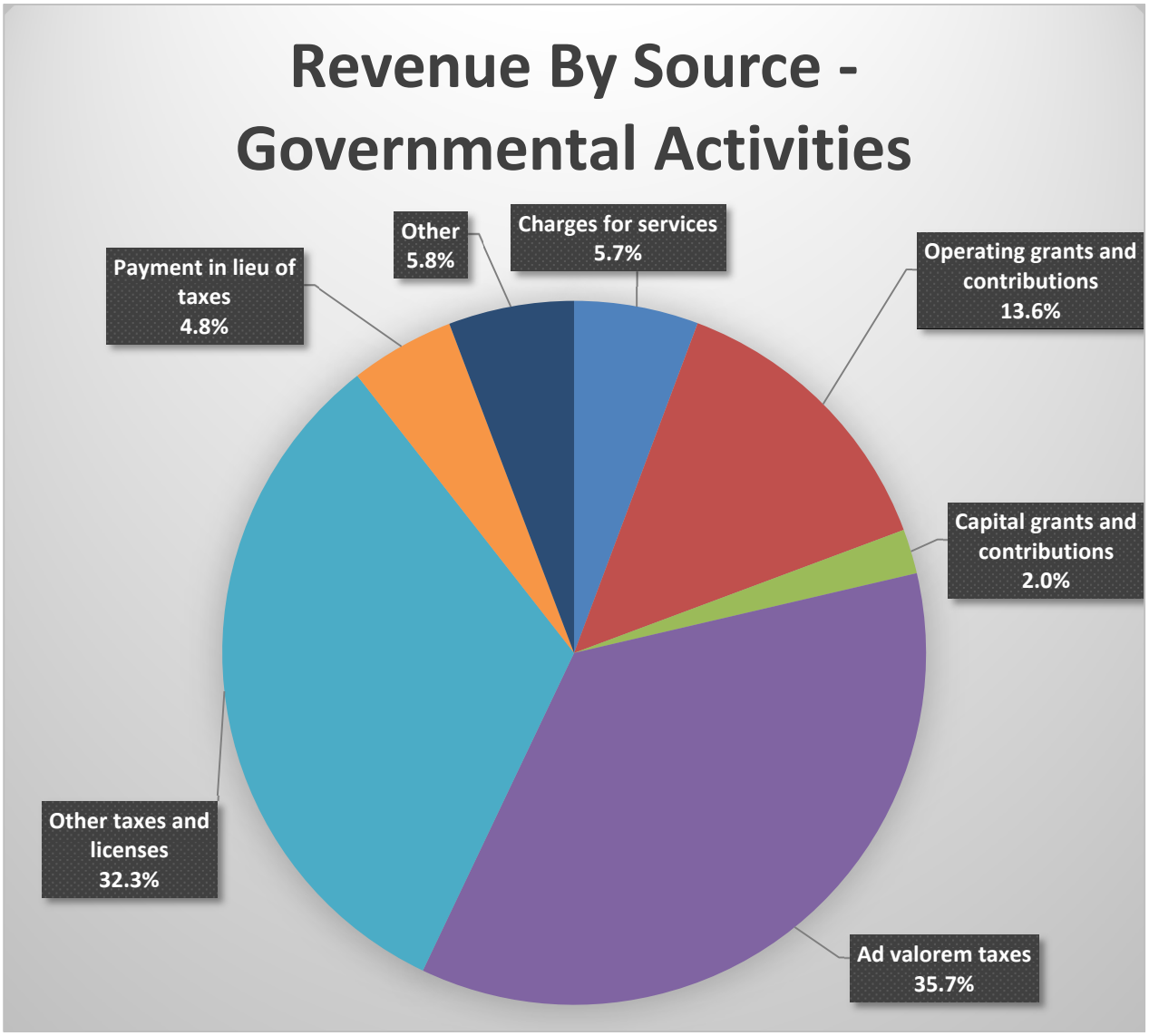
The final category of net position is unrestricted net position. This balance may be used to meet the government's ongoing obligations to residents and creditors. On June 30, 2025, the City had positive unrestricted net position of $4.0 million of the reported total net position of $657.6 million.

City of Fayetteville's Changes in Net Position (dollars in thousands)

Figure 3

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues:						
Program revenues:						
Charges for services	$ 14,226	$ 25,127	$ 40,186	$ 34,570	$ 54,412	$ 59,697
Operating grants and contributions	33,970	10,743	17,198	3,230	51,168	13,973
Capital grants and contributions	5,080	4,420	-	5,832	5,080	10,252
General Revenues:						
Ad valorem taxes	89,092	80,258	-	-	89,092	80,258
Other taxes and licenses	80,678	88,429	646	537	81,324	88,966
Payment in lieu of taxes	11,969	9,577	-	-	11,969	9,577
Other	14,407	8,734	3,392	3,053	17,799	11,787
Total Revenues	249,422	227,286	61,422	47,221	310,844	274,507
Expenses:						
Administration	52,308	39,371	-	-	52,308	39,371
Public safety	113,597	95,985	-	-	113,597	95,985
Environmental protection	1,565	459	-	-	1,565	459
Transportation	22,557	22,427	-	-	22,557	22,427
Economic and physical development	9,645	17,157	-	-	9,645	17,157
Recreation and community facilities	23,349	22,268	-	-	23,349	22,268
Interest on long-term debt	3,395	3,817	-	-	3,395	3,817
Stormwater management	-	-	11,084	10,277	11,084	10,277
Transit	-	-	16,037	15,030	16,037	15,030
Airport	-	-	12,203	12,731	12,203	12,731
Solid Waste	-	-	16,947	14,895	16,947	14,895
Intergovernmental	-	-	1,406	-	1,406	-
Total Expenses	226,416	201,484	57,677	52,933	284,093	254,417
Increase (Decrease) in Net Position:						
before transfers	23,006	25,802	3,745	(5,712)	26,751	20,090
Transfers	(7,095)	(8,814)	7,095	8,814	-	-
Change in net position	15,911	16,988	10,840	3,102	26,751	20,090
Net position, beginning	448,634	431,646	189,606	186,504	638,240	618,150
Changes in accounting principal (GASB 101)	(6,731)	-	(701)	-	(7,432)	-
Net position, beginning, as restated	441,903	-	188,905	-	630,808	-
Net position, ending	$ 457,813	$ 448,634	$ 199,745	$ 189,606	$ 657,558	$ 638,240

Governmental Activities – Revenues for the City's governmental activities were $249.4 million, while total expenses were $226.4 million in fiscal year 2025.



The increase in net position for governmental activities, after transfers out, was $15.9 million.

Current year revenues increased by $22.1 million primarily due to increased operating/capital grants and contributions, strong property tax collections.

Key elements of this change are as follows:

- Property taxes of $89.1 million represent 35.7% of total governmental revenues and is the largest revenue category. The ad valorem tax rate is 57.95 cents of which 1.42 cents is dedicated to supporting Parks and Recreation bond projects approved in a March 2016 bond referendum. The City's fiscal year 2025 tax collection rate was 99.6%.

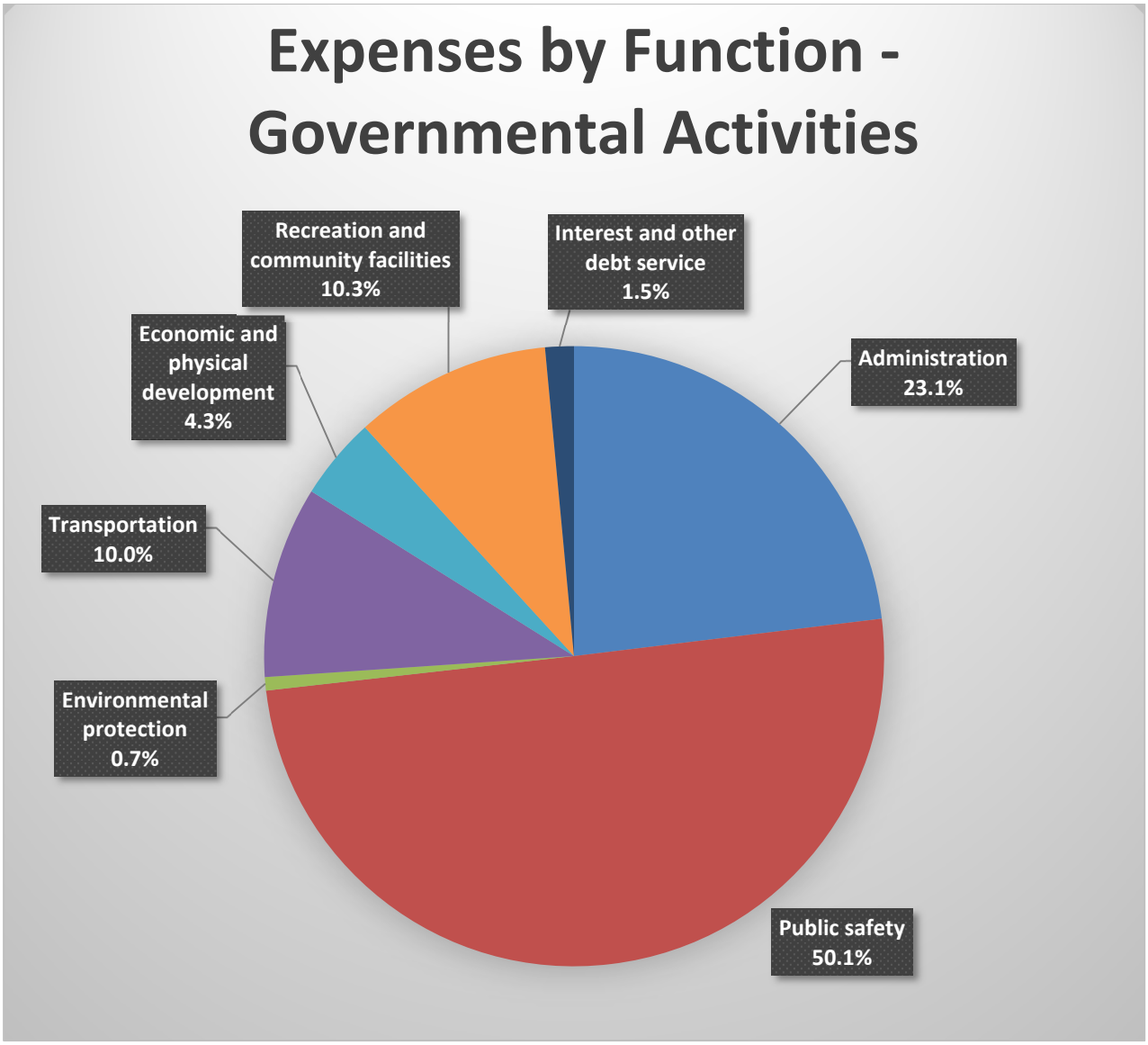
- Other taxes and licenses including sales tax, utilities sales tax, telecommunications sales tax, video franchise tax and vehicle license taxes totaling $80.7 million represent 32.3% and is the second largest revenue category.

- Operating grants and contributions increased to $34.0 million during fiscal year 2025, an increase of 216.2% from 2024. Most of the increase related federal and state grants, primarily spending related to ARPA projects for administrative initiatives, public safety, transportation infrastructure, and park and recreation improvements during the fiscal year.

- Capital grants and contributions increased to $5.1 million during fiscal year 2025, an increase of $660 thousand from 2024. Most of the increase was related to receiving more federal and state grants for transportation infrastructure including streets, sidewalks and drainage improvements and economic and physical development.

- Another large revenue source supporting the governmental activities include $12.0 million for payments in lieu of taxes from PWC.

- Charges for services from fee-based programs such as parks and recreation, permitting and inspections, and parking fees decreased to 14.9 million during fiscal year 2025, a decrease of $10.2 million from fiscal year 2024.



- The cost of all governmental activities this year was $226.4 million as compared to $201.5 million reported in fiscal year 2024. These costs were incurred in order to provide municipal services to the residents of Fayetteville. These services include but are not limited to: public safety (police, fire, office of community safety, etc.), administrative (city manager, city attorney, finance, human resources, information technology), transportation (street maintenance), and recreation and community facilities.

- The City's four largest governmental programs – public safety (50.1%), administration (23.1%), transportation (10.0%), and recreation and community facilities (10.3%), represent 93.5% of the total governmental activities.

Business-Type Activities – Revenues for the City's business-type activities were $61.4 million, while total expenses were $57.7 million in fiscal year 2025 compared to fiscal year 2024 revenues of $47.2 million, and total expenses of $52.9 million. Net position increased to $199.7 million in 2025, compared to $188.9 million in 2024.

Change in Net Position (in thousands)

	Stormwater Management	Transit	Airport	Solid Waste	Intergovernmental
2025	$ 61,288	$ 25,148	$ 102,229	$ 11,331	$ (251)
2024	55,160	21,824	101,992	10,630	-
Change	$ 6,128	$ 3,324	$ 237	$ 701	$ (251)

Stormwater Management - Net position in stormwater management activities increased to $61.3 million in fiscal year 2025. Net investment in storm water capital assets increased $5.9 million to $46.5 million.

Transit - The City, federal, and state agencies continue to subsidize transit operations. Net position is $25.1 million in fiscal year 2025 which represents a 15.2% increase from 2024. Nearly all of transit's net position was its $28.2 million net investment in transit assets. Transit's increase of net position is the result of increased operating and capital grants and contributions received.

Airport - Net position of the airport fund at the end of the year amounted to $102.2 million, an increase of $0.23 million. The increase is primarily due to federal and state contributions for airport enhancements. Net investment in capital assets was $71.2 million.

Solid Waste - Net position for the solid waste function in fiscal year 2025 was $11.3 million which represents a 9.3% increase from 2024. Net investment in capital assets used to provide solid waste services was $11.4 million.

Intergovernmental - Net position for the intergovernmental function was a deficit of $251 thousand at fiscal year-end 2025 due to timing differences between service delivery and collection for charges for services. All outstanding receivables were subsequently collected..

Financial Analysis of the City's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds – The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the City's financial requirements. Specifically, unassigned fund balance can be a useful measure of a government's net resources available for spending at the end of the fiscal year.

The General Fund is the chief operating fund of the City. At the end of fiscal year 2025, unassigned fund balance of the General Fund was $27.0 million, while total fund balance was $102.7 million. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures and transfers out. Unassigned fund balance represents 12.4% of total General Fund expenditures and transfers out, while total fund balance represents 47.0% percent of that same amount.

The North Carolina Local Government Commission strongly recommends that local governments maintain an available fund balance of at least 8 percent of annual General Fund expenditures. The City of Fayetteville has adopted a minimum fund balance policy for the General Fund which instructs management to conduct the business of the City in such a manner that unassigned fund balance is at least 10% of the succeeding year's General Fund expenditure budget, excluding the budget for the County Recreation Program. The City's target for unassigned fund balance, however, is at least 12 percent. In the event that the balance drops below the established minimum level, the City Council will develop a plan to replenish the fund balance to the established minimum level within two years.

The fund balance of the City's General Fund increased by $3.3 million during the current fiscal year. This increase can be primarily attributed to an increase in revenues supporting operations for police, and fire:

- Overall General Fund revenues increased $17.4 million in fiscal year 2025. Ad valorem tax increased $8.5 million from the previous year.
- At $196.2 million, General Fund expenditures increased $11.5 million in 2025. Debt service principal and interest payments decreased $2.1 million. Operations expenditures for public safety increased by $17.5 million due to the investment in employee compensation. Economic and physical development expenditures decreased $6.9 million primarily due to closing of projects in 2025 compared to fiscal year 2024.

At June 30, 2025, the governmental funds of the City reported a combined fund balance of $138.4 million, reflecting a decrease in fund balance of $6.7 million. The overall decrease in governmental fund balance reflects planned capital project expenditures, the timing of grant reimbursements, and continued investment in infrastructure and environmental initiatives. Non-major governmental fund balance decreased by $7.9 million in fiscal year 2025, compared to the decrease in fiscal year 2024. The Federal and State Financial Assistance ending fund balance is $10.0 million, a decrease of $1.9 million. The Environmental Protection ending fund balance is negative $371 thousand a decrease of $192 thousand million.

General Fund Budgetary Highlights

The City Council approved a $219 million General Fund budget for fiscal year 2025 which represented an $8.4 million increase from the original budget for fiscal year 2024. The general ad valorem tax rate changed to 57.95 cents per $100 of assessed valuation.

In fiscal year 2025 the City continued to focus on our strategic plan and Vision 2032 Statement that establishes that we are striving to be an attractive, culturally diverse and inclusive city that is safe, prosperous, innovative and unified. The 2025 fiscal year budget provided for continuation of municipal services, improvements to service delivery and technology, and sustained investment in employee compensation, retention, and infrastructure. These priorities translated into targeted investments across public safety, infrastructure, and economic development in the adopted FY25 budget.

During the past year the City provided funds for Fayetteville Regional Airport expansion and growth, vehicles and heavy equipment, improvements to City streets, to continue the Corridor Revitalization program, to support the Fayetteville Cumberland Economic Development Corporation and the Center for Economic Empowerment and Development, to subsidize the management cost of the downtown Arts and Entertainment District and to continue the partnership with Cumberland County to fund strategies to assist homeless residents.

The most significant addition to the fiscal year 2025 budget in terms of cost and impact was an adjustment to continue the Police, Fire, and 911 Communications employee pay step plans, with an adjustment to the step to maintain competitive increases by adopting a tax increase of $0.04 dedicated to public safety market increases. Additionally, all other employees received a 4% increase from their midpoint, and an additional 1% increase to

their 401(K) contributions, bringing the city's contribution to 3%. Sworn police officers continued to receive a mandatory 5% city contribution to a 401(K)-contribution plan. The budget included funding to establish the Office of Community Safety strategically aligned with the City goal for a safe and secure community. The budget continues to support the Downtown Municipal Service District, including a $0.07 ad valorem tax rate increase.

The City continues to leverage the American Rescue and Recovery Act funding on priorities identified by City Council. That funding joins the more than $10 million also awarded to the City by the State of North Carolina to address, among other things, parks and recreation projects, historic sites preservation and stormwater infrastructure projects. The voters overwhelmingly approved the $97 million bond measure on the November 2022 ballot, supporting the City's plans to issue $97 million in general obligation bonds and spend $60 in support of projects related to public safety, $25 million for infrastructure needs and $12 million for housing.

Actual Revenues Compared to Final Budget – General Fund actual revenue was $220.1 million and final budgeted revenue was $225.3 million for fiscal year 2025.

The City's permits and fees continue to be strong revenue source for the General Fund in fiscal year 2025 with $0.3 million more collected than the budgeted expectations.

The City's investments also performed better than budget expectations due to interest rates remaining relatively high. Interest earned on investments totaled $3.9 million.

Actual Expenditures Compared to Budgeted Appropriations – The City budgets General Fund appropriations by portfolio. As shown on the General Fund Budget and Actual Statement on page E-5, expenditures in each portfolio are compared to final budgeted appropriations, with overall actuals being $19.1 million less than budget. The following is an analysis of actual expenditures compared to budget by portfolio:

- Community investment portfolio expenditures were $1.4 million less than budget.
- Operations portfolio expenditures were $5.2 million less than budget.
- Support services portfolio expenditures were $3.5 million less than budget.
- Law enforcement officer's separation allowance expenditures were $1.5 million less than budget.
- Other appropriations, excluding debt service, were $5.9 million less than budget.
- Debt service expenditures were $1.2 million less than budget.

Capital Asset and Debt Administration

Capital Assets – The City's capital assets for its governmental and business-type activities as of June 30, 2025 total $641.5 million net of accumulated depreciation and amortization. These assets include land, construction in progress, infrastructure, buildings and improvements, equipment, furniture and fixtures, computer software, vehicles, subscription-based information technology agreements and right to use leased assets. These investments support long-term service delivery, regulatory compliance, and asset management in the City's capital improvement planning process.

City of Fayetteville's Capital Assets (dollars in thousands) (Net of Accumulated Depreciation and Amortization)

Figure 4

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land and land rights	$ 46,602	$ 44,209	$ 6,416	$ 6,196	$ 53,018	$ 50,405
Construction in progress	51,519	32,104	12,437	7,317	63,956	39,421
Infrastructure	219,865	223,986	39,474	35,439	259,339	259,425
Buildings and improvements	130,761	133,805	78,248	83,666	209,009	217,471
Equipment, furniture, and fixtures	2,996	4,343	2,074	2,307	5,070	6,649
Computer software	2,382	2,913	60	152	2,442	3,065
Vehicles	19,068	19,352	23,620	19,355	42,688	38,707
Intangible right-of-use assets	5,888	8,727	100	142	5,988	8,869
Total	$ 479,081	$ 469,438	$ 162,429	$ 154,574	$ 641,510	$ 624,012

Major capital asset transactions during the year include the following for governmental activities:

- $2.6 million was spent to construct a new senior center, a tennis center, renovate parks, and upgrade recreation facilities.
- $3.1 million was spent on public safety enhancements.
- $1.8 million was spent to acquire property for the Police Department's Cross Creek District Office.
- $7.1 million on street resurfacing, pavement preservation, and sidewalk improvements.

Major capital asset transactions during the year include the following for business-type activities:

- $6.4 million was spent on stormwater drainage system improvements.
- $3.8 million was spent on transit capital improvements including bus purchases.
- $1.5 million was spent on airport terminal renovations.
- $4.5 million was spent on solid waste on trucks and equipment to provide residential solid waste and recycling services.

Additional information on the City's capital assets can be found in Note 3 of this report.

Long-Term Debt – The City issues debt to finance the acquisition and construction of many of its capital assets. As of June 30, 2025, the City had total outstanding debt of $88.3 million consisting of general obligation debt, limited obligation debt, leases and subscription debt, revenue bonded debt, installment agreements and notes payable. Long-term debt decreased $15.3 million over 2025. A summary of total long-term debt is shown in Figure 5.

Outstanding Debt (dollars in thousands)

Figure 5

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
General obligations debt	$ 27,350	$ 29,440	$ -	$ -	$ 27,350	$ 29,440
Direct Placement:						
Limited obligation debt	36,520	39,320	-	-	36,520	39,320
Leases and subscription liability	6,069	9,123	85	133	6,154	9,256
Revenue bonds	-	-	1,295	2,130	1,295	2,130
Direct Borrowing:						
Installing agreements	16,599	22,000	224	1,278	16,823	23,278
Notes payable	-	-	125	150	125	150
Total Long-Term Debt	$ 86,538	$ 99,883	$ 1,729	$ 3,691	$ 88,267	$ 103,574

The City's other long-term obligations related to governmental activities are as follows:

- $61.1 million representing the City's portion of the N.C. Local Government Employers' Retirement System net pension liability, which is managed by the N.C. Department of State Treasurer.
- $39.4 million net Other Postemployment Benefits (OPEB) liability, which is retiree healthcare benefits for employees hired before July 1, 2014.
- $19.1 million net Law Enforcement Officers' Special Separation Allowance.
- $17.9 million compensated absences, a liability for the estimated amount of vacation, compensatory time and banked holiday leave to ultimately be paid.
- $4.3 million PWC Assessments Payable, which is offset by amounts owed to the City.

The City's other long-term obligations related to business activities are as follows:

- $8.6 million representing the City's portion of the N.C. Local Government Employers' Retirement System net pension liability, which is managed by the N.C. Department of State Treasurer.
- $7.2 million net Other Postemployment Benefits (OPEB) liability, which is retiree healthcare benefits for employees hired before July 1, 2014.
- $1.6 million compensated absences, a liability for the estimated amount of vacation, compensatory time and banked holiday leave to ultimately be paid.

The State of North Carolina limits the amount of general obligation debt that a unit of government can issue to 8% of the total assessed value of taxable property. The legal debt margin for the City is approximately $1.1 billion.

Additional information regarding the City's long-term debt can be found in Note 5 of this report.

Economic Factors and Next Year's Budget and Rates

The City Council approved a $300.3 million budget for fiscal year 2026, which represented a $14.4 million increase from the original budget for fiscal year 2025.

The general ad valorem tax rate is 44.95 cents per $100 of assessed valuation. While this rate is $0.0619 above the revenue-neutral rate of $0.3876, it reflects a $0.13 reduction from the prior year's rate, providing approximately 22.4% in tax relief to property owners while maintaining fiscal balance. The adopted rate is expected to generate $83.6 million in property tax revenue, a $6.9 million increase over 2025. Cumberland County's 2025 countywide property revaluation produced a total assessed valuation increase of 61.1 % - 88.4% in residential and 27.5% in commercial property—significantly expanding the City's tax base and providing an opportunity to recalibrate rates while maintaining essential service levels.

For fiscal year 2026, the supporting general fund operating budgets reflect a decrease of 4.83% over the values projected for the adopted fiscal year 2025 budget. This year-over-year decline represent the balance of adopting a general fund operating tax rate above revenue neutral to offset the net loss in sales tax revenue due to a distribution change and rising costs of employee wage increases, operating inflation, declines in motor vehicle tax revenue, and service expansion initiatives. Based on expected growth and the increased tax rate, the 2025 general fund budgeted ad valorem tax revenues of $106.8 million are projected to decrease 1.82%.

The City's other major unrestricted revenue is sales tax. A major external factor affecting next year's financial outlook is the Cumberland County Board of Commissioners' decision to change the local sales tax distribution method from per capita to ad valorem, effective July 1, 2025. This change is projected to reduce the City's annual share of sales tax revenue by approximately $13 million, or 20.2%, with a net loss of $3.1 million following a one-year transition agreement. To offset this decline and maintain service delivery, the adopted FY 2026 budget incorporates $0.0619 above the revenue neutral property tax rate to replace lost revenue.

Other revenue sources and rates remain stable. The City maintained the stormwater fee at $7.00 per month and the solid waste fee at $275 annually per household. While both funds remain self-sustaining in FY 2026, preliminary projections indicate that a stormwater rate adjustment may be required in 2027 to address future infrastructure and capital needs. Revenues from user fees, licenses, and permits are projected to remain relatively flat due to ongoing market constraints and modest population growth.

Personnel costs remain the City's largest operating expenditure, accounting for 56.9%, or approximately $172 million, of the 2026 operating budget. The adopted budget includes a 4% midpoint compensation increase for non-step employees, continuation of step progression for public safety personnel, and an additional 1% employer contribution to the 401(k) plan for non-sworn employees an increase from 3% to 4%. These investments support the City's "Employer of Choice" initiative and help offset recruitment and retention challenges. To preserve structural balance, the City implemented $2.8 million in service reductions and deferred approximately $7.2 million in departmental enhancement requests, focusing resources on public safety, infrastructure maintenance, and community engagement priorities.

The 2026 general property tax rate of 44.95 cents per $100 value includes .83 cents for parks and recreation projects and bond debt service, 4.0 cents for the general capital funding plan, 4.00 cents for the 2024 bond debt service, and 38.52 cents for general operations. The property tax rate for the Central Business Tax District, 14.89 cents per $100 of assessed valuation, is the revenue neutral tax rate. The stormwater fee will remain at $7 per month, the residential solid waste fee remains at $275 per year, and additional minor fee adjustments are

proposed with minimal expected revenue impacts. Bus fares, code enforcement, building permits, taxicab permits, fire inspection fees, and parks and recreational fees include minor adjustments with negligible expected revenue impacts. Payment in lieu of taxes from the Public Works Commission (PWC) is projected to be $12.2 million in FY26.

The FY26 budget is balanced with a $7.86 million General Fund appropriation, including $2.6 million from the fund balance assigned for the general capital funding plan, $.9 million from the fund balance assigned for ERP Remediation, and $3.3 million from the fund balance reserved for North Carolina History Center on the Civil War, and $1.06 million for Fast Transit Center Buildout. This represents an increase of $6.3 million, in the use of unassigned fund balance as compared to the $1.6 million original fund balance appropriation for fiscal year 2025. This marked increase is primarily due to the to one-time capital funding. The increased use of fund balance in FY26 is primarily attributable to one time capital and strategic investments and does not represent a structural reliance on reserves for ongoing operations.

The fiscal year 2026 budget enhances our services as a major metropolitan area – the 6th largest city in the 9th largest state in the most powerful country in history – while also addressing our need to take care of our most valuable resource, our employees.

Requests for Information

This report is designed to provide an overview of the City's finances for those with an interest in this area. Questions concerning any of the information found in this report or requests for additional information should be directed to the Chief Financial Officer, City of Fayetteville, 433 Hay Street, Fayetteville, NC 28301. You can also call (910) 433-1474, visit our website www.fayettevillenc.gov/finance.

Basic Financial Statements

CITY OF FAYETTEVILLE
STATEMENT OF NET POSITION

JUNE 30, 2025

	Primary Government			
	Governmental Activities	Business-Type Activities	Total Primary Government	Public Works Commission
Assets				
Cash and investments	$ 133,753,936	$ 57,430,505	$ 191,184,441	$ 185,116,238
Taxes receivable	17,663,225	-	17,663,225	-
Accounts receivable	16,699,366	3,729,888	20,429,254	57,844,107
Leases receivable, current	219,443	504,188	723,631	768,984
Assessments receivable	5,918,126	-	5,918,126	-
Due from other governments	8,405,056	-	8,405,056	-
Internal balances	4,444,310	(4,444,310)	-	-
Notes Receivable	8,919,393	-	8,919,393	
Inventories	118,215	199,855	318,070	24,739,073
Prepaid expenses	2,580,456	4,500	2,584,956	-
Restricted asset - cash and investments	21,593,907	432	21,594,339	292,737,673
Restricted asset - accounts receivable	5,181,142	8,986,051	14,167,193	14,662,758
Collateral pledged in lieu of deposits	-	-	-	701,720
Property held for resale	27,871	-	27,871	-
Leases receivable, noncurrent	5,209,533	3,573,821	8,783,354	2,597,962
Other assets	-	-	-	4,825,556
Capital assets:				
Intangible right to use lease assets, net of amortization	2,502,090	-	2,502,090	7,064,369
Intangible right to use subscription assets, net of amortization	3,385,855	99,462	3,485,317	-
Land and construction in progress	98,120,224	18,853,309	116,973,533	344,083,365
Other capital assets, net of depreciation and amortization	375,072,209	143,475,967	518,548,176	1,056,288,839
Total assets	709,814,357	232,413,668	942,228,025	1,991,430,644
Deferred Outflows of Resources				
Charge on refunding	-	-	-	480,389
OPEB deferrals	2,383,747	432,119	2,815,866	3,772,171
Pension deferrals	34,252,646	4,442,250	38,694,896	24,033,556
Total deferred outflow of resources	36,636,393	4,874,369	41,510,762	28,286,116
Liabilities				
Accounts payable and accrued expenses	19,747,721	6,844,236	26,591,957	34,575,132
Restricted liabilities - accounts payable	5,479	-	5,479	-
Restricted unearned deposits	13,762,292	6,665,181	20,427,473	35,716,308
Unearned deposits	-	-	-	688,517
Unearned revenues	6,968,261	-	6,968,261	-
Long-term liabilities:				
Due within one year	15,412,112	1,643,349	17,055,461	26,564,735
Due in more than one year	215,629,654	17,459,146	233,088,800	622,365,616
Total liabilities	271,525,519	32,611,912	304,137,431	719,910,308
Deferred Inflows of Resources				
Prepaid and tax receivable	843,648	-	843,648	-
OPEB deferrals	3,940,168	723,856	4,664,024	585,451
Pension deferrals	4,670,947	325,867	4,996,814	358,988
Lease deferrals	5,029,641	3,881,695	8,911,336	3,167,296
Accounts receivable	2,627,777	-	2,627,777	-
Total deferred inflow of resources	17,112,181	4,931,418	22,043,599	4,111,735
Net position				
Net investment in capital assets	399,345,489	157,330,652	556,676,141	920,442,142
Restricted for:				
Nonspendable	11,713,257	-	11,713,257	-
Capital projects	-	3,795,483	3,795,483	44,381,322
Stabilization by State Statute	40,672,959	-	40,672,959	-
Central business district	130,119	-	130,119	-
Donations	177,113	-	177,113	-
County recreation	1,418,678	-	1,418,678	-
Public safety	3,077,967	-	3,077,967	-
Recreation and community facilities	8,210,921	-	8,210,921	-
Economic and physical development	27,664,994	-	27,664,994	-
Renewable energy	-	-	-	9,929,172
Other internal restrictions	-	-	-	159,268,341
Unrestricted	(34,598,447)	38,618,572	4,020,125	161,673,740
Total net position	$ 457,813,050	$ 199,744,707	$ 657,557,757	$ 1,295,694,717

The notes to the financial statements are an integral part of this statement.

CITY OF FAYETTEVILLE
STATEMENT OF ACTIVITIES

YEAR ENDED JUNE 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Primary Government: Business-type Activities	Primary Government: Total	Public Works Commission
Primary government:								
Governmental activities:								
Administration	$ 52,308,027	$ 1,700,202	$ 12,836,360	$ -	$ (37,771,465)	$ -	$ (37,771,465)	$ -
Public safety	113,597,414	9,212,955	5,978,538	30,434	(98,375,487)	-	(98,375,487)	-
Environmental protection	1,565,265	5,150	136,381	-	(1,423,734)	-	(1,423,734)	-
Transportation	22,556,989	1,094,100	7,822,949	3,941,542	(9,698,398)	-	(9,698,398)	-
Economic and physical development	9,645,393	197,225	2,925,004	971,922	(5,551,242)	-	(5,551,242)	-
Recreation and community facilities	23,348,684	2,016,413	4,270,887	135,762	(16,925,622)	-	(16,925,622)	-
Interest and other debt service	3,395,002	-	-	-	(3,395,002)	-	(3,395,002)	-
Total governmental activities	226,416,774	14,226,045	33,970,119	5,079,660	(173,140,950)	-	(173,140,950)	-
Business-type activities:								
Stormwater management	11,084,008	13,642,163	3,439,106	-	-	5,997,261	5,997,261	-
Transit	16,036,663	1,000,639	9,069,879	-	-	(5,966,145)	(5,966,145)	-
Airport	12,203,243	6,796,555	4,205,270	-	-	(1,201,418)	(1,201,418)	-
Solid waste	16,946,743	17,590,876	483,348	-	-	1,127,481	1,127,481	-
Intergovernmental	1,406,153	1,155,491	-	-	-	(250,662)	(250,662)	-
Total business-type activities	57,676,810	40,185,724	17,197,603	-	-	(293,483)	(293,483)	-
Total primary government	$ 284,093,584	$ 54,411,769	$ 51,167,722	$ 5,079,660	$ (173,140,950)	$ (293,483)	$ (173,434,433)	$ -
Component Unit								
Public Works Commission	$ 346,942,068	$ 398,162,841	$ 918,988	$ 11,422,930	$ -	$ -	$ -	$ 63,562,691
Total component unit	$ 346,942,068	$ 398,162,841	$ 918,988	$ 11,422,930	-	-	-	63,562,691
General revenues:								
Ad valorem taxes					$ 89,091,821	$ -	$ 89,091,821	$ -
Other taxes								
Sales tax					62,769,547	-	62,769,547	-
Utilities sales tax					11,792,982	-	11,792,982	-
Telecommunications sales tax					606,944	-	606,944	-
Video franchise tax					1,408,621	-	1,408,621	-
Vehicle license tax					3,199,842	646,224	3,846,066	-
Vehicle gross receipts tax					900,474	-	900,474	-
Payment in lieu of taxes					11,968,928	-	11,968,928	-
Interest earned on investments					7,844,294	2,879,948	10,724,242	21,650,728
Miscellaneous					6,324,819	11,669	6,336,488	-
Special item - PFAS settlement					-	-	-	9,011,372
Gain on sale of capital assets					237,950	500,364	738,314	-
Total general revenues not including transfers					196,146,222	4,038,205	200,184,427	30,662,100
Transfers					(7,095,104)	7,095,104	-	-
Total general revenues and transfers					189,051,118	11,133,309	200,184,427	30,662,100
Change in net position					15,910,168	10,839,826	26,749,994	94,224,791
Net position - beginning, as previously stated					448,633,915	189,606,238	638,240,153	1,201,469,926
Changes in accounting principal (GASB 101)					(6,731,033)	(701,357)	(7,432,390)	-
Net position, beginning of year, as restated					441,902,882	188,904,881	630,807,763	1,201,469,926
Net position - ending					$ 457,813,050	$ 199,744,707	$ 657,557,757	$ 1,295,694,717

The notes to the financial statements are an integral part of this statement.

CITY OF FAYETTEVILLE
BALANCE SHEET – GOVERNMENTAL FUNDS

JUNE 30, 2025

	Major Funds				
	General	Federal and State Financial Assistance	Environmental Protection	Nonmajor Governmental Funds	Total Governmental Funds
Assets					
Cash and investments	$ 74,444,414	$ -	$ -	$ 21,843,992	$ 96,288,406
Taxes receivable	17,663,225	-	-	-	17,663,225
Accounts receivable	3,670,023	4,764,898	4,843,610	1,811,770	15,090,301
Due from other governments	2,879,846	560,368	2,051,650	2,913,192	8,405,056
Interfund receivable	16,067,760	-	-	-	16,067,760
Assessments receivable	1,051,551	-	-	4,866,575	5,918,126
Prepaid items	2,248,443	-	-	-	2,248,443
Lease receivable	5,428,976	-	-	-	5,428,976
Inventories	118,215	-	-	-	118,215
Restricted cash and investments	1,421,289	7,717,409	-	12,455,209	21,593,907
Restricted accounts receivable	262,760	4,918,382	-	-	5,181,142
Notes receivable	3,071,352	5,848,041	-	-	8,919,393
Property held for resale	-	27,871	-	-	27,871
Total assets	$ 128,327,854	$ 23,836,969	$ 6,895,260	$ 43,890,738	$ 202,950,821
Liabilities, deferred inflows of resources and fund balances					
Liabilities:					
Accounts payable and accrued expenses	$ 9,202,275	$ 1,553,535	$ 51,248	$ 4,701,295	$ 15,508,353
Interfund payables	-	-	7,214,831	4,154,984	11,369,815
Restricted unearned deposits	800,605	8,464,826	-	4,496,861	13,762,292
Unearned revenue	5,615,543	1,237,869	-	93,850	6,947,262
Restricted accounts payable and accrued expenses	-	-	-	5,479	5,479
Total liabilities	15,618,423	11,256,230	7,266,079	13,452,469	47,593,201
Deferred inflows of resources:					
Taxes receivable	769,353	-	-	-	769,353
Accounts receivable	3,121,910	2,627,777	-	-	5,749,687
Assessments receivable	1,051,550	-	-	4,268,930	5,320,480
Lease receivable	5,029,641	-	-	-	5,029,641
Prepaid taxes	74,295	-	-	-	74,295
Total deferred inflows of resources	10,046,749	2,627,777	-	4,268,930	16,943,456
Fund balances:					
Nonspendable					
Inventories	118,215	-	-	-	118,215
Prepaids	2,248,443	-	-	-	2,248,443
Loan	3,071,352	5,875,912	-	-	8,947,264
Leases	399,335	-	-	-	399,335
Restricted					
Stabilization by State Statute	40,012,777	-		660,182	40,672,959
Central buisiness district	130,119	-	-	-	130,119
County business	1,418,678	-	-	-	1,418,678
Donations	177,113	-	-	-	177,113
Public safety	-	272,720	-	2,805,247	3,077,967
Economic and physical development	-	8,356,280	-	19,308,714	27,664,994
Recreation and community facilities	-	-	-	8,210,921	8,210,921
Environmental protection	-	14,328	-	-	14,328
Committed					
Administration	-	-	-	7,139,439	7,139,439
Public safety	-	-	-	127,247	127,247
Economic and physical development	-	-	-	1,546,134	1,546,134
Recreation and community facilities	-	-	-	5,447,315	5,447,315
Law Enforcement Officers' Special Separation Allowance	13,494,341	-	-	-	13,494,341
Assigned					
Subsequent year's expenditures	7,853,418	-	-	-	7,853,418
Capital projects	6,745,221	-	-	-	6,745,221
Unassigned (deficit)	26,993,670	(4,566,278)	(370,819)	(19,075,860)	2,980,713
Total fund balances	102,662,682	9,952,962	(370,819)	26,169,339	138,414,164
Total liabilities, deferred inflows of resources and fund balances	$ 128,327,854	$ 23,836,969	$ 6,895,260	$ 43,890,738	$ 202,950,821

The notes to the financial statements are an integral part of this statement.

CITY OF FAYETTEVILLE
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION

JUNE 30, 2025

Amounts reported for governmental activities in the statement of net position are different because:		
Ending fund balance - governmental funds		$ 138,414,164
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Land and Construction in Process	98,120,224	
Capital Assets being depreciated, net	375,001,553	
	473,121,777	473,121,777
Right-to-use leased assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Right-to-use assets being amortized, net		3,654,607
Deferred inflows of resources for taxes and receivables.		7,390,840
Internal service funds are used by management to charge insurance expenses and fleet maintenance expenses to individual funds. The assets and liabilities of the internal service funds are included in governmental activities.		33,790,686
Accrued interest payable on long-term debt is not a current expenditure and, therefore, not recorded in the funds.		273,231
Accrued federal subsidy receivable associated with accrued interest payable and, therefore, not recorded in the funds.		1,053,295
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds. Those liabilities consist of:		
General obligation bonds	(27,350,000)	
Unamortized premium	(2,744,715)	
Limited obligation bonds	(36,520,000)	
Installment agreements	(16,598,994)	
Lease and subscription liabilities	(3,652,475)	
Assessments due PWC	(4,268,930)	
Compensated absences liability	(17,793,637)	
Net pension liability	(79,283,837)	
Total OPEB liability	(39,250,761)	
	(227,463,349)	(227,463,349)
Deferred outflows and inflows of resources on the statement of net position related to:		
Pension related deferrals	33,765,082	
OPEB related deferrals	2,377,338	
Pension related deferrals	(4,635,184)	
OPEB related deferrals	(3,929,437)	
	27,577,799	27,577,799
Net position of governmental activities		$ 457,813,050

The notes to the financial statements are an integral part of this statement.

CITY OF FAYETTEVILLE
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE GOVERNMENTAL FUNDS

YEAR ENDED JUNE 30, 2025

	Major Funds				
	General	Federal and State Financial Assistance	Environmental Protection	Nonmajor Governmental Funds	Total Governmental Funds
Revenues					
Ad valorem taxes	89,254,171	$ -	$ -	$ -	$ 89,254,171
Other taxes and fees	92,647,338	-	-	-	92,647,338
Unrestricted intergovernmental	17,736,522	-	-	-	17,736,522
Restricted intergovernmental	-	12,099,590	136,381	4,001,554	16,237,525
Permits and fees	3,317,663	-	-	-	3,317,663
Sales and services	8,405,592	-	-	-	8,405,592
Miscellaneous	4,807,681	98,276	-	1,418,862	6,324,819
Interest earned on investments	3,995,145	898,991	-	965,444	5,859,580
Total revenues	220,164,112	13,096,857	136,381	6,385,860	239,783,210
Expenditures					
Current:					
Administration	40,122,626	5,852,940	-	1,296,422	47,271,988
Public safety	104,254,042	667,667	-	416,738	105,338,447
Environmental protection	812,026	-	371,458	-	1,183,484
Transportation	9,115,214	-	-	-	9,115,214
Economic and physical development	2,982,212	7,233,752	-	-	10,215,964
Recreation and community facilities	20,494,698	-	-	16	20,494,714
Debt service:					
Principal	13,398,872	-	-	-	13,398,872
Interest	3,519,557	-	-	-	3,519,557
Capital outlay	1,526,965	1,561,728	-	27,039,805	30,128,498
Total expenditures	196,226,212	15,316,087	371,458	28,752,981	240,666,738
Revenues over (under) expenditures	23,937,900	(2,219,230)	(235,077)	(22,367,121)	(883,528)
Other financing sources (uses)					
Proceeds from sale of capital assets	237,950	-	-	-	237,950
Transfers in	1,080,784	304,530	43,003	14,452,640	15,880,957
Transfers out	(21,983,061)	-	-	-	(21,983,061)
Leases issued	51,522	-	-	-	51,522
Total other financing sources (uses)	(20,612,805)	304,530	43,003	14,452,640	(5,812,632)
Net change in fund balance	3,325,095	(1,914,700)	(192,074)	(7,914,481)	(6,696,160)
Fund balance					
Beginning	99,337,587	11,867,662	(178,745)	34,083,820	145,110,324
Ending	$ 102,662,682	$ 9,952,962	$ (370,819)	$ 26,169,339	$ 138,414,164

The notes to the financial statements are an integral part of this statement.

CITY OF FAYETTEVILLE

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

YEAR ENDED JUNE 30, 2025

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds		$ (6,696,160)
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation or amortization expense. This is the amount by which capital outlays exceeded depreciation or amortization in the current period:		
Capital outlays	30,128,498	
Capital contributions	9,277,751	
Depreciation and amortization expense	(29,626,478)	9,779,771
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds:		
Decrease in assessment receivable	480,043	
Increase in accrued tax penalties	(2,384,637)	(1,904,594)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of government funds. Neither transaction has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.		
Lease and subscription liabilities issued		(51,522)
Principal repayments		13,398,873
Change in assessments due PWC		465,230
Change in compensated absences		(2,656,717)
Contributions to the pension plan in the current fiscal year are not included on the Statement of Activities.		12,502,949
Benefit payments paid and administrative expense for the LEOSSA are not included in the Statement of Activities.		844,681
OPEB benefit payments and administrative costs made in the current fiscal year are not included on the Statement of Activities.		1,935,212
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds:		
OPEB gain		1,074,834
Pension expense		(15,970,195)
Change in accrued interest payable		64,554
Amortization of bond premium		319,288
Internal service funds are used by management to charge the costs of risk management and fleet maintenance to individual funds. The net revenue of certain activities of the internal service funds are reported with governmental activities.		2,803,964
Change in net position of governmental activities		$ 15,910,168

The notes to the financial statements are an integral part of this statement.

CITY OF FAYETTEVILLE
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
GENERAL FUND - BUDGET AND ACTUAL

YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts	Variance With Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Ad valorem taxes	$ 90,309,591	$ 90,309,591	$ 89,254,171	$ (1,055,420)
Other taxes	94,964,400	94,964,400	92,647,338	(2,317,062)
Unrestricted intergovernmental	12,282,794	16,898,126	17,736,522	838,396
Restricted intergovernmental	-	-	-	-
Permits and fees	3,039,656	3,039,656	3,317,663	278,007
Sales and services	8,863,252	8,863,252	8,405,592	(457,660)
Miscellaneous	6,923,299	6,983,926	4,807,681	(2,176,245)
Interest earned on investments	4,245,225	4,245,225	3,995,145	(250,080)
Total revenues	220,628,217	225,304,176	220,164,112	(5,140,064)
Expenditures				
Current:				
Community investment	7,975,429	8,585,107	7,160,097	1,425,010
Operations	129,545,352	133,055,424	127,864,710	5,190,714
Support services and administration	22,520,274	26,291,690	22,809,604	3,482,086
Other appropriations	21,341,606	22,847,266	16,961,604	5,885,662
Parking	1,098,509	1,098,509	1,007,963	90,546
Central business tax district	324,114	380,764	303,868	76,896
Law enforcement officers' special separation allowance	3,179,584	3,179,584	1,672,972	1,506,612
Debt Service:				
Principal	14,564,676	14,564,676	13,398,872	1,165,804
Interest	3,825,785	3,825,785	3,519,557	306,228
Bond issuance costs	-	-	-	-
Capital outlay	2,225,598	2,706,380	1,475,443	1,230,937
Total expenditures	206,600,927	216,535,185	196,174,690	20,360,495
Revenues over (under) expenditures	14,027,290	8,768,991	23,989,422	15,220,431
Other financing sources (uses)				
Sale of capital assets	92,000	92,000	237,950	145,950
Transfers in from other funds	1,080,784	1,480,784	1,080,784	(400,000)
Transfers out to other funds	(16,774,597)	(21,983,061)	(21,983,061)	-
Appropriated fund balance	1,574,523	11,641,286	-	(11,641,286)
Total other financing sources (uses)	(14,027,290)	(8,768,991)	(20,664,327)	(11,895,336)
Revenues and other financing sources (uses) over (under) financing (uses)	$ -	$ -	3,325,095	$ 3,325,095
Fund balance				
Beginning			99,337,587	
Ending			102,662,682	
Adjustments to Modified Accrual GAAP				
Capital outlay - leases and subscriptions			(51,522)	
Lease and subscription liabilities issued			51,522	
Fund balance			$ 102,662,682	

	Function:						
Portfolio	**Administration**	**Public Safety**	**Environmental Protection**	**Transportation**	**Economic and Physical Development**	**Recreation and Community Facilities**	**Total**
Community investment	$ 349,184	$ 4,132,569	$ -	$ -	$ 2,678,344	$ -	$ 7,160,097
Operations	3,048	98,448,501	812,026	8,106,437	-	20,494,698	127,864,710
Support services	22,809,604		-		-		22,809,604
Other appropriations	16,961,604	-	-	-	-	-	16,961,604
Parking	(814)	-	-	1,008,777	-	-	1,007,963
Central business tax district	-	-	-	-	303,868	-	303,868
Law enforcement officer's special separation allowance	-	1,672,972	-	-	-	-	1,672,972
Totals by function	$ 40,122,626	$ 104,254,042	$ 812,026	$ 9,115,214	$ 2,982,212	$ 20,494,698	$ 177,780,818

The notes to the financial statements are an integral part of this statement.

CITY OF FAYETTEVILLE
STATEMENT OF FUND NET POSITION
PROPRIETARY FUNDS

YEAR ENDED JUNE 30, 2025

	Major Enterprise Funds				Non-Major Enterprise Fund		
	Stormwater Management Fund	Transit Fund	Airport Fund	Solid Waste Fund	Intergovernmental Fund	Total	Internal Service Funds
Assets							
Current assets							
Cash and investments	$ 16,646,942	$ 87,971	$ 35,191,841	$ 5,503,751	$ -	$ 57,430,505	$ 37,465,530
Accounts receivable	1,131,822	316,082	1,081,016	678,461	522,507	3,729,888	1,607,318
Inventories	-	159,379	5,990	34,486	-	199,855	-
Prepaid expenses	-	-	-	4,500	-	4,500	332,013
Leases receivable	-	66,976	437,212	-	-	504,188	-
Total unrestricted current assets	17,778,764	630,408	36,716,059	6,221,198	522,507	61,868,936	39,404,861
Restricted current assets							
Restricted cash and investments	432	-	-	-	-	432	-
Restricted accounts receivable	-	6,455,767	2,530,284	-	-	8,986,051	-
Total restricted current assets	432	6,455,767	2,530,284	-	-	8,986,483	-
Total current assets	17,779,196	7,086,175	39,246,343	6,221,198	522,507	70,855,419	39,404,861
Noncurrent assets							
Leases receivable	-	88,486	3,485,335	-	-	3,573,821	-
Capital assets, net	51,550,142	28,141,004	71,251,352	11,386,778	-	162,329,276	70,656
Right to use assets, net	-	16,412	83,050	-	-	99,462	2,233,338
Total noncurrent assets	51,550,142	28,245,902	74,819,737	11,386,778	-	166,002,559	2,303,994
Total assets	69,329,338	35,332,077	114,066,080	17,607,976	522,507	236,857,978	41,708,855
Deferred outflows of resources							
OPEB deferrals	62,647	154,249	45,660	169,563	-	432,119	6,409
Pension deferrals	722,318	1,986,371	541,738	1,191,823	-	4,442,250	487,564
Total deferred outflows of resources	784,965	2,140,620	587,398	1,361,386	-	4,874,369	493,973
Liabilities							
Current liabilities							
Accounts payable and accrued expenses	3,478,008	742,793	902,902	1,312,802	407,731	6,844,236	4,512,597
Current portion of long term liabilities	942,476	156,565	127,536	416,772	-	1,643,349	246,204
Interfund payables	-	4,078,872	-	-	365,438	4,444,310	253,635
Total current liabilities	4,420,484	4,978,230	1,030,438	1,729,574	773,169	12,931,895	5,012,436
Current liabilities to be paid from restricted assets							
Unearned deposits	1,121,345	400	5,543,436	-	-	6,665,181	-
Total current liabilities to be paid from restricted assets	1,121,345	400	5,543,436	-	-	6,665,181	-
Total current liabilities	5,541,829	4,978,630	6,573,874	1,729,574	773,169	19,597,076	5,012,436
Noncurrent liabilities							
OPEB obligation	1,048,241	2,580,999	764,052	2,837,237	-	7,230,529	107,154
Net pension liability	1,394,369	3,834,516	1,046,322	2,300,710	-	8,575,917	941,197
Unearned revenues	-	-	-	-	-	-	20,999
Lease liabilities	-	-	-	-	-	-	2,214,990
Subscription lease liabilities	-	-	42,885	-	-	42,885	-
Long-term liabilities	683,556	385,727	140,985	399,547	-	1,609,815	68,872
Total noncurrent liabilities	3,126,166	6,801,242	1,994,244	5,537,494	-	17,459,146	3,353,212
Total liabilities	8,667,995	11,779,872	8,568,118	7,267,068	773,169	37,056,222	8,365,648
Deferred inflows of resources							
OPEB deferrals	104,941	258,386	76,489	284,040	-	723,856	10,731
Pension deferrals	52,987	145,713	39,738	87,429	-	325,867	35,763
Lease deferrals	-	141,161	3,740,534	-	-	3,881,695	-
Total deferred inflows of resources	157,928	545,260	3,856,761	371,469	-	4,931,418	46,494
Net position							
Net investment in capital assets	46,537,793	28,157,415	71,248,667	11,386,777	-	157,330,652	(112,596)
Restricted net position							
Capital projects	-	-	3,795,483	-	-	3,795,483	-
Unrestricted (deficit)	14,750,587	(3,009,850)	27,184,449	(55,952)	(250,662)	38,618,572	33,903,282
Total net position	$ 61,288,380	$ 25,147,565	$ 102,228,599	$ 11,330,825	$ (250,662)	$ 199,744,707	$ 33,790,686

The notes to the financial statements are an integral part of this statement.

CITY OF FAYETTEVILLE
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
PROPRIETARY FUNDS

YEAR ENDED JUNE 30, 2025

	Major Enterprise Funds				Non-Major Enterprise Fund		
	Stormwater Management Fund	Transit Fund	Airport Fund	Solid Waste Fund	Intergovernmental Fund	Total	Internal Service Funds
Operating revenues							
Charges for services	$ 13,516,172	$ 700,369	$ 5,760,577	$ 17,270,214	$ 1,155,491	$ 38,402,823	$ -
Other revenue from operations	125,991	237,532	381,389	320,662	-	1,065,574	1,646,627
Interfund charges and employee contributions	-	-	-	-	-	-	33,055,234
Total operating revenues	13,642,163	937,901	6,141,966	17,590,876	1,155,491	39,468,397	34,701,861
Operating expenses							
Salaries and employee benefits	3,514,867	8,835,647	2,244,608	5,872,909	-	20,468,031	2,742,584
Other operating expenses	5,871,692	5,173,946	2,304,506	9,488,501	1,406,153	24,244,798	29,369,524
Depreciation and amortization	1,649,013	2,026,873	7,652,678	1,573,509	-	12,902,073	199,224
Total operating expenses	11,035,572	16,036,466	12,201,792	16,934,919	1,406,153	57,614,902	32,311,332
Operating income (loss)	2,606,591	(15,098,565)	(6,059,826)	655,957	(250,662)	(18,146,505)	2,390,529
Nonoperating revenues (expenses)							
Interest earned on investments	1,045,008	-	1,507,153	327,787	-	2,879,948	1,984,713
Federal and State grants	3,439,106	9,069,879	4,205,270	-	-	16,714,255	-
Miscellaneous revenue	1,070	7,622	-	2,977	-	11,669	(506,079)
Gain (loss) on disposal of capital assets	91,551	24,240	12,599	371,974	-	500,364	2,081
County tax revenue	-	-	-	483,348	-	483,348	-
Vehicle license tax revenue	-	646,224	-	-	-	646,224	-
Lease revenues	-	62,738	654,589	-	-	717,327	-
Interest expense	(48,436)	(197)	(1,451)	(6,395)	-	(56,479)	(74,279)
Miscellaneous expense	-	-	-	(5,429)	-	(5,429)	-
Total nonoperating revenues (expenses)	4,528,299	9,810,506	6,378,160	1,174,262	-	21,891,227	1,406,436
Income (loss) before contributions and transfers	7,134,890	(5,288,059)	318,334	1,830,219	(250,662)	3,744,722	3,796,965
Transfers in	-	8,878,124	-	-	-	8,878,124	-
Transfers out	(913,011)	-	-	(870,009)	-	(1,783,020)	(993,000)
Change in net position	6,221,879	3,590,065	318,334	960,210	(250,662)	10,839,826	2,803,965
Net position - beginning, as previously stated	55,160,214	21,823,763	101,992,379	10,629,882	-	189,606,238	31,019,588
Changes in accounting principal (GASB 101)	(93,713)	(266,263)	(82,114)	(259,267)	-	(701,357)	(32,867)
Net position, beginning of year, as restated	55,066,501	21,557,500	101,910,265	10,370,615	-	188,904,881	30,986,721
Net position - ending	$ 61,288,380	$ 25,147,565	$ 102,228,599	$ 11,330,825	$ (250,662)	$ 199,744,707	$ 33,790,686

The notes to the financial statements are an integral part of this statement.

CITY OF FAYETTEVILLE
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS

YEAR ENDED JUNE 30, 2025

	Major Enterprise Funds				Non-Major Enterprise Fund		
	Stormwater Management Fund	Transit Fund	Airport Fund	Solid Waste Fund	Intergovernmental Fund	Total	Internal Service Funds
Operating activities							
Cash received from customers	$ 12,935,779	$ (3,868,880)	$ 8,578,243	$ 17,379,852	$ 632,984	$ 35,657,978	$ 34,441,206
Cash paid to or on behalf of employees for services	(3,571,216)	(8,722,045)	(2,176,388)	(5,880,385)	-	(20,350,034)	(2,891,718)
Cash paid for goods and services	(3,888,983)	(4,435,618)	(4,740,277)	(8,267,415)	(998,422)	(22,330,715)	(29,313,701)
Net cash provided by (used in) operating activities	5,475,580	(17,026,543)	1,661,578	3,232,052	(365,438)	(7,022,771)	2,235,787
Noncapital financing activities							
Transfers in	-	8,878,124	-	-	-	8,878,124	-
Intergovernmental contributions	3,440,176	11,141,659	4,205,270	486,325	365,438	19,638,868	253,635
Transfers out	(913,011)	-	-	(870,009)	-	(1,783,020)	(993,000)
Vehicle revenue fees	-	646,224	-	-	-	646,224	-
Net cash provided (used) by noncapital financing activities	2,527,165	20,666,007	4,205,270	(383,684)	365,438	27,380,196	(739,365)
Capital and related financing activities							
Gain or (loss) from sale of capital assets	91,551	24,240	12,599	394,952	-	523,342	2,081
Acquisition and construction of capital assets	(10,333,814)	(4,455,845)	(1,923,391)	(4,834,729)	-	(21,547,779)	-
Lease revenue	-	62,738	-	-	-	62,738	(273)
Principal paid on debt maturities	(860,030)	(41,749)	(27,777)	(1,054,194)	-	(1,983,750)	-
Interest paid on debt maturities	(59,549)	(197)	(1,451)	(9,180)	-	(70,377)	(580,358)
Net cash provided (used) by capital and related financing activities	(11,161,842)	(4,410,813)	(1,940,020)	(5,503,151)	-	(23,015,826)	(578,550)
Investing activities							
Interest and dividends	1,045,008	-	1,507,153	327,787	-	2,879,948	1,984,713
Net cash provided by investing activities	1,045,008	-	1,507,153	327,787	-	2,879,948	1,984,713
Net increase (decrease) in cash and cash equivalents	(2,114,089)	(771,349)	5,433,981	(2,326,996)	-	221,547	2,902,585
Cash and cash equivalents							
Beginning of year	18,761,463	859,320	29,757,860	7,830,747	-	57,209,390	34,562,945
End of year	$ 16,647,374	$ 87,971	$ 35,191,841	$ 5,503,751	$ -	$ 57,430,937	$ 37,465,530
Unrestricted cash and cash equivalents	$ 16,646,942	$ 87,971	$ 35,191,841	$ 5,503,751	$ -	$ 57,430,505	$ 37,465,530
Restricted cash and cash equivalents	432	-	-	-	-	432	-
Total cash and cash equivalents	$ 16,647,374	$ 87,971	$ 35,191,841	$ 5,503,751	$ -	$ 57,430,937	$ 37,465,530

The notes to the financial statements are an integral part of this statement.

CITY OF FAYETTEVILLE
STATEMENT OF CASH FLOWS (CONTINUED)
PROPRIETARY FUNDS

YEAR ENDED JUNE 30, 2025

	Major Enterprise Funds				Non-Major Enterprise Fund		
	Stormwater Management Fund	Transit Fund	Airport Fund	Solid Waste Fund	Intergovernmental Fund	Total	Internal Service Funds
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:							
Operating income (loss)	$ 2,606,591	$ (15,098,565)	$ (6,059,826)	$ 655,957	$ (250,662)	$ (18,146,505)	$ 2,390,529
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:							
Depreciation and amortization	1,649,013	2,026,873	7,652,678	1,573,509	-	12,902,073	199,224
Nonoperating payments for goods and services	-	-	-	(5,429)	-	(5,429)	-
Nonoperating receipts from customers	-	-	654,589	-	-	654,589	-
Change in assets, liabilities and deferrals:							
(Increase) decrease in accounts and leases receivable and related deferrals	(730,929)	(4,806,781)	5,434,882	(209,262)	(522,507)	(834,597)	(273,223)
(Increase) decrease in inventory	-	506,423	(1,652)	15,919	-	520,690	-
(Increase) decrease in prepaid expenses	-	-	-	-	-	-	(76,847)
Increase (decrease) in unearned revenues/deposits	24,545	-	(3,668,265)	(1,762)	-	(3,645,482)	9,312
Increase (decrease) in accounts payable and accrued liabilities	1,881,556	458,124	(2,304,251)	1,195,639	407,731	1,638,799	132,670
Increase (decrease) in accrued compensated absences	7,440	6,988	(18,337)	(14,627)	-	(18,536)	(213,576)
Increase (decrease) Pension and OPEB expense	37,364	(119,605)	(28,240)	22,108	-	(88,373)	67,698
Total adjustments	2,868,989	(1,927,978)	7,721,404	2,576,095	(114,776)	11,123,734	(154,742)
Net cash provided by (used in) operating activities	$ 5,475,580	$ (17,026,543)	$ 1,661,578	$ 3,232,052	$ (365,438)	$ (7,022,771)	$ 2,235,787

The notes to the financial statements are an integral part of this statement.

CITY OF FAYETTEVILLE
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS

JUNE 30, 2025

	Private-purpose Trusts	Custodial Funds
Assets		
Cash and cash equivalents	$ -	$ -
Restricted cash	-	1,165,824
Total assets	-	1,165,824
Liabilities		
Accounts payable	-	1,165,824
Total liabilities	-	1,165,824
Net position		
Restricted for pension benefits and other purposes	-	-
Total net position	$ -	$ -

The notes to the financial statements are an integral part of this statement.

CITY OF FAYETTEVILLE
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS

FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	Private-purpose Trusts	Custodial Funds
Additions		
Other contributions	$ 199,937	$ -
Police Evidence fund deposits	-	150,176
Investment earnings	195	-
Total additions	200,132	150,176
Deductions		
Benefit payments and premiums	1,640,445	-
Police Evidence fund releases	-	29,120
Total deductions	1,640,445	29,120
Change in net position	(1,440,313)	121,056
Total net position - beginning	1,440,313	(121,056)
Total net position - ending	$ -	$ -

The notes to the financial statements are an integral part of this statement.

City of Fayetteville, North Carolina

(This page left intentionally blank)

Notes to Financial Statements

Note 1—Summary of significant accounting policies

The City of Fayetteville, North Carolina (the “City”) was established in 1783. The City operates under a council-manager form of government and provides the following services: administration, public safety, environmental protection, transportation, economic and physical development, recreation and community facilities, wastewater and stormwater utilities, transit, airport, and solid waste collection and recycling. The City receives substantial revenues from Federal and State sources. Ad valorem taxes on the City of Fayetteville's citizens represent a significant portion of the general government revenues.

The financial statements of the City of Fayetteville, North Carolina have been prepared in conformity with accounting principles generally accepted in the United States of America (“U.S. GAAP”) as applied to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant accounting policies of the City are described below.

A - Reporting Entity

As required by accounting principles generally accepted in the United States of America, these financial statements present the City and its component units. GASB Statements number 14, 39 and 61 define component units as legally separate organizations for which the elected officials of the primary government are financially accountable. The primary government is financially accountable if it appoints a voting majority of the organization's governing body and a) it is able to impose its will on that organization or b) there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens upon, the primary government.

These statements provide two methods for reporting component units in the financial statements of the primary government: discrete presentation and blending. Discrete presentation means that data will be presented in one or more separate columns to the right of the primary government data columns. Blending means that the component unit's financial data is reported as though the unit is part of the primary government. If the units provide services or benefits exclusively, or almost exclusively, to the primary government, or if the component units and the primary government have "substantively identical boards," the legally separate component units should be incorporated by blending. If the units do not meet these criteria, their data should be incorporated by discrete presentation.

Based on evaluating these characteristics, the following is a brief review of the component units in the City's reporting entity:

Fayetteville Public Works Commission

The Fayetteville Public Works Commission (PWC) was chartered by the North Carolina General Assembly in 1905. The charter has been amended by the General Assembly since then, most recently on June 30, 2016. As a result of these actions, PWC is presented as a discretely presented component unit because it is a legally separate authority, but it would be misleading to exclude it from the City’s financial statements; the City owns the PWC capital assets, approves certain contracts, issues debt for PWC and appoints the Board of Commissioners.

City of Fayetteville Linear Park, Inc.

The City of Fayetteville Linear Park, Inc., is a non-profit corporation formed for the purpose of assisting in the development of the Linear Park downtown. Linear Park, Inc., is shown in a blended presentation as it provides services exclusively to the City. Its operating fund is presented in the accompanying financial statements as a non-major special revenue fund.

Note 1—Summary of significant accounting policies (continued)

B - Basis of Presentation

Government-wide Statements: The statement of net position and the statement of activities display information about the primary government (the City) and its component units. These statements include the financial activities of the overall government. Eliminations have been made to minimize the double counting of internal activities, however, interfund services provided and used are not eliminated during the consolidation process. These statements distinguish between the governmental and business-type activities of the City. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The statement of activities presents a comparison between direct expenses and program revenues for the different business-type activities of the City and for each function of the City's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. Program revenues include (a) fees and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

The Government-wide Statements are presented on the full accrual basis in accordance with accounting principles generally accepted in the United States of America. Fiduciary funds are not included in these statements.

Fund Financial Statements: The fund financial statements provide information about the City's funds, including its fiduciary funds and blended component units. Separate statements for each fund category – governmental, proprietary, and fiduciary are presented, even though the fiduciary is excluded from the government-wide financial statements. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as non-major funds.

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as subsidies and investment earnings, result from non-exchange transactions or ancillary activities.

The City reports the following major governmental funds:

General Fund. The General Fund is the general operating fund of the City. It accounts for all financial resources of the general government except those that are required to be accounted for in another fund. The primary revenue sources are ad valorem taxes, federal and state grants, and various other taxes and licenses. The primary expenditures are for administration, public safety, recreation and community facilities, transportation, economic and physical development, and environmental protection. The Central Business Tax Fund and Parking Fund are legally budgeted funds under North Carolina General Statues and are consolidated into the General Fund in accordance with GASB statement No. 54.

Federal and State Financial Assistance Fund. This special revenue fund accounts for the proceeds of special revenue sources as required by the grants.

Environmental Protection Fund. This capital project fund accounts for projects related to dam restoration and improvements in the City.

Note 1—Summary of significant accounting policies (continued)

The City reports the following non-major governmental funds:

Special Revenue Funds. Special Revenue Funds account for specific revenue sources that are legally restricted or committed by City Council to expenditures for specific purposes. The Emergency Telephone System Fund accounts for the City's share of the State tax charged to telephone customers to fund the 911 system. The PWC Assessment Fund accounts for the fees assessed by the City for PWC since PWC does not have the power to assess the citizens. The Linear Park Fund accounts for projects associated with development of the Linear Park downtown.

Capital Project Funds. Capital Project Funds account for financial resources to be used for the acquisition or construction of governmental capital assets. The General Government Fund accounts for information technology and other projects supporting the entire government. The Public Safety Fund accounts for projects supporting the public safety services provided by the City. The Transportation Fund accounts for projects to improve transportation and related services throughout the City. The Economic and Physical Development Fund accounts for construction and improvement of various public facilities of the City and downtown development. The Recreational and Cultural Fund and the Bond Fund accounts for resources used for the acquisition, construction and improvements of facilities such as parks, recreation centers and museums. Resources are provided through intergovernmental revenues, facility financing proceeds and transfers from other funds.

The City reports the following major enterprise funds:

Transit Fund. This fund accounts for operation of the municipal transit system, including capital asset acquisition, construction of transit facilities, and related improvements.

Airport Fund. This fund accounts for the operation and capital asset acquisition of the Fayetteville Regional Airport.

Stormwater Management Fund. This fund accounts for the operation and maintenance of stormwater facilities for the customers within the City of Fayetteville.

Solid Waste Fund. This fund accounts for residential solid waste collection and recycling services operations and capital asset acquisition.

The City reports the following non-major enterprise funds:

Intergovernmental Fund. This fund accounts for solid waste collections and recycling services for the Fort Bragg area.

The City reports the following fund types:

Internal Service Funds. Internal Service Funds account for the financing of services provided by one department or agency to other departments or agencies of the City, on a cost reimbursement basis. The Risk Management Fund is used to account for the accumulation and allocation of costs associated with health, workers compensation, and liability claims. The Fleet Maintenance Fund is used to account for the accumulation and allocation of costs associated with repair and maintenance of City vehicles and equipment.

Private-Purpose Trust Funds. These funds are used to account for resources legally held in trust for use by others. The Firefighter's Benefit Trust Fund accounts for resources held in trust for this group of individuals. All resources of the funds, including any earnings on invested resources, may be used to support the organizations' activities. There is no requirement that any portion of these resources be preserved as capital.

Note 1—Summary of significant accounting policies (continued)

Custodial Funds. Custodial funds are used to report fiduciary activities that are not required to be reported in pension trust funds, investment trust funds, or private-purpose trust funds. Custodial funds are custodial in nature and do not involve the measurement of operating results. Custodial funds are used to account for assets the City holds on behalf of others. The City maintains the Police Evidence custodial fund which accounts for police evidence funds until they are authorized for release by court order.

During the course of operations, the City has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds. Activity occurs during the year involving transfers of resources between funds, which are reported at gross amounts as transfers in/out. While these balances are reported in the fund financial statements, certain eliminations are made for the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (governmental and internal services funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column. Transfers between the funds included in governmental activities are eliminated so that only net amounts are included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only net amounts are included as transfers in the business-type activities column.

C - Measurement Focus and Basis of Accounting

In accordance with North Carolina General Statutes, all funds of the City are maintained during the year using the budgetary basis of accounting.

Government-Wide, Proprietary, and Fiduciary Fund Financial Statements. The government-wide, proprietary, and fiduciary fund financial statements are reported using the economic resources measurement focus. The government-wide, proprietary, and fiduciary fund financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the City gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

The City's proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the funds' principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. Operating expenses for the City's enterprise funds include the costs of sales and services, general and administrative services and depreciation and amortization of capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Note 1—Summary of significant accounting policies (continued)

Governmental Fund Financial Statements. Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, including leases and subscription based information technology arrangement (SBITAs) liabilities, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under leases and subscription based information technology arrangements (SBITAs) are reported as other financing sources.

The City considers all revenues available if they are collected within 90 days after year-end, except for property taxes. Ad valorem taxes receivable are not accrued as a revenue because the amount is not susceptible to accrual at June 30, since taxes receivable are materially past due and are not considered to be an available resource to finance the operations of the current year. Also, as of September 1, 2013, State law altered the procedures for the assessment and collection of property taxes on all registered motor vehicles in North Carolina. Effective with this change in the law, the State of North Carolina is responsible for billing and collecting the property taxes on registered motor vehicles in North Carolina on behalf of all municipalities and special tax districts. Property taxes are due when vehicles are registered. The billed taxes are applicable to the fiscal year in which they are received. Uncollected taxes that were billed in periods prior to September 1, 2013, and for limited registration plates are shown as a receivable in these financial statements and are offset by deferred inflows of resources.

Sales taxes and certain intergovernmental revenues, such as the beer and wine tax, collected and held by the State at year-end on behalf of the City are recognized as revenue. Sales taxes are considered a shared revenue for the City because the tax is levied by Cumberland County and then remitted to and distributed by the State. Sales and services are not susceptible to accrual because generally they are not measurable until received in cash. All taxes including those dedicated for specific purposes are reported as general revenues. Grant revenues which are unearned at year-end are recorded as unearned revenues.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first then unrestricted resources, as they are needed.

D - Budgetary Data

Budgets are adopted as required by the North Carolina General Statutes. An annual budget is adopted for the general, selected special revenue, and enterprise funds, including the Emergency Telephone System Fund and the PWC Assessment fund. All annual appropriations lapse at fiscal year-end. Project and grant ordinances are adopted for the Federal and State Financial Assistance special revenue fund, Linear Park special revenue fund and capital project funds. Enterprise capital project funds are consolidated with the operating funds for reporting purposes.

The City's internal service funds are intra-governmental service funds, which operate under financial plans that were adopted by the governing board at the time the City's budget ordinance was approved, as is required by General Statutes. All budgets are prepared using the budgetary basis of accounting. Expenditures may not legally exceed appropriations at the portfolio level for the general fund, at the functional level for selected special revenue and proprietary funds, and at the project level for selected special revenue and capital project funds. Any revisions that alter total appropriations at the portfolio, functional or project level, as appropriate, of any fund must be approved by the City Council. During the year, several amendments to the original budget were necessary. The budget ordinance must be adopted by July 1 of the fiscal year or the governing board must adopt an interim budget that covers that time until the annual ordinance can be adopted.

Note 1—Summary of significant accounting policies (continued)

E - Assets, Liabilities, Deferred Outflows/Inflows of Resources and Fund Equity

Deposits and Investments

All deposits of the City are made in board-designated official depositories and are secured as required by State law (G.S. 159-31). The City may designate, as an official depository, any bank or savings association whose principal office is located in North Carolina. Also, the City may establish time deposit accounts such as NOW and Super NOW accounts, money market accounts, and certificates of deposit.

State law (G.S. 159-30(c)) authorizes the City to invest in obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States; obligations of the State of North Carolina; bonds and notes of any North Carolina local government or public authority; obligations of certain non-guaranteed federal agencies; certain high quality issues of commercial paper and bankers' acceptances; and the North Carolina Capital Management Trust (NCCMT). The NCCMT Government Portfolio is measured at fair value. Because the NCCMT Government Portfolio has a weighted average maturity of less than 90 days, it is presented as an investment with a maturity of less than 6 months.

The City's investments with maturity of more than one year at acquisition and non-money market investments are reported at fair value as determined by quoted market prices. The securities of the NCCMT Government Portfolio, a SEC-registered (2a-7) money market mutual fund maintains an AAAm rating from S&P and AAAmf by Moody's Investor Service.

The NCCMT Government Portfolio security is measured at fair value with Level 1 inputs. Money market investments that have a remaining maturity at the time of purchase of one year or less and non-participating interest earnings and investment contracts are reported at amortized cost.

In accordance with State law, the City has invested in securities which are callable and which provide for periodic interest rate increases in specific increments until maturity. These investments are reported at fair value as determined by fair market hierarchy.

Cash and Cash Equivalents

The City pools money from several funds to facilitate disbursement and investment and to maximize investment income. Therefore, all cash and investments are essentially demand deposits and are considered cash and cash equivalents.

Ad Valorem Taxes Receivable

In accordance with State law (G.S. 105-347 and G.S. 159-136(a)), the City levies ad valorem taxes on property other than motor vehicles on July 1, the beginning of the fiscal year. The taxes are due on September 1 (lien date); however, interest does not accrue until the following January 6. The taxes are based on the assessed values as of January 1, 2025.

Note 1—Summary of significant accounting policies (continued)

Allowance for Uncollectible Receivables

The City recorded an allowance for uncollectible receivables of $2,371,940 in the general fund and $375,155 in the PWC Assessment fund.

The City operates enterprise funds that provide credit in the normal course of business to customers primarily located in Fayetteville, North Carolina. The City performs on-going credit evaluations of its customers and maintains allowances for doubtful accounts by using the experience method to estimate collection losses to be incurred. Credit losses, when realized, have been within the range of the City's estimations and historically have not been significant. Other receivables that historically experience uncollectible accounts are also shown net of an allowance for doubtful accounts. This amount is estimated by analyzing the percentage of receivables that were written off in prior years.

The receivables shown on the Statement of Net Position are presented net of the following allowances for doubtful accounts as of June 30, 2025:

General Fund	
Taxes receivable	$ 426,656
Accounts receivable	1,122,265
Assessments receivable	823,019
Total general fund	2,371,940
Federal and State Financial Assistance	
Accounts receivable	2,370,166
Environmental Protection Fund	
Accounts receivable	15,441
Special Revenue Funds	
Assessments receivable	375,155
Capital Projects Funds	
Assessments receivable	87,938
Enterprise Funds	
Transit Fund - Accounts receivable	914,582
Airport Fund - Accounts receivable	514,919
Solid Waste Recycling Fund - Accounts receivable	40,025
Stormwater Management Fund - Accounts receivable	1,119,174
Total	$ 7,809,340

Interfund Receivables and Payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "Interfund receivable" or "Interfund payable" on the balance sheet in the fund financial statements and as "internal balances" on the Statement of Net Position in the government-wide financial statements.

Note 1—Summary of significant accounting policies (continued)

Lease Receivables

The City's lease receivable is measured at the present value of lease payments expected to be received during the lease term. Under the lease agreement, the City may receive variable lease payments that are dependent upon the lessee's revenue. The variable payments are recorded as an inflow of resources in the period the payment is received.

A deferred inflow of resources is recorded for the lease. The deferred inflow of resources is recorded at the initiation of the lease in an amount equal to the initial recording of the lease receivable. The deferred inflow of resources is amortized on a straight-line basis over the term of the lease.

Inventories and Prepaid Expenses

Governmental inventories of supplies are valued at cost. Other inventories are valued at the lower of average cost or net realizable value. The costs of governmental fund-type inventories, which consist of materials and supplies, are recorded as expenditures when they are consumed rather than when they are purchased. The costs of enterprise fund-type inventories, which consist of fuel, materials and spare parts, are expensed when used rather than when purchased.

Payments made to vendors for services that will benefit periods beyond June 30, 2025, are recorded as prepaid expenses. The costs of governmental fund-type prepaid expenses are recorded as expenditures when they are consumed rather than when they are purchased. The costs of enterprise fund-type prepaid expenses are expensed when used rather than when purchased.

Restricted Assets, Restricted Liabilities and Restricted Net Position

In the general, federal and state financial assistance, special revenue, capital project and enterprise funds, the City has classified as restricted the assets representing deposits, reserves, capital project appropriations, advance grant funding and unexpended financing proceeds because their use is completely restricted to the purpose for which the financing proceeds were issued. Liabilities due to be repaid from restricted assets are classified as restricted liabilities. Restricted net position represents constraints on resources that are either externally imposed by creditors, grantors, contributors, laws or regulations of other governments or imposed by law through state statute reduced by liabilities and deferred inflows of resources related to those assets.

The purposes of the restrictions are the same as the corresponding descriptions of restricted fund balance on pages F-13 and F-14. The restriction for "Recreational and Cultural" incorporates restrictions for county recreation and other recreation and community facilities. Restriction for Downtown is created by enabling legislation. Powell Bill funds are classified as restricted cash because they can be expended only for the purposes of maintaining, repairing, constructing, reconstructing or widening local streets per G.S. 136-41.1 through 136-41.4.

Note 1—Summary of significant accounting policies (continued)

Governmental Activities	Externally Restricted
Restricted Cash and Investments	
General Fund	
Trustee accounts	$ 2,611
For county recreation	1,418,678
Federal and State Financial Assistance Fund	
Unexpended grant proceeds	7,717,409
Economic and Physical Development Fund	
Unexpended grant proceeds	1,099,954
Recreational and Cultural Bond Fund	
Unexpended debt proceeds	11,355,255
Total governmental activities - restricted cash and investments	$ 21,593,907
Restricted Receivables	
General Fund	
For county recreation	$ 262,760
Federal and State Financial Assistance Fund	
For OPIOD Settlement	2,627,777
For federal and state grants	2,290,605
Total governmental activities - restricted accounts receivable	$ 5,181,142
Restricted Accounts Payable and Accrued Expenses	
Economic and Physical Development Fund	$ 5,479
Total governmental activities - restricted accounts payable and accrued expenses	$ 5,479
Restricted Unearned Deposits	
General Fund	$ 800,605
Federal and State Financial Assistance Fund	8,464,826
Transportation Fund	256,232
Recreation and Culture Fund	4,006,846
Economic and Physical Development Fund	233,783
Total governmental activities - restricted unearned deposits	$ 13,762,292

Note 1—Summary of significant accounting policies (continued)

Business-type Activities	Externally Restricted
Restricted Cash and Investments	
Stormwater Fund	
Restricted stormwater deposits	$ 432
Total business-type activities - restricted cash and investments	$ 432
Restricted Accounts Receivable - amounts due from federal and state granting agencies	
Transit Fund	$ 6,455,767
Airport Fund	2,530,284
Total business-type activities - restricted accounts receivable	$ 8,986,051
Restricted Unearned Deposits	
Stormwater Fund	$ 1,121,345
Transit Fund	400
Airport Fund	5,543,436
Total business-type activities - restricted unearned deposits	$ 6,665,181

Capital Assets

The City defines capital assets as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets received prior to June 30, 2015, are recorded at their estimated fair value at the date of donation. Donated capital assets received after June 30, 2015, are recorded at acquisition value. General infrastructure assets acquired prior to July 1, 2001 and stormwater network assets acquired prior to July 1, 2004 are reported at estimated historical cost using deflated current cost. The cost of normal maintenance and repairs that do not add to the value of the asset, or materially extend assets' lives, are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable. Gains and losses on dispositions of capital assets are credited or charged to operations. The City reviews assets for impairment at year end, no assets were impaired on June 30, 2025.

The City holds title to certain PWC capital assets in accordance with PWC's charter. These assets have been reported separately in Note 3. PWC has full use of the assets, and full responsibility for maintenance thereof. The assets are reflected as capital assets in PWC's financial statements.

Note 1—Summary of significant accounting policies (continued)

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Asset Class	Estimated Useful Lives (Years)
Infrastructure	15 - 60
Buildings	40
Utility plant systems	20 - 45
Improvements	5 - 15
Vehicles	5 - 20
Furniture and equipment	5 - 10
Lease Arrangements	3 - 35
SBITA Arrangements	2 - 5
Computer software	3
Computer equipment	3

Depreciation includes amortization of intangible assets.

PWC's capital assets purchased or constructed since 1958 are recorded at cost. Contributed utility assets are recorded at acquisition value at the date of acquisition. Utility assets acquired prior to 1958 are carried on an estimated cost basis. The Utility Plant Systems are depreciated over the estimated useful lives of 20 to 45 years. Other property and equipment are depreciated over estimated useful lives ranging from 5 to 15 years. All capital assets are depreciated using the straight-line method.

Right to Use Lease Assets

The City has recorded right to use lease and SBITA assets as a result of implementing GASB 87 and GASB 96. The right to use lease and SBITA assets are initially measured at an amount equal to the initial measurement of the related lease or SBITA liability plus any lease or SBITA payments made prior to the lease or SBITA term, less lease or SBITA incentives, and plus ancillary charges necessary to place the lease or SBITA into service. The right to use lease or SBITA assets are amortized on a straight-line basis over the life of the related lease or SBITA.

Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, Deferred Outflows of Resources, represents a consumption of net assets that applies to a future period and so will not be recognized as an expense or expenditure until then. The City has several items that meet this criterion, unamortized bond refunding charges, other post-employment deferrals (OPEB) and pension deferrals. In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, Deferred Inflows of Resources, represents an acquisition of net assets that applies to a future period and so will not be recognized as revenue until then. The City has several items that meet the criterion for this category on the Statement of Net Position – prepaid taxes, leases, OPEB and pension deferrals. The City's governmental funds balance sheet has five items that meet the criterion for this category - taxes receivable, accounts receivable, assessments receivable, leases receivable and prepaid taxes.

Note 1—Summary of significant accounting policies (continued)

Compensated Absences

Annual Leave

The City's policy permits employees to accumulate vacation based on years of service, with a max accumulation of 280 hours (7 weeks) of earned but unused annual leave, which are eligible for payment at the employee's current pay rate upon separation from employment.

Sick Leave

The City's policy permits employees to accumulate earned but unused sick leave. For retiring employees, any unused sick leave accumulated may be used in the determination of length of service for retirement benefit purposes. All other sick leave lapses upon separation of services. The City applied a First-In, First-Out (FIFO) flows assumption. This approach assumes that any leave paid in subsequent periods is deducted from the accumulated leave balances that exist as part of the year-end liability. As such, the liability was calculated using the aggregate balance of accrued, unused leave as of the end of the year.

Compensatory Time

The City's policy permits regular employees to accumulate up to 240 hours of earned but unused compensatory time and public safety employees to accumulate up to 480 hours of earned but unused compensatory time. Such hours are eligible for payment at the employee's current pay rate upon separation from employment.

The City implemented GASB Statement No. 101, Compensated Absences, effective June 30, 2024, requiring a restatement of net position as of June 30, 2024. Calculating the compensated absence liability as of June 30, 2024 resulted in a decrease of $7,432,390 to net position at June 30, 2024. The following table presents a reconciliation of net position impacted by implementing the new accounting standard:

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Net Position at June 30, 2024, as previously reported	$ 448,633,915	$ 189,606,238	$ 638,240,153
Change in Accounting Principle (Implementation of GASB 101)	(6,731,033)	(701,357)	(7,432,390)
As of June 30, 2024, as restated	$ 441,902,882	$ 188,904,881	$ 630,807,763

Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method that approximates the effective interest method. Bonds payable are reported net of the applicable bond premiums or discount. Bond issuance costs, except for prepaid insurance costs, are expensed in the reporting period in which they are incurred. Prepaid insurance costs are expensed over the life of the debt.

In governmental fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Note 1—Summary of significant accounting policies (continued)

Net Position

Net position in government-wide and proprietary fund financial statements are classified as net investment in capital assets, restricted, and unrestricted. Restricted net position represents constraints on resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through state statute.

Fund Balances

In the governmental fund financial statements, fund balance is composed of five classifications designed to disclose the hierarchy of constraints placed on how fund balance can be spent.

The governmental fund types classify fund balances as follows:

Nonspendable Fund Balance - consists of funds that cannot be spent due to their form (e.g. inventories and prepaid amounts) or funds that legally or contractually must be maintained intact.

Inventories – portion of fund balance that is not an available resource because it represents the year-end balance of inventories, which are not spendable resources.

Prepaids – portion of fund balance that is not an available resource because it represents future expenses paid in advance, which are not spendable resources.

Leases – portion of fund balance that is not an available resource because it represents the year-end balance of the lease receivable in excess of the deferred inflow of resources for the lease receivable, which are not spendable resources.

Loans receivable - portion of fund balance that is not an available resource because it represents the year-end balance of the loan receivable, which are not spendable resources.

Restricted Fund Balance - consists of funds that are mandated for a specific purpose by external parties, constitutional provisions or enabling legislation.

Restricted for Stabilization by State Statute – North Carolina G.S. 159-8 prohibits units of government from budgeting or spending a portion of their fund balance. This is one of several statutes enacted by the North Carolina State Legislature in the 1930's that were designed to improve and maintain the fiscal health of local government units. Restricted by State Statute (RSS), is calculated at the end of each fiscal year for all annually budgeted funds. The calculation in G.S. 159-8(a) provides a formula for determining what portion of fund balance is available for appropriation. The amount of fund balance not available for appropriation is what is known as "restricted by State statute". *Appropriated fund balance in any fund shall not exceed the sum of cash and investments minus the sum of liabilities, encumbrances, and deferred revenues arising from cash receipts, as those figures stand at the close of the fiscal year next preceding the budget.* Per GASB guidance, RSS is considered a resource upon which a restriction is "imposed by law through constitutional provisions or enabling legislation." RSS is reduced by inventories and prepaids as they are classified as nonspendable. RSS is included as a component of Restricted net position and Restricted fund balance on the face of the balance sheet.

Restricted for central business district - portion of fund balance available for appropriation for projects in the Central Business District.

Restricted for county recreation – portion of fund balance available to pay for the recreational activities of Cumberland County.

Note 1—Summary of significant accounting policies (continued)

Restricted for donations - portion of fund balance that is not available for appropriation because it represents donor-imposed restrictions.

Restricted for public safety – portion of fund balance that is restricted by revenue source for certain emergency telephone system expenditures and external grantors, and encumbrances relate to public safety activities outstanding at the end of the fiscal year.

Restricted for economic and physical development – portion of fund balance restricted by revenue source for economic and physical development activities and encumbrances related to economic and physical development activities outstanding at the end of the year.

Restricted for recreation and community facilities – portion of fund balance restricted for parks and recreation facilities and improvements and other restrictions imposed by granting agencies and encumbrances related to recreation and community facility activities outstanding at the end of the fiscal year.

Committed Fund Balance - portion of fund balance that can only be used for specific purposes imposed by majority vote by quorum of the City's governing body (highest level of decision-making authority). The governing body can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Committed for Law Enforcement Officer's Separation Allowance – portion of fund balance that will be used for Law Enforcement Officer's Separation Allowance obligations.

Committed for administration – portion of fund balance committed by City Council for the construction of specific assets that support the entire government held in the capital projects fund.

Committed for public safety - portion of fund balance committed by City Council for the construction of specific assets for public safety held in the capital project funds.

Committed for recreation and community facilities – portion of fund balance committed by City Council for the construction of specific assets for recreational facilities held in the capital projects fund.

Committed for economic and physical development – portion of fund balance committed by City Council for the construction of specific assets for economic and physical development held in the capital projects fund.

Assigned Fund Balance - consists of funds that are set aside with the intent to be used for a specific purpose by the City's highest level of decision-making authority or a body or official that has been given the authority to assign funds. Assigned funds cannot cause a deficit in unassigned fund balance. The City's fund balance policy delegates the authority to assign funds to the City Manager.

Subsequent year's expenditures - portion of fund balance that is appropriated in the adopted 2025 - 2026 budget ordinance that is not already classified as restricted or committed.

Capital projects - portion of fund balance that is assigned to capital related projects.

Unassigned Fund Balance - consists of excess funds that have not been classified in the previous four categories. All funds in this category are considered spendable resources. This category also provides the resources necessary to meet unexpected expenditures and revenue shortfalls. The general fund is the only fund that reports a positive unassigned fund balance amount.

Note 1—Summary of significant accounting policies (continued)

Fund Balance Policy

The City of Fayetteville has a revenue spending policy that provides guidance for programs with multiple revenue sources. The Finance Officer will use resources in the following hierarchy: bond proceeds, federal funds, State funds, local non-city funds, city funds. For purposes of fund balance classification, expenditures are to be spent from restricted fund balance first, followed in-order by committed fund balance, assigned fund balance and lastly unassigned fund balance. The Finance Officer has the authority to deviate from this policy if it is in the best interest of the City.

The City of Fayetteville has also adopted a minimum fund balance policy for the General Fund which instructs management to conduct the business of the City in such a manner that unassigned fund balance is at least 10% of the succeeding year's general fund expenditure budget, excluding the budget for the County Recreation Program. In the event that the balance drops below the established minimum level, the City Council will develop a plan to replenish the fund balance to the established minimum level within two years.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Local Governmental Employees' Retirement System (LGERS) and additions to/deductions from LGERS' fiduciary net position have been determined on the same basis as they are reported by LGERS.

For this purpose, plan member contributions are recognized in the period in which the contributions are due. The City's employer contributions are recognized when due and the City has a legal requirement to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of LGERS. Investments are reported at fair value.

F - Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Note 1—Summary of significant accounting policies (continued)

G - Pronouncements Implemented

In June 2022, GASB issued Statement No. 101, Compensated Absences. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences.

This Statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. Leave is attributable to services already rendered when an employee has performed the services required to earn the leave.

Leave that accumulates is carried forward from the reporting period in which it is earned to a future reporting period during which it may be used for time off or otherwise paid or settled. In estimating the leave that is more likely than not to be used or otherwise paid or settled, a government should consider relevant factors such as employment policies related to compensated absences and historical information about the use or payment of compensated absences. However, leave that is more likely than not to be settled through conversion to defined benefit postemployment benefits should not be included in a liability for compensated absences.

This Statement requires that a liability for certain types of compensated absences—including parental leave, military leave, and jury duty leave—not be recognized until the leave commences. This Statement also requires that a liability for specific types of compensated absences not be recognized until the leave is used. This Statement also establishes guidance for measuring a liability for leave that has not been used, generally using an employee's pay rate as of the date of the financial statements. A liability for leave that has been used but not yet paid or settled should be measured at the amount of the cash payment or noncash settlement to be made. Certain salary-related payments that are directly and incrementally associated with payments for leave also should be included in the measurement of the liabilities.

Note 2—Cash, cash equivalents and investments, and leases receivable

A - Deposits

All of the City's deposits are either insured or collateralized by using one of two methods. Under the Dedicated Method, all deposits that exceed the Federal Depository Insurance coverage level are collateralized with securities held by the City's agents in the City's name. Under the Pooling Method, which is a collateral pool, all uninsured deposits are collateralized with securities held by the State Treasurer's agent in the name of the State Treasurer. Since the State Treasurer is acting in a fiduciary capacity for the City, these deposits are considered to be held by the City's agents in their names.

The amount of the pledged collateral is based on an approved averaging method for non-interest-bearing deposits and the actual current balance for interest-bearing deposits.

Depositories using the Pooling Method report to the State Treasurer the adequacy of their pooled collateral covering uninsured deposits. The State Treasurer does not confirm this information with the City or the escrow agent. Because of the inability to measure the exact amounts of collateral pledged for the City under the Pooling Method, the potential exists for under collateralization, and this risk may increase in periods of high cash flows.

Note 2—Cash, cash equivalents and investments, and leases receivable (continued)

However, the State Treasurer of North Carolina enforces strict standards of financial stability for each depository that collateralizes public deposits under the Pooling Method.

The State Treasurer enforces standards of minimum capitalization for all pooling method financial institutions. The City relies on the State Treasurer to monitor those financial institutions for compliance. The City analyzes the financial soundness of any other financial institution used by the City. The City complies with the provisions of G.S. 159-31 when designating official depositories and verifying that deposits are properly secured. The City's policy for custodial credit risk associated with deposits is to comply with the applicable North Carolina General Statutes.

The City places its cash and cash equivalents on deposit with financial institutions in the United States. The Federal Deposit Insurance Corporation (FDIC) covers $250,000 for substantially all depository accounts. The City from time to time may have amounts on deposit in excess of the insured amounts.

At June 30, 2025, the City's demand deposits had a carrying amount of $14,284,630 and a bank balance of $15,219,001. Of the bank balance, Federal Deposit Insurance covered $250,000 and the remainder was covered by collateral under the Pooling Method.

The Firefighter's Fund had been fully disbursed and transferred to Firemen Relief Fund Board which is an independent entity from the City.

The City had $10,944 in petty cash and change funds.

B - Investments

The funds of the City of Fayetteville are invested in compliance with the provisions of North Carolina General Statutes 159-30 and 159-31. The City's Investment Policy is a board-approved policy.

At June 30, 2025, the City investment balances were as follows:

Investments by Type	Valuation Measurement Method	Book Value at 6/30/2025	Maturity	Rating*
US Government Treasuries	Fair Value Level 1	$ 33,055,007	< 1 year	AA+
US Government Agencies	Fair Value Level 2	41,572,910	1-3 years	AA+
Truist Capital Markets - Commercial Paper	Fair Value Level 2	35,197,146	< 1 year	A1/P1
Truist Safekeeping Principal Cash Uninvested	Fair Value Level 1	336,610	N/A	N/A
NC Capital Management Trust - Government Portfolio	Fair Value Level 1	89,487,357	N/A	AAAm
	Total:	$ 199,649,030		

All investments valued at fair value are measured using the market approach, using prices and other relevant information generated by market transactions involving identical or comparable assets or a group of assets. Fair Value Level 1 debt securities are valued using directly observable, quoted prices (unadjusted) in active markets for identical assets. Fair Value Level 2 debt securities are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities benchmark quoted prices.

Note 2—Cash, cash equivalents and investments, and leases receivable (continued)

Interest Rate Risk. As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy provides for structuring the investment portfolio so that securities mature to meet cash requirements for the ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity. Also, the City's investment policy requires purchases of securities to be laddered with staggered maturity dates and limits all securities other than Treasuries, Agencies, and North Carolina State and local bonds to a final maturity of no more than three years.

Credit Risk. The City has no formal policy regarding credit risk; however, the State law limits investments in commercial paper to the top rating issued by nationally recognized statistical rating organizations (NRSROs). The City minimizes credit risk by limiting investments to the types allowed by North Carolina General Statutes 159-30. The City diversifies the investment portfolio to minimize the impact of potential losses from any one security or from any one individual issuer. Also, the City pre-qualifies the financial institutions' brokers/dealers and requires them to meet specific financial and registration conditions. The City's investments in the NC Capital Management Trust Government Portfolio carried a credit rating of AAAm by Standard & Poor's. The City's investment in Commercial Paper has an A1/P1 rating as of June 30, 2025. US Government Treasuries and US Government Agencies both hold an AA+ rating by Standard & Poor's.

Custodial Credit Risk. For an investment, custodial credit risk is the risk that in the event of failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City requires that investment securities are in the name of the City of Fayetteville and are held by a centralized independent third-party custodian. The City requires that the independent third-party custodian issue a safekeeping receipt to the Chief Financial Officer listing the specific instrument, rate, maturity, and other pertinent information as evidence. All investment security purchases and sales are on a delivery versus payment basis and are made through the independent third-party custodian by written instruction.

Reconciliation to cash and investments:

Totals per footnote:		
Total investments (including escrow)	$	199,649,030
Cash (demand deposits)		14,284,630
Petty cash		10,944
Total cash and investments	$	213,944,604
Totals per Statement of Net Position and Fiduciary Net Position:		
Cash and investments - unrestricted	$	191,184,441
Cash and investments - restricted		21,594,339
Agency		1,165,824
Total cash and investments	$	213,944,604

Note 2—Cash, cash equivalents and investments, and leases receivable (continued)

C - Leases receivable

The City leases City-owned properties such as buildings, land, terminal concessions and other commercial space for offices and business activities. The lease agreements provide for minimum rental payments, have terms of 2 to 25 years and are due to expire at various dates from 2025 to 2048. As of June 30, 2025, the City reported principal lease receivables of $5,428,976 and $4,078,009 for its Governmental and Business-type activities, respectively. As a result, the City also reported a deferred inflow of resources in the amount of $5,029,641 and $3,881,695 for its Governmental and Business-type activities, respectively, at June 30, 2025. Minimum lease provisions at June 30, 2025 will result in rental income for future years as follows:

Governmental activities

Year(s) Ending	Principal Payments	Interest Payments	Total
2026	$ 219,443	$ 163,885	$ 383,328
2027	187,814	157,663	345,477
2028	172,069	152,831	324,900
2029	177,726	147,174	324,900
2030	183,132	141,768	324,900
2031-2035	969,230	626,520	1,595,750
2036-2040	1,234,798	465,202	1,700,000
2041-2045	1,567,648	257,352	1,825,000
2046-2050	717,116	32,884	750,000
	$ 5,428,976	$ 2,145,279	$ 7,574,255

Business-type activities

Year(s) Ending	Principal Payments	Interest Payments	Total
2026	$ 504,188	$ 105,785	$ 609,973
2027	498,101	93,718	591,819
2028	212,957	84,894	297,851
2029	199,068	79,871	278,939
2030	203,903	75,036	278,939
2031-2035	801,667	305,529	1,107,196
2036-2040	830,424	189,271	1,019,695
2041-2045	827,701	56,034	883,735
	$ 4,078,009	$ 990,138	$ 5,068,147

In fiscal year 2025, the City recognized $362,488 of lease revenue and $268,707 of interest revenue for the Governmental activities leases and $717,327 of lease revenue and $119,245 of interest revenue for the Business-type activities leases.

Note 3—Capital assets

A - Capital assets

Capital asset activity for the year ended June 30, 2025, was as follows:

Primary Government

	Balance June 30, 2024	Increases	Decreases	Transfers	Balance June 30, 2025
Governmental activities:					
Capital assets not being depreciated					
Land	$ 44,209,295	$ 1,711,663	$ -	$ 680,668	$ 46,601,626
Construction in progress	32,104,031	20,703,968	(19,711)	(1,269,690)	51,518,598
Total capital assets not being depreciated	76,313,326	22,415,631	(19,711)	(589,022)	98,120,224
Capital assets being depreciated or amortized:					
Infrastructure	563,654,407	8,034,522	-	475,882	572,164,811
Buildings and improvements	222,076,625	4,658,508	-	113,140	226,848,273
Equipment, furniture and fixtures	40,331,658	662,993	(303,063)	-	40,691,588
Computer softw are	10,239,465	174,181	(52,211)	-	10,361,435
Vehicles	50,374,346	3,473,467	(654,468)	-	53,193,345
Intangible right to use assets	22,012,598	51,522	-	-	22,064,120
Total capital assets being depreciated and amortized	908,689,099	17,055,193	(1,009,742)	589,022	925,323,572
Less accumulated depreciation and amortization for:					
Infrastructure	(339,668,519)	(12,631,058)	-	-	(352,299,577)
Buildings and improvements	(88,271,888)	(7,815,296)	-	-	(96,087,184)
Equipment, furniture and fixtures	(35,988,924)	(2,004,865)	297,759	-	(37,696,030)
Computer softw are	(7,326,295)	(712,283)	59,133	-	(7,979,445)
Vehicles	(31,022,359)	(3,771,940)	669,292	-	(34,125,007)
Intangible right to use assets	(13,285,915)	(2,890,260)	-	-	(16,176,175)
Total accumulated depreciation and amortization	$ (515,563,900)	$ (29,825,702)	$ 1,026,184	$ -	(544,363,418)
Total capital assets being depreciated, net	393,125,199				380,960,154
General governmental activity capital assets, net	$ 469,438,525				$ 479,080,378

Depreciation and amortization expense w as charged to functions/programs of the governmental activities of the primary government as follow s:

Administration	$ 4,762,435
Public safety	5,837,633
Environmental protection	366,224
Transportation	13,898,332
Economic and physical development	368,804
Recreation and community facilities	4,592,274
Total depreciation and amortization expense	$ 29,825,702

Note 3—Capital assets (continued)

	Balance June 30, 2024	Increases	Decreases	Transfers	Balance June 30, 2025
Business-type activities:					
Capital assets not being depreciated					
Land and land rights	$ 6,196,096	$ 219,859	$ -	$ -	$ 6,415,955
Construction in progress	7,317,353	5,966,657	(95,955)	(750,701)	12,437,354
Total capital assets not being depreciated	13,513,449	6,186,516	(95,955)	(750,701)	18,853,309
Capital assets being depreciated or amortized:					
Buildings and improvements	173,064,457	2,125,656	-	142,986	175,333,099
Equipment, furniture and fixtures	12,323,811	472,793	(522,102)	-	12,274,502
Computer software	1,083,708	15,651	-	-	1,099,359
Vehicles	40,019,854	8,190,873	(4,119,921)	-	44,090,806
Infrastructure	58,864,428	4,556,664	-	607,715	64,028,807
Intangible right to use assets	440,268	22,092	(84,144)	-	378,216
Total capital assets being depreciated and amortized	285,796,526	15,383,729	(4,726,167)	750,701	297,204,789
Less accumulated depreciation and amortization for:					
Buildings and improvements	(89,398,431)	(7,689,393)	2,763	-	(97,085,061)
Equipment, furniture and fixtures	(10,017,056)	(705,575)	522,102	-	(10,200,529)
Computer software	(931,943)	(107,719)	-	-	(1,039,662)
Vehicles	(20,664,879)	(3,205,716)	3,400,127	-	(20,470,468)
Infrastructure	(23,425,862)	(1,129,024)	-	-	(24,554,886)
Intangible right to use assets	(298,252)	(64,646)	84,144	-	(278,754)
Total accumulated depreciation and amortization	$ (144,736,423)	$ (12,902,073)	$ 4,009,136	$ -	(153,629,360)
Total capital assets being depreciated, net	141,060,103				143,575,429
Business-type activity capital assets, net	$ 154,573,552				$ 162,428,738

Depreciation expense and amortization was charged to functions/programs of business-type activities of the primary government as follows:

Stormwater management	$ 1,649,013
Transportation	2,026,873
Airport	7,652,678
Solid Waste	1,573,509
Total depreciation and amortization expense	$ 12,902,073

Note 3—Capital assets (continued)

PWC (discretely presented component unit)

	Balance 30-Jun-24	Additions	Disposals	Transfers	Balance 30-Jun-25
PWC:					
Capital assets not being depreciated:					
Land and land rights	$ 24,182,299	$ -	$ (302)	$ 914,787	$ 25,096,784
Construction in progress	226,807,876	175,769,107	(539,834)	(83,050,568)	318,986,581
Total Capital assets not being depreciated and amortized	250,990,175	175,769,107	(540,136)	(82,135,781)	344,083,365
Capital assets being depreciated and amortized:					
Electric utility system	570,731,602	1,548,292	(1,588,095)	26,106,159	596,797,958
Water system	477,628,354	64,464	(544,595)	17,126,322	494,274,545
Sew er system	726,009,965	155,049	-	37,694,405	763,859,419
Buildings	71,015,766	298,491	(7,148)	406,878	71,713,987
Equipment and machinery	38,727,621	1,333,998	(558,491)	802,306	40,305,434
Intangibles	32,421,478	32,109	(137,849)	-	32,315,738
Computer equipment	28,242,395	7,857	(130,899)	-	28,119,353
Vehicles	27,295,866	4,183,023	(1,880,839)	(289)	29,597,761
Office equipment	1,678,182	-	(3,627)	-	1,674,555
Right to use assets	6,988,334	5,807,452	(298,981)	-	12,496,805
Total Capital assets being depreciated and amortized	1,980,739,563	13,430,735	(5,150,524)	82,135,781	2,071,155,555
Less accumulated depreciation and amortization for:					
Electric utility system	(315,507,037)	(15,190,201)	1,326,466	-	(329,370,772)
Water system	(212,521,642)	(10,285,130)	519,332	-	(222,287,440)
Sew er system	(291,557,192)	(15,215,471)	-	-	(306,772,663)
Buildings	(39,399,930)	(1,783,177)	7,148	-	(41,175,959)
Equipment and machinery	(27,409,607)	(1,441,959)	556,462	-	(28,295,104)
Intangibles	(30,133,780)	(874,744)	80,462	-	(30,928,062)
Computer equipment	(26,050,401)	(828,888)	73,512	-	(26,805,777)
Vehicles	(15,016,258)	(1,895,451)	1,843,788	-	(15,067,921)
Office equipment	(1,665,229)	(4,610)	3,626	-	(1,666,213)
Right to use assets, accumulated amortization	(3,112,972)	(2,618,445)	298,981	-	(5,432,436)
Total accumulated depreciation and amortization:	(962,374,048)	(50,138,076)	4,709,777	-	(1,007,802,347)
Electric fund capital assets, net	$ 1,269,355,690	$ 139,061,766	$ (980,883)	$ -	$ 1,407,436,573

As disclosed in Note 1, the City holds title to certain PWC capital assets in accordance with PWC's charter. PWC has full use of the assets, and full responsibility for maintenance thereof. The assets are reflected as capital assets in PWC's financial statements.

Note 3—Capital assets (continued)

B - Intangible right to use assets

The City has entered into right to use asset contracts covering the lease of buildings, equipment and vehicles, and subscription contracts covering the subscription of software services (SaaS). The related liabilities are discussed in the Lease and subscription subsection of the Liabilities section of this note. The right to use assets are amortized on a straight-line basis over the terms of the related leases.

Intangible right to use asset activities for the City for fiscal year ended June 30, 2025 are as follows:

Governmental activities	Balance June 30, 2024	Increases	Decreases	Balance June 30, 2025
Intangible right to use assets				
Leased buildings	$ 5,101,401	$ -	$ -	$ 5,101,401
Leased vehicles	465,817	-	-	465,817
Leased equipment	585,468	51,522	-	636,990
Subscription software	15,859,912	-	-	15,859,912
Total intangible right to use assets	22,012,598	51,522	-	22,064,120
Less accumulated amortization for:				
Leased buildings	(1,821,638)	(471,855)	-	(2,293,493)
Leased vehicles	(514,230)	(29,650)	-	(543,880)
Leased equipment	(796,924)	(67,821)	-	(864,745)
Subscription software	(10,153,123)	(2,320,934)	-	(12,474,057)
Total accumulated amortization	(13,285,915)	(2,890,260)	-	(16,176,175)
Intangible right to use assets, net	$ 8,726,683	$ (2,838,738)	$ -	$ 5,887,945

Business-type activities	Balance June 30, 2024	Increases	Decreases	Balance June 30, 2025
Intangible right to use assets				
Leased equipment	$ 84,144	$ -	$ (84,144)	$ -
Subscription software	356,124	22,092	-	378,216
Total intangible right to use assets	440,268	22,092	(84,144)	378,216
Less accumulated amortization for:				
Leased equipment	(84,144)	-	84,144	-
Subscription software	(214,108)	(64,646)	-	(278,754)
Total accumulated amortization	(298,252)	(64,646)	84,144	(278,754)
Intangible right to use assets, net	$ 142,016	$ (42,554)	$ -	$ 99,462

Note 4—Accounts payable

Unrestricted and restricted accounts payable and accrued expenses consist of the following at June 30, 2025:

Governmental funds

	General	Federal and State Financial Assistance	Environmental Protection	Nonmajor Governmental	Internal Service	Subtotal
Accounts payable	$ 2,440,450	$ 1,258,678	$ 51,248	$ 4,169,295	$ 731,423	$ 8,651,094
Incurred but not reported	-	-	-	-	3,713,426	3,713,426
Interest payable	-	-	-	-	6,033	6,033
Retainage payable	-	294,857	-	537,479	-	832,336
Interfund payable	-	-	7,214,831	4,154,984	253,635	11,623,450
Salaries and benefits payable	6,761,825	-	-	-	61,715	6,823,540
Total	$ 9,202,275	$ 1,553,535	$ 7,266,079	$ 8,861,758	$ 4,766,232	31,649,879
Adjustment for interest payable						302,062
						$ 31,951,941
Reconciliation to accounts payable on the financial statements:						
Unrestricted	$ 9,202,275	$ 1,553,535	$ 7,266,079	$ 8,856,279	$ 4,766,232	$ 31,644,400
Restricted	-	-	-	5,479	-	5,479
	$ 9,202,275	$ 1,553,535	$ 7,266,079	$ 8,861,758	$ 4,766,232	31,649,879
Adjustment for interest payable						302,062
						$ 31,951,941

Proprietary funds

	Stormwater Management	Transit	Airport	Solid Waste	Intergovernmental	Subtotal
Accounts payable	$ 3,131,695	$ 478,418	$ 677,298	$ 1,108,559	$ 407,731	$ 5,803,701
Interest payable	51	186	16,720	1,014	-	17,971
Retainage payable	-	184,806	87,361	-	-	272,167
Interfund payable	-	4,078,872	-	-	365,438	4,444,310
Salaries and benefits payable	346,262	79,383	121,523	203,229	-	750,397
Total	$ 3,478,008	$ 4,821,665	$ 902,902	$ 1,312,802	$ 773,169	$ 11,288,546
Reconciliation to accounts payable on the financial statements:						
Unrestricted	$ 3,478,008	$ 4,821,665	$ 902,902	$ 1,312,802	$ 773,169	$ 11,288,546
	$ 3,478,008	$ 4,821,665	$ 902,902	$ 1,312,802	$ 773,169	$ 11,288,546

Note 5—Long-term obligations

A - General Obligation Indebtedness

The City has issued general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds are collateralized by the full faith, credit, and taxing power of the City. They are serviced by the general fund. Principal and interest payments are appropriated when due. General obligation bonds outstanding for the year ended June 30, 2025 are as follows:

Governmental activities

$16,000,000 Parks and Recreation Bonds, Series 2019 due in various annual installments through June 1, 2039; interest at various rates between 2.0% and 5.0%.	$ 11,200,000
$19,000,000 Parks and Recreation Bonds, Series 2022 due in various annual installments through June 1, 2042; interest at various rates between 3.25% and 5.0%.	16,150,000
	27,350,000
Add unamortized premium	2,443,078
Total governmental general obligation bonds and premiums	$ 29,793,078

Interest expense related to the general obligation bonds totaled $1,153,719 for the year ended June 30, 2025.

Note 5—Long-term obligations (continued)

B - Limited Obligation Indebtedness

The City has issued direct placement limited obligation bonds to provide funds for the construction of capital facilities. The bonds are limited obligations of the City and payments thereon shall be limited to funds appropriated for that purpose by the City Council of the City in its sole discretion. Direct placement limited obligation bonds outstanding for the year ended June 30, 2025 are as follows:

Governmental activities

$50,520,000 direct placement taxable limited obligation bonds Series 2018 due in annual installments through June 1, 2038; interest at various rates between 2.87% and 4.24%.	$ 32,820,000
$2,620,000 direct placement taxable limited obligation bonds Series 2019A due in annual installments through June 1, 2038; interest at various rates between 2.63% and 3.93%.	1,785,000
$2,740,000 direct placement tax-exempt limited obligation bonds Series 2019B due in annual installments through June 1, 2039; interest at various rates between 4.0% and 5.0%.	1,915,000
	36,520,000
Add: Unamortized Premium	301,637
Total governmental limited obligation bonds and premiums	$ 36,821,637

Default events include not paying interest or principal when due, and failure to appropriate funds for payment of interest and principal. In the event of a default under the Trust Agreements, the Trustee may declare the unpaid interest and principal of the bonds outstanding due and payable immediately or exercise the Trustee's rights under the Deed of Trust on mortgaged property. The City is in compliance with all requirements of the Trust Agreements.

C - Revenue Bonds (City)

The City has issued direct placement revenue bonds, which have been used to finance the construction of facilities used in the City's operations. Resources generated by the facilities' operations are retiring the bonds.

In 2011, the City entered into a $10,595,000 direct placement Stormwater revenue bond due in various annual installments through August 1, 2026; interest at 3.135%. The City issued the bonds in August 2011, to acquire, construct and equip various improvements to the City's natural and structural water and drainage system. In the event of default the trustee may require that the aggregate principal amount of parity indebtedness then outstanding, require the City to endorse all checks and other negotiable instruments representing receipts to the order of the trustee, require the City to deliver to the trustee all money and investment obligations held by the City and notify all account debtors of the City to pay any amounts representing receipts owed to the trustee. As collateral, the City grants the trustee a pledge charge and lien upon the net receipts and a lien upon the money and investment obligations in all of the related accounts of the bond fund.

Note 5—Long-term obligations (continued)

Direct placement revenue bonds outstanding for the year ended June 30, 2025 are as follows:

Business-type activities

$10,595,000 direct placement Stormwater Revenue Bonds, Series 2011 due in various annual installments through August 1, 2026; interest at 3.135%.	$ 1,295,000
Total revenue bonds	$ 1,295,000

Interest expense related to the direct placement revenue bonds totaled $48,438 for the year ended June 30, 2025.

Revenue bond debt service requirements to maturity are as follows:

Stormwater revenue bonds

Year Ending	Principal	Interest	Total
2026	$ 855,000	$ 33,936	$ 888,936
2027	440,000	6,897	446,897
	$ 1,295,000	$ 40,833	$ 1,335,833

Note 5—Long-term obligations (continued)

The total principal and interest remaining to be paid on the outstanding direct placement revenue bonds was $1,335,833 as of June 30, 2025. These revenue bonds are secured by a covenant to budget and collect revenues in the Stormwater system sufficient enough to pay the principal and interest requirements. The City is in compliance with the covenants for the bonds, which require the debt service coverage for parity indebtedness (revenue bonds only, as of June 30, 2025) to be 1.20 and for all indebtedness to be 1.00. Financial information below is from the Stormwater Management Enterprise Fund.

Income Available for Debt Service		
Stormwater fee revenues	$ 13,516,172	
Other operating revenues	125,991	
Nonoperating revenue (expense)	4,528,299	
Less/plus adjustments for:		
Interest expense	48,436	
Total revenues		$ 18,218,898
Operating expenses	10,950,871	
Less adjustments for:		
Depreciation	(1,649,013)	
Change in OPEB accrual	76,358	
Total current expenses		9,378,216
Income Available for Debt Service		8,840,682
Unrestricted Cash, 6/30/24 (prior year)	18,761,333	
15% of unrestricted cash		2,814,200
Total resources available for debt service		$ 11,654,882
Parity Indebtedness Debt Service Requirement		
Series 2011 Revenue Bonds – Principal	$ 835,000	
Series 2011 Revenue Bonds – Interest	48,436	
		$ 883,436
Total Available Resources Debt Service Coverage – Parity Indebtedness		13.19
Revenue Bond Covenant Requirement		1.20
Parity, Subordinated, and System G.O. Debt Service Requirement		
NC Stormwater Note Payable 0196	$ 11,613	
NC Stormwater Note Payable 0231	13,417	
Series 2011 Revenue Bonds – Principal	835,000	
Series 2011 Revenue Bonds – Interest	48,436	
		$ 908,466
Income Available for Debt Service Debt Service Coverage – All Indebtedness		9.73
Revenue Bond Covenant Requirement		1.00

Note 5—Long-term obligations (continued)

D - Notes Payable (City)

In 2010, the City completed two Stormwater projects which were financed through two direct borrowing federal revolving loans for $464,503 and $536,692 administered through the State of North Carolina, Department of Environment and Natural Resources. As part of the American Recovery and Reinvestment Act of 2009 (ARRA), the unpaid principal was immediately reduced by one half of the loan amount to $232,252 and $268,346 as "Principal Forgiveness". These notes are reported as business-type activities in the Stormwater Management Enterprise Fund. These notes payable are subordinate to the Stormwater Revenue Bonds of the City of Fayetteville.

Direct placement and direct borrowing notes payable for the year ended June 30, 2025, in the accompanying financial statements are comprised of the following:

Business-type activities

$232,252 direct borrowing Federal revolving loan due in annual installments through May 1, 2030; non-interest bearing, paid annually on May 1.	$	58,063
$268,346 direct borrowing Federal revolving loan due in annual installments through May 1, 2030; non-interest bearing, paid annually on May 1.		67,087
Total business-type notes payable	$	125,150

The City is in compliance with all repayment requirements for all direct borrowing notes payable.

Note 5—Long-term obligations (continued)

E - Installment Purchase Agreements (City)

The City has entered into various installment purchase agreements for financing certain equipment, vehicles, and fixtures. Installment purchase obligations are comprised of the following:

Governmental activities

In 2010, the City entered into a $5,950,000 direct borrowing installment purchase to finance construction of a downtown parking deck. The obligations are payable in various semi-annual installments of approximately $210,930 in 2025 including interest at 5.1%. The City receives a subsidy from the Federal Government reducing the effective interest rate. The City executed and delivered a Deed of Trust creating a lien on the mortgaged property as collateral. In case of default, the lender may declare the unpaid principal of the installment immediately due and payable, proceed to appropriate court action to enforce the City's performance of the applicable covenants or avail itself of all available remedies under the agreement.	$ 201,501
In 2011, the City entered into a $2,676,943 direct borrowing installment purchase to finance construction of Fire Station 19. The obligations are payable in various semi-annual installments of approximately $92,198 in 2025 including interest of 1.90%. The City executed and delivered a Deed of Trust creating a lien on the mortgaged property as collateral. In case of default, the entire amount of principal and accrued interest will be immediately due and payable, the lender may exercise all remedies available at law or under the Deed of Trust including the sale of the mortgaged property or proceed by appropriate court action to enforce performance by the City.	181,006
In 2017, the City entered into a $1,885,000 direct placement installment to renovate City Hall. The obligations are payable in various semiannual installments of approximately $65,635 in 2025 including fixed rate interest of 3.05%. The City delivered the Deed of Trust creating a lien on the mortgaged property and hereby granting to the Trustee a security interest in all money and securities held by or on behalf of the Trustee as collateral. In the event of default the Trustee may, by a notice in writing to the City, declare the principal of all the bonds then outstanding to be due and payable immediately.	1,351,626
In 2017, the City entered into a $3,600,000 direct borrowing to construct Fire Station 12. The obligations are payable in various semi-annual installments of approximately $120,375 in 2025 including fixed rate interest estimated at 2.50%. The City executed a Deed of Trust as collateral for the debt. In the event of default the lender may require the entire amount of principal and accrued interest due and payable, exercise all remedies available at law or proceed by appropriate court action.	2,720,250
In 2022, the City entered into a $10,430,000 direct borrowing to construct Fire Station 4. The obligations are payable in various semi-annual Installments of approximately $406,829 in 2025 including fixed rate interest of 3.29%. The City executed a Deed of Trust as collateral for the debt. Upon the occurrence of an event of default and to the extent permitted by law, the Deed of Trust Trustee shall have the right to enter upon the mortgaged property to such extent and as often as the Deed of Trust Trustee, in his sole discretion, deems necessary or desirable in order to cure any default by the City. The Deed of Trust is intended to be a security agreement pursuant to the Uniform Commercial Code, as in effect in the State of North Carolina.	11,461,256
In 2022, the City entered into a $4,015,000 direct borrowing installment purchase to finance vehicles and equipment. The obligations are payable in various semi-annual installments of approximately $403,911 in 2025 including interest of 1.35%. The City executed a Security Agreement granting the lender a security interest if any of the events outlined in section 4 of the security agreement should occur, all payments under the agreement may become at once due and payable, regardless of the maturity date or other due date thereof. Upon the occurrence of an event of default, the secured party may proceed against the collateral as provided in and in accordance with the applicable provisions of the UCC. Subject to any limitations imposed by the applicable provisions of the UCC	808,111
In 2023, the City entered into a $1,265,000 direct borrowing installment purchase to finance vehicles and equipment. The obligations are payable in various semi-annual installments of approximately $171,400 in 2025 including interest of 3.70%. The City executed a Security Agreement granting the lender a security interest if any of the events outlined in section 4 of the security agreement should occur, all payments under the agreement may become at once due and payable, regardless of the maturity date or other due date thereof. Upon the occurrence of an event of default, the secured party may proceed against the collateral as provided in and in accordance with the applicable provisions of the UCC. Subject to any limitations imposed by the applicable provisions of the UCC	684,488

Note 5—Long-term obligations (continued)

Governmental activities (continued)

In 2025, the City entered into a $3,186,000 direct borrowing installment purchase to finance vehicles and equipment. The obligations are payable in various semi-annual installments of approximately $437,574 in 2025 including interest of .63%. The City executed a security agreement granting the lender a security interest in the vehicles and equipment. In the event of default the lender may require the entire principal component of installment payments and unpaid accrued interest to be immediately due and payable, the lender may exercise all remedies available at law, in equity or under the security agreement or the lender may proceed by appropriate court action to enforce performance by the City of applicable covenants of the agreement.	2,626,224
	20,034,462
Less amount representing interest	3,435,468
Present value of the minimum installment payments	$ 16,598,994

Business-type activities

In 2022, the City entered into a $4,015,000 direct borrowing installment purchase to finance vehicles and equipment. The obligations are payable in various semi-annual installments of approximately $113,069 in 2025 including interest of 1.35%. The City executed a Security Agreement granting the lender a security interest if any of the events outlined in section 4 of the security agreement should occur, all payments under the agreement may become at once due and payable, regardless of the maturity date or other due date thereof. Upon the occurrence of an event of default, the secured party may proceed against the collateral as provided in and in accordance with the applicable provisions of the UCC.	$ 226,218
	226,218
Less amount representing interest	2,259
Present value of the minimum installment payments	223,959
Total Installment Obligations	$ 16,822,953

The City is in full compliance of all repayment requirements for all direct borrowing installment agreements.

The following is an analysis of property purchased using installment agreements as of June 30, 2025:

Classes of Property	Cost	Depreciation	Net Book Value
Equipment	$ 8,129,097	$ 5,637,706	$ 2,491,391
Vehicles	17,389,502	12,912,446	4,477,056
Buildings and Improvement	17,544,788	6,024,974	11,519,814
	$ 43,063,387	$ 24,575,126	$ 18,488,261

Interest expense related to the installment agreements totaled $617,970 for the year ended June 30, 2025.

Note 5—Long-term obligations (continued)

F - Leases and Subscriptions

The City has entered into agreements to lease buildings, equipment, vehicles, and subscriptions for certain software. These agreements qualify as long-term leases and subscription-based information technology arrangements under GASB 87 and GASB 96. They have been recorded at the present value of the future minimum lease and subscription payments as of the date of their inception. The terms of these agreements range from two to thirty-five years and may be paid on a monthly, quarterly or annual basis according to the terms of the contract. The lease liability and subscription is measured at a discount rate range of 1.3 to 4.4% based on the City's imputed borrowing rate. As shown in the schedule below, the City has recorded lease principal payments in the amount of $558,409 and $7,038 for its Governmental and Business-type Activities, respectively, at June 30, 2025. For SBITAs, the City has recorded principal payments in the amount of $2,542,489 and $69,526 for its Governmental and Business-type Activities, respectively, at June 30, 2025.

Governmental activities - Leases

Year(s) Ending	Principal Payments	Interest Payments	Total
2026	$ 294,155	$ 74,317	$ 368,472
2027	159,548	67,315	226,863
2028	148,961	62,947	211,908
2029	151,299	58,223	209,522
2030	157,763	53,542	211,305
2031-2035	874,382	192,518	1,066,900
2036-2040	836,719	50,342	887,061
	$ 2,622,827	$ 559,204	$ 3,182,031

Governmental activities - SBITAs

Year Ending	Principal Payments	Interest Payments	Total
2026	$ 1,918,420	$ 78,720	$ 1,997,140
2027	1,198,968	29,795	1,228,763
2028	325,432	4,470	329,902
2029	3,418	4	3,422
	$ 3,446,238	$ 112,989	$ 3,559,227

Business-type activities - SBITAs

Year Ending	Principal Payments	Interest Payments	Total
2026	$ 42,847	$ 353	$ 43,200
2027	42,353	847	43,200
	$ 85,200	$ 1,200	$ 86,400

Note 5—Long-term obligations (continued)

G - Changes in Long-Term Obligations (City)

The following is a summary of changes in the City's long-term obligations for the fiscal year ended June 30, 2025.

	Balance June 30, 2024 (Restated)	Increases	Decreases	Balance June 30, 2025	Current Portion
Governmental Activities:					
General obligation debt	$ 29,440,000	$ -	$ 2,090,000	$ 27,350,000	$ 1,750,000
Plus: Unamortized premium	2,736,916	-	293,838	2,443,078	-
Direct placement:					
Limited obligation debt	39,320,000	-	2,800,000	36,520,000	2,795,000
Plus: Unamortized premium	327,087	-	25,450	301,637	-
Direct borrowing:					
Installment agreements	21,999,930	-	5,400,936	16,598,994	3,071,836
PWC assessment	4,674,159	-	405,229	4,268,930	-
Lease liability	3,136,752	51,522	565,447	2,622,827	294,155
Subscription liability	5,986,087	2,640	2,542,489	3,446,238	1,918,420
Compensated absences*	15,171,123	2,735,991	-	17,907,114	5,582,701
Net pension liability (LGERS)	64,665,269	-	3,522,169	61,143,100	-
Net pension liability (LEOSSA)	19,454,921	-	372,988	19,081,933	-
OPEB liability	40,106,963	-	749,048	39,357,915	-
Total long-term obligations	$ 247,019,207	$ 2,790,153	$ 18,767,594	$ 231,041,766	$ 15,412,112

	Balance June 30, 2024 (Restated)	Increases	Decreases	Balance June 30, 2025	Current Portion
Business-Type Activities:					
Direct placement:					
Revenue bonds	$ 2,130,000	$ -	$ 835,000	$ 1,295,000	$ 855,000
Direct borrowing:					
Notes payable	150,180	-	25,030	125,150	25,030
Installment agreements	1,278,152	-	1,054,194	223,958	223,958
Subscription liability	132,633	22,093	69,526	85,200	42,315
Compensated absences*	1,548,205	18,536	-	1,566,741	497,046
Net pension liability (LGERS)	9,069,360	-	493,443	8,575,917	-
OPEB liability	7,368,138	-	137,609	7,230,529	-
Total long-term obligations	$ 21,676,668	$ 40,629	$ 2,614,802	$ 19,102,495	$ 1,643,349

*The change in the compensated absences liability is presented as a net change.

Note 5—Long-term obligations (continued)

G - Changes in Long-Term Obligations (PWC)

The following is a summary of changes in the PWC's long-term obligations for the fiscal year ended June 30, 2025:

	Balance June 30, 2024	Increases	Decreases	Balance June 30, 2025	Current Portion
Business-type activities:					
Direct placement:					
Revenue bonds	$ 479,150,000	$ -	$ 12,630,000	$ 466,520,000	$ 16,105,000
Plus: Unamortized premium	35,204,551	-	1,725,501	33,479,050	-
Notes payable	48,395,044	21,423,010	2,193,783	67,624,271	2,193,783
Grants related to capital assets	-	4,265,781	-	4,265,781	-
Unearned deposits	569,278	797,277	678,038	688,517	-
Compensated absences	5,529,404	6,585,554	5,529,404	6,585,554	5,901,908
Lease and subscription liability	3,741,050	5,807,452	3,003,850	6,544,652	2,364,044
Net pension liability (LGERS)	39,073,896	3,520,741	-	42,594,637	-
Net OPEB liability	21,624,502	1,797,618	2,742,299	20,679,821	-
Total business-type activities	$ 633,287,725	$ 44,197,433	$ 28,502,875	$ 648,982,283	$ 26,564,735

The Commission has pledged future electric, water and wastewater customer revenues, net of specified operating expenses to repay $538,660,000 in direct placement revenue and revenue refunding bonds issued at various times from 2014 through 2025. Proceeds from the bonds provided financing for extensions, additions and capital improvements to or the renewal and replacement of capital assets of, or purchasing and installing new equipment for, the electric, water, and wastewater systems. The bonds are payable solely from electric, water and wastewater customer net revenues and are payable through 2053. The total principal and interest remaining to be paid on the bonds is $718,443,127. Principal and interest paid for the current year and total customer revenues were $32,478,012 and $407,170,213.

The revenue bond order contains significant covenants respecting annual debt service requirements, use of the system, and minimum revenue bond coverage. The Commission is in compliance with all such significant covenants at June 30, 2025.

Note 5—Long-term obligations (continued)

H - Maturities of Long-Term Obligations (City)

The following table summarizes the annual requirements to amortize all general long-term debt outstanding (excluding leases, PWC assessments, compensated absences, pension liabilities, and net OPEB liability).

Governmental activities

	General Obligation Bonds		Limited Obligation Bonds from Direct Placements	
Year(s) Ending	Principal	Interest	Principal	Interest
2026	$ 1,750,000	$ 1,047,625	$ 2,795,000	$ 1,491,791
2027	1,750,000	960,125	2,790,000	1,387,122
2028	1,750,000	872,625	2,790,000	1,279,939
2029	1,750,000	785,125	2,805,000	1,170,102
2030	1,750,000	697,625	2,805,000	1,056,957
2031-2035	18,600,000	3,479,688	22,535,000	4,273,129
	$ 27,350,000	$ 7,842,813	$ 36,520,000	$ 10,659,040

	Construction and Improvement Installment Obligations from Direct Borrowings		Vehicles and Equipment Installment Obligations from Direct Borrowings		Total Debt Due	
Year(s) Ending	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 1,172,796	$ 389,866	$ 1,899,040	$ 127,169	$ 7,616,836	$ 3,056,451
2027	796,000	357,772	1,145,000	72,819	6,481,000	2,777,838
2028	796,000	333,231	847,000	27,795	6,183,000	2,513,590
2029	796,000	308,690	-	-	5,351,000	2,263,917
2030	796,000	284,149	-	-	5,351,000	2,038,731
2031-2035	8,351,158	1,561,464	-	-	49,486,158	9,314,281
	$ 12,707,954	$ 3,235,172	$ 3,891,040	$ 227,783	$ 80,468,994	$ 21,964,808

Note 5—Long-term obligations (continued)

The following table includes the City's expected estimated schedule of maturity for the business-type activities noted above, as well as the annual requirements to amortize all business-type long-term debt outstanding (excluding leases, compensated absences, pension liabilities, and net OPEB liability).

Business-type activities

	Revenue Bonds from Direct Placements		Notes Payable from Direct Borrowings		Installment Obligations from Direct Borrowings		Total Debt Due	
Year(s) Ending	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 855,000	$ 33,936	$ 25,030	$ -	$ 223,958	$ 2,259	$ 1,103,988	$ 36,195
2027	440,000	6,897	25,030	-	-	-	465,030	6,897
2028	-	-	25,030	-	-	-	25,030	-
2029	-	-	25,030	-	-	-	25,030	-
2030	-	-	25,030	-	-	-	25,030	-
	$ 1,295,000	$ 40,833	$ 125,150	$ -	$ 223,958	$ 2,259	$ 1,644,108	$ 43,092

I - Legal Debt Margin (City)

Pursuant to the North Carolina General Statues, the City's outstanding general obligation debt is subject to a legal limitation based on eight percent of the total assessed value of real and personal property. As of June 30, 2025, the City's legal debt limit was $1,232,275,927. The outstanding debt subject to this limit was $89,591,933 leaving a legal debt margin of $1,142,683,994.

J - Authorized but Un-issued Debt and Unused Lines of Credit (City)

At June 30, 2025, the City had a total of $97,000,000 in bonds authorized but un-issued, including $60,000,000 for Public Safety, $25,000,000 for Public Infrastructure, and $12,000,000 for Housing Affordability.

At June 30, 2025, the City had no unused lines of credit.

Note 5—Long-term obligations (continued)

K - Net Investment in Capital Assets

	City		
	Government Activities	Business-Type Activities	PWC
Capital assets, net	$ 479,080,378	$ 162,428,738	$ 1,407,436,573
Less: Long term debt related to capital assets	(80,468,994)	(1,644,108)	(534,144,271)
Less: Unamortized bond premium	(2,744,715)	-	(33,479,050)
Less: Deferred loss related to unspent bond proceeds	(766,050)	-	(133,035)
Less: Retainage and payables related to capital assets	(1,041,320)	(3,368,243)	(3,910,674)
Add: Deferred loss on bond refunding	-	-	480,389
Less: Lease and subscription liabilities	(6,069,065)	(85,735)	(6,544,652)
Add: Unspent bond/lease proceeds	11,355,255	-	90,736,862
Total net investment in capital assets	$ 399,345,489	$ 157,330,652	$ 920,442,142

Note 6—Unearned revenue

The governmental and proprietary funds defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of unearned revenue reported in the government-wide financial statement were as follows:

	Unearned Revenue
Amounts arising from cash:	
Unearned revenue (General)	$ 5,615,543
Unearned grant receipts (Special Revenue)	1,237,869
Unearned assessments (Special Revenue)	93,850
Prepaid retiree insurance premiums (Internal Service)	20,999
Total	$ 6,968,261

In addition, the City had $16,390,069 and $6,665,181 of restricted unearned deposits in the governmental funds and enterprise funds respectively.

Note 7—Deferred outflows and inflows of resources

In the government-wide financial statements, deferred outflows of resources is the deferred amount for unamortized refunding charges and the contribution to the pension plan at June 30, 2025.

Gains and losses from debt refunding must be deferred and amortized over the lesser of the original remaining life of the old debt or the life of the new debt. In addition, gains or losses related to debt refunding are to be used in determining the carrying value of the new debt issued to finance debt refunding.

City pension plan contributions subsequent to the measurement date and changes in proportion and differences between City contributions and other pension related deferrals were also reported as deferred outflows of resources on the statement of net position at June 30, 2025. The amounts reported totaled $12,645,513 and $1,610,983 for governmental activities and business-type activities, respectively, for LGERS.

Deferred inflows of resources in the fund financial statements at year-end are comprised of the following:

	Unavailable Revenue
Prepaid taxes (General)	$ 74,295
Taxes receivable, net (General)	769,353
Accounts and notes receivable (General)	3,121,910
Leases receivable (General)	5,029,641
Special assessments receivable, net (General)	1,051,550
Accounts receivable (Federal and State Financial Assistance)	2,627,777
PWC assessments receivable, net (Special revenue)	4,268,930
	$ 16,943,456

Deferred outflows and inflows of resources for governmental activities in the government-wide financial statements are:

	Outflows	Inflows
Prepaid taxes	$ -	$ 843,648
Accounts receivable	-	2,627,777
OPEB deferrals	2,383,747	3,940,168
Pension deferrals LGERS	31,673,625	2,323,452
Pension deferrals LEOSSA	2,579,021	2,347,495
Lease deferrals	-	5,029,641
	$ 36,636,393	$ 17,112,181

Deferred outflows and inflows of resources for business-type activities in the government-wide financial statements are:

	Outflows	Inflows
OPEB deferrals	$ 432,119	$ 723,856
Pension deferrals	4,442,250	325,867
Lease deferrals	-	3,881,695
	$ 4,874,369	$ 4,931,418

Note 8—Risk management

The City is self-insured (self-funded) with respect to insurance claims as follows: health insurance (up to $175,000 per individual and approximately $16,221,540 for all employees for the policy period ending June 30, 2025), general liability (up to $500,000 per occurrence), workers' compensation ($850,000 per occurrence), public officials liability (up to $500,000 per occurrence), law enforcement liability ($500,000 per occurrence), and automobile liability (up to $500,000 per occurrence). The City maintains excess liability insurance ($11,000,000) to cover catastrophic losses. Property insurance on City buildings is for replacement value (less $100,000 self-funded retention). The health insurance coverage for individual large claims also includes a second deductible, known as an Aggregating Specific. If one or more claims exceeds the $175,000, the claims over that amount are applied to the Aggregating Specific deductible of $161,835. Once that amount has been exhausted, the stop loss policy will reimburse eligible claims in excess of the individual deductible at 100%. Also, the health insurance plan's excess coverage allows expenditures by the City up to 125% of expected claims adjusted for industry standard trend adjustments, and for expenditures by the City of up to $175,000 per individual. Losses from asserted claims and from un-asserted claims identified under the City's incident reporting system are accrued based on estimates that incorporate the City's past experience, as well as other considerations including the nature of each claim and relevant trend factors.

The City carries commercial coverage for all other risks of loss. Within the last three fiscal years, the City had no general liability claims that exceeded the City's retention of $500,000.

At June 30, 2025, a liability for incurred but not reported claims of $3,713,426 is included in accounts payable and accrued expenses on the accompanying financial statements. An analysis of claims activity for the City is presented below.

	2025	2024
Liability, beginning	$ 2,485,125	$ 3,573,317
Current year claims and changes in estimate	19,556,523	16,866,768
Actual claim payments	(18,328,222)	(17,954,960)
Liability, ending	$ 3,713,426	$ 2,485,125

The City carries commercial flood insurance on three properties located at 671 North Eastern Blvd., 225 Ray Avenue, and 300 Bragg Blvd. These properties are covered by separate insurance policies with damage limits of $500,000 for each building and contents coverage ranging from $300,000 to $500,000 per facility, with deductibles ranging from $1,000 to $15,000.

In accordance with G.S. 159-29, City employees who have access to $100 or more of the City's funds at any given time are performance bonded through commercial surety bonds. The City's Chief Financial Officer is individually bonded for $1,000,000. The remaining employees who have access to funds are bonded under a blanket bond for $1,000,000 per theft coverage, with a $10,000 per occurrence deductible.

Note 9—Commitments and contingent liabilities

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts, if any, to be immaterial. No provision has been made in the accompanying financial statements for the refund of grant money.

The City is a defendant in various lawsuits. Although the outcome of these proceedings is not presently determinable, it is the opinion of management that the resolution of these matters will not have a material adverse effect on the financial condition of the City.

The City is subject to laws and regulations relating to the protection of the environment. While it is not possible to quantify with certainty the potential impact of actions regarding environmental matters, particularly any future remediation and other compliance efforts, in the opinion of management, compliance with the present environmental protection laws will not have a material adverse effect on the financial position, results of operations or cash flows of the City.

The City's bond issues are subject to Federal arbitrage regulations, and the City has elected to review its potential arbitrage liability annually on the bond issue dates. The arbitrage rebate payments are payable on the fifth anniversary of the bond issue date and every fifth year subsequent to that date. Although the actual amount to be paid is not presently determinable, the City believes that an adequate provision for arbitrage payables has been provided for in the accompanying financial statements.

The City has authorized expenditures totaling approximately $658.1 million for capital additions and construction of various administration, public safety, recreation, transportation, economic development, environmental protection, Linear Park, stormwater, transit, airport, and solid waste projects. At June 30, 2025, cumulative expenditures to date totaled approximately $443.3 million leaving an unexpended balance of $214.8 million for projects that are expected to be completed at various dates in future fiscal years.

Note 10—Employee retirement systems

A - Local Governmental Employees' Retirement System

Plan Description. The City is a participating employer in the statewide Local Governmental Employees' Retirement System (LGERS), a cost-sharing multiple-employer defined benefit pension plan administered by the State of North Carolina. LGERS membership is comprised of general employees and local law enforcement officers (LEOs) of participating local governmental entities. Article 3 of G.S. Chapter 128 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. Management of the plan is vested in the LGERS Board of Trustees, which consists of 13 members – nine appointed by the Governor, one appointed by the State Senate, one appointed by the State House of Representatives, and the State Treasurer and State Superintendent, who serve as ex-officio members. The Local Governmental Employees' Retirement System is included in the Annual Comprehensive Financial Report (ACFR) for the State of North Carolina. The State's ACFR includes financial statements and required supplementary information for LGERS. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, by calling (919) 981-5454, or at www.osc.nc.gov.

Note 10—Employee retirement systems (continued)

Benefits Provided. LGERS provides retirement and survivor benefits. Retirement benefits are determined as 1.85% of the member's average final compensation times the member's years of creditable service. A member's average final compensation is calculated as the average of a member's four highest consecutive years of compensation. Plan members are eligible to retire with full retirement benefits at age 65 with five years of creditable service, at age 60 with 25 years of creditable service, or at any age with 30 years of creditable service. Plan members are eligible to retire with partial retirement benefits at age 50 with 20 years of creditable service or at age 60 with five years of creditable service (age 55 for firefighters). Survivor benefits are available to eligible beneficiaries of members who die while in active service or within 180 days of their last day of service and who have either completed 20 years of creditable service regardless of age (15 years of creditable service for firefighters and rescue squad members who are killed in the line of duty) or have completed five years of service and have reached age 60. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions. The plan does not provide for automatic post-retirement benefit increases. Increases are contingent upon actuarial gains of the plan.

LGERS plan members who are LEOs are eligible to retire with full retirement benefits at age 55 with five years of creditable service as an officer, or at any age with 30 years of creditable service. LEO plan members are eligible to retire with partial retirement benefits at age 50 with 15 years of creditable service as an officer. Survivor benefits are available to eligible beneficiaries of LEO members who die while in active service or within 180 days of their last day of service and who also have either completed 20 years of creditable service regardless of age, or have completed 15 years of service as a LEO and have reached age 50, or have completed five years of creditable service as a LEO and have reached age 55, or have completed 15 years of creditable service as a LEO if killed in the line of duty. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions.

Contributions. Contribution provisions are established by General Statute 128-30 and may be amended only by the North Carolina General Assembly. The City's employees are required to contribute 6% of their compensation. Employer contributions are actuarially determined and set annually by the LGERS Board of Trustees. The City's contractually required contribution rate for the year ended June 30, 2025, was 14.04% of compensation for law enforcement officers and 12.90% for general employees and firefighters. Contribution rates are actuarially determined as an amount that, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year. Contributions to the pension plan from the City were $14,256,499 for the year ended June 30, 2025.

Refunds of Contributions. Employees, who have terminated service as a contributing member of LGERS, may file an application for a refund of their contributions. By state law, refunds to members with at least five years of service include 4% interest. State law requires a 60-day waiting period after service termination before the refund may be paid. The acceptance of a refund payment cancels the individual's right to employer contributions or any other benefit provided by LGERS.

Note 10—Employee retirement systems (continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2025, the City reported a liability of $69,719,017 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2023. The total pension liability was then rolled forward to the measurement date of June 30, 2024, utilizing update procedures incorporating the actuarial assumptions. The City's proportion of the net pension liability was based on a projection of the City's long-term share of future payroll covered by the pension plan, relative to the projected future payroll covered by the pension plan of all participating LGERS employers, actuarially determined. At June 30, 2024 (measurement date), the City's proportion was 1.03417%, which was an decrease of 0.07913% from its proportion measured as of June 30, 2023.

For the year ended June 30, 2025, the City recognized pension expense of $19,849,513. At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 12,217,316	$ 82,144
Changes of assumptions	-	-
Net difference between projected and actual earnings on pension plans investments	9,478,185	-
Changes in proportion and differences between City contributions and proportionate share of contributions	163,878	2,567,175
City contributions subsequent to the measurement date	14,256,496	-
Total	$ 36,115,875	$ 2,649,319

The City reported $14,256,496 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date and will be recognized as a reduction of the net pension liability in the next fiscal year. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending June 30	
2026	$ 5,972,991
2027	12,825,108
2028	1,483,676
2029	(1,071,715)
	$ 19,210,060

Note 10—Employee retirement systems (continued)

Actuarial Assumptions. The total pension liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Salary increases	3.25% to 8.25%, including inflation and productivity factor
Investment rate of return	6.50%, net of pension plan investment expense, including Inflation

The plan currently uses mortality tables that vary by age, gender, employee group (i.e. general, law enforcement officer) and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. public plan population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2023, valuation were based on the results of an actuarial experience study as of December 31, 2019. Future ad hoc COLA amounts are not considered to be substantively automatic and are therefore not included in the measurement.

The projected long-term investment returns and inflation assumptions are developed through review of current and historical capital markets data, sell-side investment research, consultant whitepapers and historical performance of investment strategies. Fixed income return projections reflect current yields across the U.S. Treasury yield curve and market expectations of forward yields projected and interpolated for multiple tenors and over multiple year horizons. Global public equity return projections are established through analysis of the equity risk premium and the fixed income return projections. Other asset categories and strategies' return projections reflect the foregoing and historical data analysis. These projections are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target allocation and best estimates of arithmetic real rates of return for each major asset class as of June 30, 2024, are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Fixed Income	33.00%	2.40%
Global Equity	38.00%	6.90%
Real Estate	8.00%	6.00%
Alternatives	8.00%	8.60%
Credit	7.00%	5.30%
Inflation Protection	6.00%	4.30%
Total	100.00%	

The information above is based on 30 year expectations developed with the consulting actuary for the 2021 asset, liability, and investment policy study for the North Carolina Retirement Systems, including LGERS. The long-term nominal rates of return underlying the real rates of return are arithmetic annualized figures. The real rates of return are calculated from nominal rates by multiplicatively subtracting a long-term inflation assumption of 2.5%. All rates of return and inflation are annualized.

Note 10—Employee retirement systems (continued)

Discount rate. The discount rate used to measure the total pension liability was 6.5%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of the current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's proportionate share of the net pension liability/(asset) to changes in the discount rate. The following presents the City's proportionate share of the net pension asset calculated using the discount rate of 6.50%, as well as what the City's proportionate share of the net pension asset or net pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.50%) or one percentage point higher (7.50%) than the current rate:

	1% Decrease 5.5%	Discount Rate 6.5%	1% Increase 7.5%
City's proportionate share of the net pension liability	$ 123,543,176	$ 69,719,017	$ 25,440,253

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the separately issued Annual Comprehensive Financial Report ("ACFR") for the State of North Carolina.

B - Law Enforcement Officers' Special Separation Allowance

Plan Description

The City administers a public employee retirement system (the "Separation Allowance"), a single-employer, defined benefit pension plan that provides retirement benefits to the City's qualified sworn law enforcement officers under the age of 62 who have completed at least 30 years of creditable service or have attained 55 years of age and have completed five or more years of creditable service. The Separation Allowance is equal to .85% of the annual equivalent of the base rate of compensation most recently applicable to the officer for each year of creditable service. The retirement benefits are not subject to any increases in salary or retirement allowances that may be authorized by the General Assembly. Article 12D of G.S. Chapter 143 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly.

The Separation Allowance covers all full-time City law enforcement officers. At December 31, 2023, the Separation Allowance's membership consisted of:

Retirees receiving benefits	77
Active plan members	403
Total	480

Summary of Significant Accounting Policies

Basis of Accounting. The City has chosen to fund the Separation Allowance on a pay as you go basis. Pension expenditures are made from the general fund, which is maintained on the modified accrual basis of accounting. Benefits are recognized when due and payable in accordance with the terms of the plan.

The Separation Allowance has no assets accumulated in a trust that meets the criteria which are outlined in GASB Statement 73.

Note 10—Employee retirement systems (continued)

Actuarial Assumptions

The Entry Age Normal actuarial cost method was used in the December 31, 2023, valuation. The total pension liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Salary Increases	3.25 to 7.75%, including inflation and productivity factor
Discount Rate	4.28%

The discount rate is based on the yield of the S&P Municipal Bond 20 Year High Grade Rate Index.

Mortality rates use Pub-2010 amount-weighted tables and are projected from 2010 using generational improvement with Scale MP-2019.

Contributions

The City is required by Article 12D of G. S. Chapter 143 to provide these retirement benefits and has chosen to fund the amounts necessary to cover the benefits earned on a pay as you go basis through appropriations made in the General Fund operating budget. There were no contributions made by employees. The City's obligation to contribute to this plan is established and may be amended by the North Carolina General Assembly. Administration costs of the Separation Allowance are financed through investment earnings. The City paid $1,485,583 as benefits came due for the reporting period.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2025, the City reported a total pension liability of $19,081,933. The total pension liability was measured as of December 31, 2024, based on a December 31, 2023, actuarial valuation. The total pension liability was then rolled forward to the measurement date of December 31, 2024, utilizing update procedures incorporating the actuarial assumptions. For the year ended June 30, 2025, the City recognized pension expense of $1,938,995.

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 506,374	$ 369,857
Changes of assumptions	1,227,966	1,977,638
City benefit payments and plan administrative expense made subsequent to the measurement date	844,681	-
Total	$ 2,579,021	$ 2,347,495

The $844,681 reported as deferred outflows of resources related to pensions resulting from benefit payments made and administrative expenses incurred subsequent to the measurement date will be recognized as a decrease of the total pension liability in the next fiscal year.

Note 10—Employee retirement systems (continued)

Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Years Ending June 30	Deferred Outflows of Resources	Deferred Inflows of Resources	Amount Recognized as an Increase/(Decrease) to Pension Expense
2026	$ 1,156,269	$ 867,117	$ 289,152
2027	206,130	812,171	(606,041)
2028	206,130	542,472	(336,342)
2029	163,435	68,334	95,101
2030	2,376	57,401	(55,025)
	$ 1,734,340	$ 2,347,495	$ (613,155)

Sensitivity of the City's total pension liability to changes in the discount rate. The following presents the City's total pension liability calculated using the discount rate of 4.28%, as well as what the City's total pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.28%) or 1-percentage-point higher (5.28%) than the current rate:

	1% Decrease 3.28%	Current Discount Rate 4.28%	1% Increase 5.28%
Total pension liability	$ 20,557,925	$ 19,081,933	$ 17,742,361

The plan currently uses mortality tables that vary by age and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2023, valuation were based on the results of an experience study completed by the Actuary for the Local Government Employees' Retirement System for the five year period ending December 31, 2019.

Schedule of Changes in Total Pension Liability
Law Enforcement Officers' Special Separation Allowance

	2025
Beginning balance	$ 19,454,921
Service cost	746,646
Interest on the total pension liability	748,485
Differences between expected and actual experience in the measurement of the total pension liability	16,536
Changes of assumptions or other inputs	(399,072)
Benefit payments	(1,485,583)
Ending balance of the total pension liability	$ 19,081,933

Note 10—Employee retirement systems (continued)

Total Expense, Liabilities, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

Following is information related to the proportionate share and pension expense for all pension plans:

	LGERS	LEOSSA	TOTAL
Pension expense	$ 19,849,513	$ 1,938,995	$ 21,788,508
Pension liability	69,719,017	19,081,933	88,800,950
Proportionate share of the net pension liability	1.03417%	n/a	-
Deferred outflows of resources			
Differences between expected and actual experience	12,217,316	506,374	12,723,690
Changes of assumptions	-	1,227,966	1,227,966
Net difference between projected and actual earnings on plan investments	9,478,185	-	9,478,185
Changes in proportion and differences between contributions and proportionate share of contributions	163,878	-	163,878
Benefit payments and administrative costs paid subsequent to the measurement date	14,256,496	844,681	15,101,177
Deferred inflows of resources			
Differences between expected and actual experience	82,144	369,857	452,001
Changes of assumptions	-	1,977,638	1,977,638
Changes in proportion and differences between contributions and proportionate share of contributions	2,567,175	-	2,567,175

C - Supplemental Retirement Income Plan for Law Enforcement Officers

Plan Description. The City contributes to the Supplemental Retirement Income Plan (the "Plan"), a defined contribution pension plan administered by the Department of State Treasurer and a Board of Trustees. The Plan provides retirement benefits to law enforcement officers employed by the City. Article 5 of G.S. Chapter 135 assigns the authority to establish and amend benefit provisions for the law enforcement officers to the North Carolina General Assembly. The Supplemental Retirement Income Plan for Law Enforcement Officers is included in the Annual Comprehensive Financial Report (ACFR) for the State of North Carolina. The state's ACFR includes the pension trust fund financial statements for the Internal Revenue Code Section 401(k) plan that includes the Supplemental Retirement Income Plan for Law Enforcement Officers. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, or by calling (919) 981-5454.

Funding Policy. Article 12E of G.S. Chapter 143 requires the City to contribute each month an amount equal to five percent of each law enforcement officer's salary, and all amounts contributed are vested immediately. The law enforcement officers may also make voluntary contributions to the Plan.

The City contributed $1,554,560 for the year ended June 30, 2025.

D - NC 401(k) Plan

The City contributes to the NC 401(k) Plan (401(k)), a defined contribution plan administered by the North Carolina Total Retirement Plans. The City contributes 2% of employee base pay to the 401(k) on behalf of eligible employees. This plan is available to all non-law enforcement employees that are eligible for the NC Retirement System. The City contributed $3,470,803 for the year ended June 30, 2025.

Note 11—Other postemployment benefits (OPEB)

A - Healthcare Benefits

Plan description. Under the terms of a City resolution, the City (excluding the City's Public Works Commission) administers the Other Post Employment Benefit Retiree Healthcare Plan, a single-employer defined benefit healthcare plan. The City Council has the authority to establish and amend the benefit terms and financing requirements. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75.

Benefits provided. For employees hired on or after February 1, 2008, this plan provides postemployment healthcare benefits to retirees of the City, up to the age of 65 or until they are eligible to receive Medicare benefits, provided they participate in the North Carolina Local Governmental Employees' Retirement System (System) and have at least twenty years of creditable service with the City. For employees hired prior to February 1, 2008, employees qualified for similar level benefits after at least five years of creditable service with the City and 10 years of service credit with the System. Employees hired on or after July 1, 2014 are not eligible for this benefit. The City and retirees contribute to the cost of coverage for these benefits through a self-insured plan. Also, the City's retirees can purchase coverage for their eligible dependents at the City's group rates. The City also provides a death benefit through the plan based on the number of years of service at retirement. Retirees that retired prior to June 1, 1988 are provided with a $1,000 life insurance policy. Retirees that retire on or after June 1, 1988 under NCLGERS and have at least 5 years of service with the City, are provided a life insurance policy based on years of service. The life insurance policy is $100 per year of service (or fraction thereof) up to a maximum amount of $3,000. The City may amend the benefit provisions. A separate report was not issued for the plan.

Membership in the healthcare and life insurance benefit plan consisted of the following at June 30, 2023, the date of the latest actuarial valuation:

	Law Enforcement Officers	Firefighters	General Employees	Total
Retirees and dependents receiving benefits	209	96	558	863
Active plan members	144	164	279	587
				1450

Total OPEB Liability

The City's total OPEB liability of $46,588,444 was measured as of June 30, 2024, and was determined by an actuarial valuation as of June 30, 2023.

Note 11—Other postemployment benefits (OPEB) (continued)

Actuarial assumptions and other inputs. The total OPEB liability in the June 30, 2024, actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement unless otherwise specified:

Inflation	2.50%
Real wage growth	0.75%
Wage inflation	3.25%
Salary increases including wage inflation	
General employees	3.25% - 8.41%
Firefighters	3.25% - 8.15%
Law enforcement officers	3.25% - 7.90%
Municipal bond index rate	
Prior measurement date	3.63%
Measurement date	3.93%
Healthcare cost trends	
Pre-medicare	7.00% for 2023 decreasing to an ultimate rate of 4.50% by 2033

The City selected a Municipal Bond Index Rate equal to the Bond Buyer 20-year General Obligation Bond Index published at the last Thursday of June by The Bond Buyer, and the discount rate used to measure the TOL is the Municipal Bond Index Rate as of the measurement date.

Mortality rates were based on the Pub-2010 mortality tables, with adjustments for LGERS experience and generational mortality improvements using Scale MP-2019.

The demographic actuarial assumptions for retirement, disability incidence, withdrawal, and salary increases used in the June 30, 2024 valuation were based on the results of an actuarial experience study for the period January 1, 2015 – December 31, 2019, adopted by the LGERS Board.

The remaining actuarial assumptions (e.g., initial per capita costs, health care cost trends, rate of plan participation, rates of plan election, etc.) used in the June 30, 2024 valuation were based on a review of recent plan experience done concurrently with the June 30, 2024 valuation.

Changes in the Total OPEB Liability

	Total OPEB Liability
Balance at June 30, 2024	$ 47,475,101
Changes for the year:	
Service cost	1,010,315
Interest	1,738,293
Change in benefit terms	-
Difference between expected and actual experience	(824,458)
Changes of assumptions or other inputs	(1,073,350)
Benefit payments	(1,737,457)
Net changes	(886,657)
Balance at June 30, 2025	$ 46,588,444

There are no changes in benefit terms since the Prior Measurement Date.

Note 11—Other postemployment benefits (OPEB) (continued)

Sensitivity of the total OPEB liability to changes in the discount rate. The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.93 percent) or 1-percentage-point higher (4.93 percent) than the current discount rate:

	1% Decrease 2.93%	Current Discount Rate 3.93%	1% Increase 4.93%
Total OPEB liability	$ 50,579,196	$ 46,588,444	$ 43,013,429

Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates. The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a healthcare cost trend rate that is 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rate:

	1% Decrease	Current Pre-medicare Rate	1% Increase
Total OPEB liability	$ 42,349,287	$ 46,588,444	$ 51,447,803

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2025, the City recognized OPEB income of $1,291,801. At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ 2,544,090
Changes of assumptions	493,546	2,119,934
City benefit payments and administrative costs made subsequent to the measurement date	2,322,320	-
Total	$ 2,815,866	$ 4,664,024

Note 11—Other postemployment benefits (OPEB) (continued)

The $2,322,320 reported as deferred outflows of resources related to OPEB resulting from benefit payments made and administrative expenses incurred subsequent to the measurement date will be recognized as a decrease of the total OPEB liability in the next fiscal year. Other amounts reported as deferred outflows and deferred inflows of resources related to OPEB benefits will be recognized in OPEB expense as follows:

Years Ending June 30:		
2026	$	(3,251,853)
2027		(811,201)
2028		(107,424)
Total	$	(4,170,478)

B - Death Benefits

The City provides regular full-time and part-time employees with a $3,000 death benefit during their first year of employment, unless the employee already has one year of membership in the North Carolina Retirement System. The benefit is effective on the first day of the month following 30 days of service. If eligible, the death benefit is discontinued after one year of employment, when the employee becomes qualified for the State Death Benefit Plan. The City considers these benefit payments to be immaterial.

The City has elected to provide death benefits to employees through the Death Benefit Plan for members of the Local Governmental Employees' Retirement System (Death Benefit Plan), a multiple-employer, State-administered, cost-sharing plan funded on a one-year term cost basis. The beneficiaries of those employees who die in active service after one year of contributing membership in the System, or who die within 180 days after retirement or termination of service and have at least one year of contributing membership service in the System at the time of death are eligible for death benefits.

Lump sum death benefit payments to beneficiaries are equal to the employee's 12 highest months' salary in a row during the 24 months prior to the employee's death, but the benefit may not exceed $50,000 or be less than $25,000. Because all death benefit payments are made from the Death Benefit Plan and not by the City, the City does not determine the number of eligible participants. The City has no liability beyond the payment of monthly contributions. The contributions to the Death Benefit Plan cannot be separated between the post-employment benefit amount and the other benefit amount.

Contributions are determined as a percentage of monthly payroll based upon rates established annually by the State. Separate rates are set for employees not engaged in law enforcement and for law enforcement officers. The City considers these contributions to be immaterial.

Note 12—Interfund receivables, payables and transfers

Interfund Receivables and Payables

The following schedule makes up the interfund balances at June 30, 2025 as follows:

Receivable Fund	Payable Fund	Amount
General Fund	Environmental Protection Fund	$ 7,214,831
General Fund	Internal Service Funds	253,635
General Fund	Transit Fund	4,078,872
General Fund	Intergovernmental Fund	365,438
General Fund	Nonmajor Capital Projects Fund	4,154,984
Total Interfund Receivables and Payables		$ 16,067,760

Interfund receivables and payables were recorded due to timing differences in the receipt of funds from intergovernmental payments due to the City from federal and state sources related expenditures and other grant related expenditures. These balances represent overnight loans at fiscal year end from the receivable fund to the payable fund to cover cash deficits in the payable fund. The amounts are reversed on the first day of the next fiscal year. The fund with the cash deficit then has a liability to the pooled cash and investments.

Transfers to/from Other Funds

Transfers to/from other funds at June 30, 2025, consist of the following:

	Transfer in:					
Transfer out:	General	Federal and State Assistance	Nonmajor Governmental	Transit	Environmental Protection	Total
General	$ -	$ 304,530	$ 14,452,640	$ 8,878,124	$ 43,003	$ 23,678,297
Internal Service	993,000	-	-	-	-	993,000
Solid Waste	-	-	870,009	-	-	870,009
Stormwater	-	-	913,011	-	-	913,011
Totals	$ 993,000	$ 304,530	$ 16,235,660	$ 8,878,124	$ 43,003	$ 26,454,317

Note 12—Interfund receivables, payables and transfers

Transfers are used to move unrestricted revenues to finance various programs that the government must account for in other funds in accordance with budgetary authorizations, and include amounts provided as matching funds for various grant programs.

Transfers totaling $14,452,640 were made during the fiscal year from the General Fund to nonmajor governmental funds. Of this amount, transfers to capital project funds included $5,375,000 for transportation projects, including street resurfacing, intersection, and sidewalk improvements; $4,467,024 for general government projects, including major facility maintenance, computer replacements, and technology upgrades; $3,400,000 for recreation and cultural projects, including park and trail improvements; $680,616 for public safety system enhancements and records management upgrades; and $530,000 to support economic development initiatives. Transfers to the Federal and State Assistance Fund totaled $304,530 to provide local matching funds for federal and state programs. Transfers from the General Fund to enterprise funds consisted of $8,878,124 to support transit system operations, planning functions, and capital purchases, and $43,003 for environmental protection projects. In addition, $993,000 was transferred from internal service funds to the General Fund. The Stormwater and Solid Waste Funds transferred a combined $1,740,017 to nonmajor governmental funds to support citywide technology enhancements.

Note 13—Fund balance

The following schedule provides management and citizens with information on the portion of General Fund balance that is available for appropriation:

Total Fund Balance - General Fund	$ 102,662,682
Less:	
Nonspendable	
Inventories	118,215
Prepaids	2,248,443
Loan	3,071,352
Leases	399,335
Restricted	
Stabilization by State Statute	40,012,777
For Central Business District	130,119
For county recreation	1,418,678
Donations	177,113
Committed	
Law Enforcement Officer's Separation Allowance	13,494,341
Assigned	
Subsequent years expenditures	7,853,418
Capital funding plan	6,745,221
Unassigned	26,993,670
Working capital/fund balance policy	20,444,197
Remaining fund balance	$ 6,549,473

The City has adopted a minimum fund balance policy for the general fund which instructs management to conduct the business of the City in such a manner that unassigned fund balance is at least 10% of the succeeding year's general fund expenditure budget, excluding the budget for the County Recreation Program.

Note 13—Fund balance (continued)

The outstanding encumbrances are amounts needed to pay any commitments related to purchase orders and contracts that remain unperformed at year end.

Total Encumbrances	General Fund	Other Major Funds	Non-Major Funds
$ 49,260,180	$ 2,866,634	$ 8,643,328	$ 37,750,218

Note 14—Related party transactions

PWC operates as a discretely presented component unit of the City of Fayetteville, North Carolina. As such, the Commission provides electric and water/wastewater services to the City. Services, which are billed and paid monthly, totaled $2,414,963 in 2025. In addition, intergovernmental transactions are made in amounts as determined by the respective governing Boards. Net intergovernmental transactions with PWC amounted to $11,049,940 in 2025. Balances due to/from PWC at June 30, 2025, were as follows:

Receivables (due from PWC)	$ 29,367
Payables (due to PWC)	$ 54,517
Assessments (due to PWC)	4,268,930
Assessment interest (due to PWC)	503,795
Total due to PWC	$ 4,827,242

Note 15—Subsequent events

Management has evaluated subsequent events through February 12, 2026 in connection with the preparation of these financial statements, which is the date the financial statements were available to be issued. No subsequent events were evaluated for disclosure.

Note 16—Recently issued accounting pronouncements

In April 2024, GASB issued Statement No. 103, *Financial Reporting Model Improvements*. The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged.

In September 2024, GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*. The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged.

In December 2025, GASB issued Statement No. 105, *Subsequent Events.* The objective of this Statement is to bring more structure and detail to how subsequent events are reported ensuring users of governmental financial statements get comparable and comprehensive information. The requirements of this Statement are effective for fiscal years beginning after June 15, 2026, and all reporting periods thereafter. Earlier application is encouraged.

The City is evaluating the requirements of the above statements and their impact on reporting.

City of Fayetteville, North Carolina

(This page left intentionally blank)

Required Supplementary Information

This section contains additional information required by generally accepted accounting principles.

- Law Enforcement Officers' Special Separation Allowance
    - Schedule of Changes in Total Pension Liability
- Law Enforcement Officers' Special Separation Allowance
    - Schedule of Total Pension Liability as a Percentage of Covered Payroll
- Local Government Employee' Retirement System
    - Proportionate Share of Net Pension Liability (Asset)
- Local Government Employees' Retirement System
    - City of Fayetteville's Contributions
- Other Post-Employment Benefit Retiree Healthcare Plan
    - Schedule of Changes in the Total OPEB Liability and Related Ratios

CITY OF FAYETTEVILLE

LAW ENFORCEMENT OFFICERS' SPECIAL SEPARATION ALLOWANCE REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)

SCHEDULE OF CHANGES IN TOTAL PENSION LIABILITY

YEAR ENDED JUNE 30, 2025

	2025	2024	2023	2022	2021	2020	2019	2018	2017
Beginning balance	$ 19,454,921	$ 18,264,026	$ 21,729,345	$ 22,389,920	$ 16,619,221	$ 15,458,716	$ 15,352,794	$ 13,966,229	$ 13,773,620
Service cost	746,646	708,493	945,922	1,003,287	679,308	667,499	718,542	636,795	663,903
Interest on the total pension liability	748,485	755,919	474,374	420,589	524,602	544,971	471,047	524,852	480,452
Differences between expected and actual experience in the measurement of the total pension liability	16,536	752,654	(508,499)	(341,250)	(127,731)	430,533	400,850	56,460	-
Changes of assumptions or other inputs	(399,072)	424,439	(3,084,984)	(547,733)	5,748,819	491,465	(592,010)	906,489	(320,609)
Benefit payments	(1,485,583)	(1,450,610)	(1,292,132)	(1,195,468)	(1,054,299)	(973,963)	(892,507)	(738,031)	(631,137)
Ending balance of the total pension liability	$ 19,081,933	$ 19,454,921	$ 18,264,026	$ 21,729,345	$ 22,389,920	$ 16,619,221	$ 15,458,716	$ 15,352,794	$ 13,966,229

The amount presented for each fiscal year were determined as of the prior fiscal year ending December 31.

This schedule is intended to show information for ten years. Additional years will be displayed as information becomes available.

CITY OF FAYETTEVILLE

LAW ENFORCEMENT OFFICERS' SPECIAL SEPARATION ALLOWANCE REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)

SCHEDULE OF CHANGES IN TOTAL PENSION LIABILITY

YEAR ENDED JUNE 30, 2025

Notes to Required Supplementary Information:

Note 1: The employer does not have a special funding situation.

Note 2: No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB 73 to pay related benefits

Note 3: Changes in actuarial assumptions or other inputs are as follows for the stated measurement dates

12/31/24: The Municipal Bond Index Rate increased from 4.00% to 4.28%
12/31/23: The Municipal Bond Index Rate decreased from 4.31% to 4.00%
12/31/22: The Municipal Bond Index Rate increased from 2.25% to 4.31%
12/31/21: The Municipal Bond Index Rate increased from 1.93% to 2.25%
12/31/20: The Municipal Bond Index Rate decreased from 3.26% to 1.93%. Based on the results of an experience study completed by the Actuary for the Local Governmental Employees' Retirement System for the five year period ending December 31, 2019, the following were updated: mortality rates, salary increase rates, service retirement rates, disability retirement rates, termination rates, real wage growth, and leave conversion service.
12/31/19: The Municipal Bond Index Rate decreased from 3.64% to 3.26%
12/31/18: The Municipal Bond Index Rate increased from 3.16% to 3.64%
12/31/17: The Municipal Bond Index Rate decreased from 3.86% to 3.16%. The assumed inflation rate was reduced from 3.00% to 2.5% and assumed wage inflation was increased from 0.5% to 1.0%.
12/31/16: The Municipal Bond Index Rate increased from 3.57% to 3.86%

Note 4: There have been no changes to benefit terms

CITY OF FAYETTEVILLE

LAW ENFORCEMENT OFFICERS' SPECIAL SEPARATION ALLOWANCE REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)

SCHEDULE OF TOTAL PENSION LIABILITY AS A PERCENTAGE OF COVERED PAYROLL

YEAR ENDED JUNE 30, 2025

	2025	2024	2023	2022	2021	2020	2019	2018	2017
Total pension liability	$ 19,081,933	$ 19,454,921	$ 18,264,026	$ 22,389,920	$ 22,389,920	$ 16,619,221	$ 15,458,716	$ 15,352,794	$ 13,966,229
Covered-employee payroll	24,400,460	24,966,083	22,820,388	23,750,289	23,750,289	24,819,535	24,646,632	24,885,304	25,442,283
Total pension liability as a percentage of covered payroll	78.20%	77.93%	80.03%	94.27%	94.27%	66.96%	62.72%	61.69%	54.89%

Notes to the schedules:

The City of Fayetteville has no assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 73 to pay related benefits.

This schedule is intended to show information for ten years. Additional years will be displayed as information becomes available.

CITY OF FAYETTEVILLE

PROPORTIONATE SHARE OF NET PENSION LIABILITY (ASSET) REQUIRED SUPPLEMENTARY INFORMATION
LAST TEN FISCAL YEARS * (UNAUDITED)
LOCAL GOVERNMENT EMPLOYEES' RETIREMENT SYSTEM

YEAR ENDED JUNE 30, 2025

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
City's proportion of the net pension liability (asset) (%)	1.03417%	1.11330%	1.11810%	1.08950%	1.13896%	1.22078%	1.26649%	1.30809%	1.36508%	1.37320%
City's proportion of the net pension liability (asset) ($)	$ 69,719,017	$ 73,734,629	$ 63,076,806	$ 16,708,528	$ 40,699,893	$ 33,338,550	$ 30,045,474	$ 19,984,020	$ 28,971,603	$ 6,162,839
City's covered payroll	$ 92,589,171	$ 90,088,736	$ 82,972,586	$ 79,589,030	$ 76,891,064	$ 80,645,990	$ 73,736,914	$ 85,036,524	$ 74,606,039	$ 107,418,002
City's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	75.30%	81.85%	76.02%	20.99%	52.93%	41.34%	40.75%	23.50%	38.83%	5.74%
Plan fiduciary net position as a percentage of the total pension liability**	86.90%	88.20%	90.70%	95.51%	88.61%	90.86%	91.63%	94.18%	91.47%	98.09%

* The amounts presented for each fiscal year were determined as of the prior fiscal year ending June 30.

** This will be the same percentage for all participant employers in the LGERS plan.

CITY OF FAYETTEVILLE
REQUIRED SUPPLEMENTARY INFORMATION LAST TEN FISCAL YEARS (UNAUDITED)
LOCAL GOVERNMENT EMPLOYEES' RETIREMENT SYSTEM

YEAR ENDED JUNE 30, 2025

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required contribution	$ 14,256,499	$ 12,506,473	$ 11,108,771	$ 9,538,462	$ 8,196,813	$ 7,014,979	$ 6,446,996	$ 5,265,753	$ 6,365,576	$ 5,145,668
Contributions in relation to the contractually required contribution	14,256,499	12,506,473	11,108,771	9,538,462	8,196,813	7,014,979	6,446,996	5,265,753	6,365,576	5,145,668
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City's covered payroll	$ 100,956,162	$ 92,589,171	$ 90,088,736	$ 82,972,586	$ 79,589,030	$ 76,891,064	$ 80,645,990	$ 73,736,914	$ 85,036,524	$ 74,606,039
Contributions as a percentage of covered payroll	14.12%	13.51%	12.33%	11.50%	10.30%	9.12%	7.99%	7.14%	7.49%	6.90%

* The amounts presented for each fiscal year were determined as of the prior fiscal year ending June 30.

CITY OF FAYETTEVILLE
SCHEDULE OF CHANGES IN THE TOTAL OPEB LIABILITY AND RELATED RATIOS (UNAUDITED)

JUNE 30, 2025

Total OPEB Liability	**2025**	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**
Service cost	$ 1,010,315	$ 1,296,107	$ 1,683,019	$ 2,300,829	$ 1,704,683	$ 1,686,605	$ 1,739,025	$ 1,871,877
Interest	1,738,293	1,773,357	1,210,309	1,352,062	1,847,285	1,659,402	1,511,364	1,287,302
Differences between expected and actual experience	(824,458)	(4,808,114)	(798,589)	(12,277,971)	(1,226,681)	5,012,551	(521,183)	273,055
Changes of assumption or other inputs	(1,073,350)	1,020,240	(6,386,945)	5,311,663	6,501,921	1,166,756	(1,340,403)	(2,314,880)
Benefit payments	(1,737,457)	(1,199,964)	(1,321,224)	(1,110,203)	(935,077)	(1,277,933)	(1,094,114)	(1,764,005)
Net change in total OPEB liability	(886,657)	(1,918,374)	(5,613,430)	(4,423,620)	7,892,131	8,247,381	294,689	(646,651)
Total OPEB liability - beginning	47,475,101	49,393,475	55,006,905	59,430,525	51,538,394	43,291,013	42,996,324	43,642,975
Total OPEB liability - ending	$ 46,588,444	$ 47,475,101	$ 49,393,475	$ 55,006,905	$ 59,430,525	$ 51,538,394	$ 43,291,013	$ 42,996,324
Covered payroll	$ 38,488,837	$ 38,488,837	$ 43,865,202	$ 43,865,202	$ 50,949,158	$ 50,949,158	$ 55,195,292	$ 55,195,292
Total OPEB liability as a percentage of covered-employee payroll	121.04%	123.35%	112.60%	125.40%	116.65%	101.16%	78.43%	77.90%

Notes to Schedule

Changes of assumptions: Changes of assumptions and other inputs reflect the effects of changes in the discount rate of each period. The following are the discount rates used in each period:

Fiscal year	Rate
2025	3.93%
2024	3.65%
2023	3.54%
2022	2.16%
2021	2.21%
2020	3.50%
2019	3.89%
2018	3.56%

The City of Fayetteville has no assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75 to pay related benefits.

This schedule is intended to show information for ten years. Additional years will be displayed as information becomes available.

* Information reported for 2018 is updated to reflect a corrected valuation report.

City of Fayetteville, North Carolina

(This page left intentionally blank)

Supplementary Information

Combining and Individual Fund Financial Statements and Schedules

These statements/schedules provide a more detailed view of the “Basic Financial Statements” as presented in the preceding subsection.

Combining statements are presented where there is more than one fund of a given type. Individual fund statements are presented only if one fund exists in a given type.

City of Fayetteville, North Carolina

(This page left intentionally blank)

Governmental Funds

- General Fund
- Federal and State Financial Assistance Fund
- Environmental Protection Fund
- Nonmajor Governmental Funds
  - Special Revenue Funds
  - Capital Project Funds

The focus of Governmental Fund measurement is upon determination of financial position and changes in financial position (sources, uses and balances of financial resources) rather than net income.

City of Fayetteville, North Carolina

(This page left intentionally blank)

General Fund

The General Fund is the principal fund of the City and is used to account for the receipt and expenditure of resources that are traditionally associated with local governments and that are not required to be accounted for in another fund.

Resources are provided primarily through taxes, intergovernmental revenues and transfers, and are expended for services deemed not susceptible to a user charge financing method.

The fund is accounted for on the modified accrual basis of accounting.

CITY OF FAYETTEVILLE
COMPARATIVE BALANCE SHEETS GENERAL FUND

JUNE 30, 2025 AND 2024

	2025	2024
Assets		
Cash and investments	$ 74,444,414	$ 61,019,465
Taxes receivable	17,663,225	4,253,428
Accounts receivable	3,670,023	1,648,300
Due from other governments	2,879,846	20,925,409
Assessments receivable	1,051,551	1,051,551
Interfund receivable	16,067,760	11,537,601
Lease receivable	5,428,976	5,440,643
Inventories	118,215	100,323
Prepaid items	2,248,443	4,733,782
Restricted accounts receivable	262,760	507,604
Notes Receivable	3,071,352	3,071,352
Restricted cash and investments	1,421,289	1,978,006
Total assets	$ 128,327,854	$ 116,267,464
Liabilities, Deferred Inflows of Resources, and Fund Balances		
Liabilities		
Accounts payable and accrued expenses	$ 9,202,275	$ 5,531,788
Restricted unearned deposits	800,605	720,745
Unearned revenue	5,615,543	122,756
Total liabilities	15,618,423	6,375,289
Deferred inflows of resources		
Taxes receivable	769,353	891,588
Prepaid taxes	74,295	74,295
Accounts receivable	3,121,910	3,121,910
Leases receivable	5,029,641	5,100,862
Assessment receivable	1,051,550	1,365,933
Total deferred inflows of resources	10,046,749	10,554,588
Fund balance		
Nonspendable		
For inventories	118,215	100,423
For prepaids	2,248,443	4,733,782
For loan	3,071,352	3,071,352
For leases	399,335	339,781
Restricted		
Stabilization by State Statute	40,012,777	37,385,674
Interfund receivables	-	11,537,601
For central business district	130,119	115,111
For county recreation	1,418,678	1,370,924
For donations	177,113	77,850
Committed		
Law Enforcement Officers' Special Separation Allowance	13,494,341	11,930,701
Assigned		
For subsequent year's expenditures	7,853,418	3,149,046
For capital projects	6,745,221	5,261,546
Unassigned	26,993,670	20,263,796
Total fund balance	102,662,682	99,337,587
Total liabilities, deferred inflows of resources and fund balance	$ 128,327,854	$ 116,267,464

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - GENERAL FUND

YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2024)

	Budget	Variance Positive (Negative)	2025 Actuals	2024 Actuals
Revenues				
Ad Valorem Taxes				
Current year	$ 89,735,866	$ (1,102,336)	$ 88,633,530	$ 80,155,934
Prior years	292,825	(49,256)	243,569	293,088
Interest and penalties	280,900	96,172	377,072	320,488
Total ad valorem taxes	90,309,591	(1,055,420)	89,254,171	80,769,510
Other Taxes				
Vehicle license tax	3,441,673	(241,831)	3,199,842	3,177,081
Gross receipts tax on rental property	904,074	(3,600)	900,474	923,931
Local option sales tax	64,500,275	(2,568,054)	61,932,221	64,130,538
Payment in lieu of taxes	12,243,713	(274,785)	11,968,928	9,577,047
Utilities sales tax	11,381,663	1,018,263	12,399,926	11,653,437
Video franchise fee	1,628,897	(220,276)	1,408,621	1,582,533
Beer and wine tax	864,105	(26,779)	837,326	1,035,910
Total Other Taxes	94,964,400	(2,317,062)	92,647,338	87,979,465
Restricted intergovernmental				
Federal	1,936,640	63,797	2,000,437	189,412
State	7,013,327	208,736	7,222,063	6,660,685
Local	7,948,159	565,863	8,514,022	3,882,063
Total Restricted intergovernmental	16,898,126	838,396	17,736,522	10,732,160
Permits and Fees	3,039,656	278,007	3,317,663	4,304,246
Sales and Services				
Leases	421,062	(213,641)	207,421	246,388
Engineering services	431,078	75,215	506,293	507,814
Planning services	114,939	73,641	188,580	171,747
Public safety services	1,528,646	641,042	2,169,688	1,427,862
Recreation and cultural services	1,866,266	43,028	1,909,294	1,757,109
Parking revenues	1,054,361	(594,308)	460,053	706,604
Other fees and services	3,446,900	(482,637)	2,964,263	(4,817,524)
Total sales and services	8,863,252	(457,660)	8,405,592	-
Nonoperating Revenues				
Miscellaneous	6,983,926	(2,176,245)	4,807,681	3,508,739
Interest earned on investments	4,245,225	(250,080)	3,995,145	3,757,187
Total revenues	225,304,176	(5,140,064)	220,164,112	191,051,307
Expenditures				
Current				
Community Investment				
Economic and Community Development	2,326,122	963,794	1,362,328	1,256,401
Development Services	5,902,802	454,220	5,448,582	6,225,062
Human relations	356,183	6,996	349,187	303,318
Total Community Investment	8,585,107	1,425,010	7,160,097	7,784,781
Operations				
Fire	36,184,773	(2,042,857)	38,227,630	34,336,347
Parks, recreation and maintenance	23,033,940	368,444	22,665,496	18,110,596
Police	66,235,198	6,011,314	60,223,884	50,870,135
Public Services	7,601,513	853,813	6,747,700	6,870,518
Total Operations	133,055,424	5,190,714	127,864,710	110,187,596

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - GENERAL FUND

YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2024)

Support Services and Administration				
Budget and Evaluation	$ 582,918	$ (361,933)	$ 944,851	$ 587,991
Marketing & Communications	1,299,720	164,291	1,135,429	985,891
City Manager's Office	5,335,561	1,573,515	3,762,046	3,263,107
City Attorney's Office	2,290,022	5,856	2,284,166	2,050,954
Finance	5,612,644	1,075,791	4,536,853	4,064,169
Human Resources Development	1,970,666	(72,155)	2,042,821	1,835,544
Information Technology	7,964,609	1,012,703	6,951,906	3,399,430
Mayor, Council and City Clerk	1,235,550	84,018	1,151,532	1,416,694
Total Support Services and Administration	26,291,690	3,482,086	22,809,604	17,603,780
Other Appropriations	22,847,266	5,885,662	16,961,604	17,929,532
Parking	1,098,509	90,546	1,007,963	2,925,751
Central business tax district	380,764	76,896	303,868	289,739
Law Enforcement Officers' Special Separation Allowance	3,179,584	1,506,612	1,672,972	1,573,749
Other Appropriations				
Principal	14,564,676	1,165,804	13,398,872	14,998,330
Interest	3,825,785	306,228	3,519,557	4,006,976
Issuance cost	-	-	-	36,575
Total debt service - other appropriations	18,390,461	1,472,032	16,918,429	19,041,881
Total Debt Service	18,390,461	1,472,032	16,918,429	19,041,881
Capital Outlay	2,706,380	1,179,415	1,526,965	7,343,105
Total Expenditures	216,535,185	20,308,973	196,226,212	184,679,914
Revenues over (under) expenditures	8,768,991	15,168,909	23,937,900	17,736,123
Other Financing Sources (Uses)				
Proceeds from sale of capital assets	92,000	145,950	237,950	880,248
Appropriated fund balance	11,641,286	(11,641,286)	-	-
Transfers in from other funds	1,480,784	(400,000)	1,080,784	822,000
Transfers (out) - Community Investment	(788,579)	-	(788,579)	(781,587)
Transfers (out) - Operations	(9,471,567)	(1,589,563)	(11,061,130)	(9,379,920)
Transfers (out) - Support Services & Administration	(915,911)	-	(915,911)	(1,665,543)
Transfers (out) - Other Appropriations	(10,807,004)	1,589,563	(9,217,441)	(7,289,703)
Issuance of debt	-	-	-	3,186,000
Lease and subscription liabilities issued	-	51,522	51,522	1,729,413
Total Other Financing Sources (Uses)	(8,768,991)	(11,843,814)	(20,612,805)	(12,499,092)
Revenues and Other Financing Sources (Uses) Over (Under) Expenditures	$ -	$ 3,325,095	3,325,095	5,237,031
Fund Balance				
Beginning			99,337,587	94,100,556
Ending			102,662,682	$ 99,337,587

Federal and State Financial Assistance Fund

The Federal and State Financial Assistance Fund is a Special Revenue Fund used to account for the proceeds of special revenue sources or to finance specific activities as required by law or administrative regulation.

The fund is accounted for on the modified accrual basis of accounting.

City of Fayetteville, North Carolina

(This page left intentionally blank)

CITY OF FAYETTEVILLE
COMPARATIVE BALANCE SHEETS
FEDERAL AND STATE FINANCIAL ASSISTANCE FUND

JUNE 30, 2025 AND 2024

	2025	2024
Assets		
Accounts receivable	$ 4,764,898	$ 2,686,865
Due from other governments	560,368	438,286
Restricted cash and investments	7,717,409	17,415,682
Restricted accounts receivable	4,918,382	2,290,605
Notes receivable	5,848,041	7,752,122
Property held for resale	27,871	27,871
Total assets	$ 23,836,969	$ 30,611,431
Liabilities, deferred inflows of resources and fund balances		
Liabilities:		
Accounts payable and accrued expenses	$ 1,553,535	$ 958,640
Unearned revenue	1,237,869	17,785,129
Restricted unearned deposits	8,464,826	-
Total liabilities	11,256,230	18,743,769
Deferred inflows of resources		
Accounts receivable	2,627,777	-
Total deferred inflows of resources	2,627,777	-
Fund balances:		
Nonspendable		
Loan	5,875,912	7,752,122
Restricted		
Encumbrances	-	1,921,158
Public safety	272,720	-
Economic and physical development	8,356,280	-
Environmental protection	14,328	-
Committed		
Administration	-	2,194,382
Unassigned	(4,566,278)	-
Total fund balances	9,952,962	11,867,662
Total liabilities, deferred inflows of resources and fund balances	$ 23,836,969	$ 30,611,431

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - FEDERAL AND STATE FINANCIAL ASSISTANCE FUND

FROM INCEPTION AND FOR YEAR ENDED JUNE 30, 2025

	Project Authorization	Prior Years	Current Year	Total
Revenues				
Restricted intergovernmental				
Federal grants and contributions	$ 96,003,687	$ 77,130,231	$ 11,825,198	$ 88,955,429
State grants and contributions	22,099,444	13,089,207	212,250	13,301,457
Local	2,734,183	1,869,568	62,142	1,931,710
Total restricted intergovernmental	120,837,314	92,089,006	12,099,590	104,188,596
Miscellaneous	8,414,524	762,996	98,276	861,272
Interest earned on investments	49,708	2,425,405	898,991	3,324,396
Total revenues	129,301,546	95,277,407	13,096,857	108,374,264
Expenditures				
Administration	5,221,992	81,455	969,166	1,050,621
Public safety	17,007,802	10,941,469	4,945,527	15,886,996
Environmental protection	15,559,017	12,706,617	4,325	12,710,942
Transportation	-	-	-	-
Economic and physical development	88,678,349	56,910,331	8,448,754	65,359,085
Recreation and community facilities	6,733,190	4,445,909	948,315	5,394,224
Total expenditures	133,200,350	85,085,781	15,316,087	100,401,868
Revenues over (under) expenditures	(3,898,804)	10,191,626	(2,219,230)	7,972,396
Other financing sources (uses)				
Transfers in	3,898,804	2,141,178	304,530	2,445,708
Total other financing sources (uses)	3,898,804	2,141,178	304,530	2,445,708
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 12,332,804	(1,914,700)	$ 10,418,104
Fund balance				
Beginning			11,867,662	
Ending			$ 9,952,962	

Environmental Protection Fund

The Environmental Protection Fund accounts for projects related to dam restoration and improvements in the City.

The fund is accounted for on the modified accrual basis of accounting.

City of Fayetteville, North Carolina

(This page left intentionally blank)

CITY OF FAYETTEVILLE
COMPARATIVE BALANCE SHEETS
ENVIRONMENTAL PROTECTION FUND

JUNE 30, 2025 AND 2024

	2025	2024
Assets		
Accounts receivable	$ 4,843,610	$ 4,887,278
Due from other governments	2,051,650	2,050,703
Total assets	$ 6,895,260	$ 6,937,981
Liabilities, deferred inflows of resources and fund balances		
Liabilities:		
Accounts payable and accrued expenses	$ 51,248	$ -
Interfund payables	7,214,831	7,116,726
Total liabilities	7,266,079	7,116,726
Fund balances:		
Restricted		
Stabilization by State Statute	-	39,054
Environmental protection	-	-
Committed		
Environmental protection	-	217,800
Unassigned	(370,819)	(435,599)
Total fund balances	(370,819)	(178,745)
Total liabilities, deferred inflows of resources and fund balances	$ 6,895,260	$ 6,937,981

CITY OF FAYETTEVILLE

COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL - ENVIRONMENTAL PROTECTION FUND

FROM INCEPTION AND FOR YEAR ENDED JUNE 30, 2025

	Project Authorization	Prior Years	Current Year	Total
Revenues				
Restricted intergovernmental				
Federal grants and contributions	$ 6,730,128	$ 6,730,128	$ -	$ 6,730,128
State grants and contributions	2,243,376	2,243,376	-	2,243,376
Local	660,184	660,184	136,381	796,565
Total restricted intergovernmental	9,633,688	9,633,688	136,381	9,770,069
Miscellaneous				
Other	50,000	50,000	-	50,000
Total miscellaneous	50,000	50,000	-	50,000
Total revenues	9,683,688	9,683,688	136,381	9,820,069
Expenditures				
Capital outlay				
Environmental protection				
Environmental protection projects	10,345,680	8,954,468	371,458	9,325,926
Revenues over (under) expenditures	(661,992)	729,220	(235,077)	494,143
Other financing sources (uses)				
Transfers in	661,992	661,992	43,003	704,995
Transfers out	-	-	-	-
Total other financing sources (uses)	661,992	661,992	43,003	704,995
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 1,391,212	(192,074)	$ 1,199,138
Fund balance				
Beginning			(178,745)	
Ending			$ (370,819)	

Nonmajor Governmental Funds

City of Fayetteville, North Carolina

(This page left intentionally blank)

Nonmajor Governmental Funds

The following comprise the City's Nonmajor Governmental Funds:

- Special Revenue Funds
- Capital Project Funds

All Nonmajor Governmental Funds are accounted for on the modified accrual basis of accounting.

City of Fayetteville, North Carolina

(This page left intentionally blank)

CITY OF FAYETTEVILLE
COMBINING BALANCE SHEET NONMAJOR GOVERNMENTAL FUNDS

JUNE 30, 2025

	Special Revenue Funds	Capital Project Funds	Total Nonmajor Governmental Funds
Assets			
Cash and investments	$ 1,274,386	$ 20,569,606	$ 21,843,992
Accounts receivable	-	1,811,770	1,811,770
Assessments receivable	4,866,575	-	4,866,575
Due from other governments	62,721	2,850,471	2,913,192
Restricted cash and investments	-	12,455,209	12,455,209
Total assets	$ 6,203,682	$ 37,687,056	$ 43,890,738
Liabilities, deferred inflows of resources and fund balances			
Liabilities:			
Accounts payable and accrued expenses	$ 510,859	$ 4,190,436	$ 4,701,295
Unearned revenue	93,850	-	93,850
Restricted accounts payable and accrued expenses	-	5,479	5,479
Restricted unearned deposits	-	4,496,861	4,496,861
Interfund payable	-	4,154,984	4,154,984
Total liabilities	604,709	12,847,760	13,452,469
Deferred inflows of resources:			
Assessments receivable	4,268,930	-	4,268,930
Total deferred inflows of resources	4,268,930	-	4,268,930
Fund balances:			
Restricted			
Stabilization by State Statute	660,182	-	660,182
Administration	-	-	-
Public safety	1,247,014	1,558,233	2,805,247
Transportation	-	-	-
Recreation and community facilities	20,492	8,190,429	8,210,921
Economic and physical development	-	19,308,714	19,308,714
Committed			
Administration	-	7,139,439	7,139,439
Public safety	-	127,247	127,247
Economic and physical development	-	1,546,134	1,546,134
Recreation and community facilities	-	5,447,315	5,447,315
Unassigned	(597,645)	(18,478,215)	(19,075,860)
Total fund balances	1,330,043	24,839,296	26,169,339
Total liabilities, deferred inflows of resources and fund balances	$ 6,203,682	$ 37,687,056	$ 43,890,738

CITY OF FAYETTEVILLE
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS

YEAR ENDED JUNE 30, 2025

	Special Revenue Funds	Capital Project Funds	Total Nonmajor Governmental Funds
Revenues			
Restricted intergovernmental	$ 441,062	$ 3,560,492	$ 4,001,554
Miscellaneous	1,062,345	356,517	1,418,862
Interest earned on investments	300,129	665,315	965,444
Total revenues	1,803,536	4,582,324	6,385,860
Expenditures			
Current:			
Administration	1,296,422	-	1,296,422
Public safety	416,738	-	416,738
Recreation and community facilities	16	-	16
Capital Outlay	9,492	27,030,313	27,039,805
Total expenditures	1,722,668	27,030,313	28,752,981
Revenues over (under) expenditures	80,868	(22,447,989)	(22,367,121)
Other financing sources (uses)			
Transfers in	-	14,452,640	14,452,640
Total other financing sources (uses)	-	14,452,640	14,452,640
Net change in fund balances	80,868	(7,995,349)	(7,914,481)
Fund balances			
Beginning	1,249,175	32,834,645	34,083,820
Ending	$ 1,330,043	$ 24,839,296	$ 26,169,339

Special Revenue Funds

Special Revenue Funds are used to account for the proceeds of special revenue sources or to finance specific activities as required by law or administrative regulation.

The following comprise the City's Special Revenue Funds:

- Emergency Telephone System Fund
- Linear Park Fund
- PWC Assessment Fund

All Special Revenue Funds are accounted for on the modified accrual basis of accounting.

City of Fayetteville, North Carolina

(This page left intentionally blank)

CITY OF FAYETTEVILLE
COMBINING BALANCE SHEET NONMAJOR SPECIAL REVENUE FUNDS

JUNE 30, 2025

	Emergency Telephone System Fund	Linear Park Fund	PWC Assessment Fund	Total Nonmajor Special Revenue Funds
Assets				
Cash and investments	$ 1,253,620	$ 20,766	$ -	$ 1,274,386
Assessments receivable	-	-	4,866,575	4,866,575
Due from other governments	62,537	184	-	62,721
Total assets	$ 1,316,157	$ 20,950	$ 4,866,575	$ 6,203,682
Liabilities, deferred inflows of resources and fund balances				
Liabilities:				
Accounts payable and accrued expenses	$ 6,606	$ 458	$ 503,795	$ 510,859
Unearned revenue	-	-	93,850	93,850
Total liabilities	6,606	458	597,645	604,709
Deferred inflows of resources				
Assessments receivable	-	-	4,268,930	4,268,930
Total deferred inflows of resources	-	-	4,268,930	4,268,930
Fund balances:				
Restricted				
Stabilization by State Statute	62,537	-	597,645	660,182
Public safety	1,247,014	-	-	1,247,014
Recreation and community facilities	-	20,492	-	20,492
Unassigned	-	-	(597,645)	(597,645)
Total fund balances	1,309,551	20,492	-	1,330,043
Total liabilities, deferred inflows of resources and fund balances	$ 1,316,157	$ 20,950	$ 4,866,575	$ 6,203,682

CITY OF FAYETTEVILLE
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR SPECIAL REVENUE FUNDS

YEAR ENDED JUNE 30, 2025

	Emergency Telephone System Fund	Linear Park Fund	PWC Assessment Fund	Total Nonmajor Special Revenue Funds
Revenues				
Restricted intergovernmental	$ 441,062	$ -	$ -	$ 441,062
Assessment revenue	-	-	1,062,345	1,062,345
Interest earned on investments	65,017	1,035	234,077	300,129
Total revenues	506,079	1,035	1,296,422	1,803,536
Expenditures				
Current:				
Administration	-	-	1,296,422	1,296,422
Public safety	416,738	-	-	416,738
Recreation and community facilities	-	16	-	16
Capital Outlay	-	9,492	-	9,492
Total expenditures	416,738	9,508	1,296,422	1,722,668
Revenues over (under) expenditures	89,341	(8,473)	-	80,868
Fund balances				
Beginning	1,220,210	28,965	-	1,249,175
Ending	$ 1,309,551	$ 20,492	$ -	$ 1,330,043

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
EMERGENCY TELEPHONE SYSTEM FUND

YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE ACTUAL AMOUNTS FOR YEAR ENDED JUNE 30, 2024)

	Budget	Variance Positive (Negative)	2025 Actual	2024 Actual
Revenues				
Restricted intergovernmental	$ 444,877	$ (3,815)	$ 441,062	$ 363,303
Interest earned on investments	50,800	14,217	65,017	62,858
Total revenues	495,677	10,402	506,079	426,161
Expenditures				
Current				
Public safety				
Other operating expenditures	495,677	(78,939)	416,738	598,352
Total expenditures	495,677	(78,939)	416,738	598,352
Revenues over (under) expenditures	$ -	$ 89,341	89,341	(172,191)
Fund balance				
Beginning			1,220,210	1,392,401
Ending			$ 1,309,551	$ 1,220,210

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - LINEAR PARK FUND

FROM INCEPTION AND FOR YEAR ENDED JUNE 30, 2025

	Project Authorization	Prior Years	Current Year	Total
Revenues				
Restricted intergovernmental				
County grants and contributions	$ 180,000	$ 180,000	$ -	$ 180,000
Total restricted intergovernmental	180,000	180,000	-	180,000
Miscellaneous				
Other (donations)	1,949,733	1,944,094	-	1,944,094
Total miscellaneous	1,949,733	1,944,094	-	1,944,094
Interest earned on investments	49,337	49,303	1,035	50,338
Total revenues	2,179,070	2,173,397	1,035	2,174,432
Expenditures				
Current				
Recreational and community facilities				
Linear Park	2,179,070	2,147,024	9,508	2,156,532
Total expenditures	2,179,070	2,147,024	9,508	2,156,532
Revenues over (under) expenditures	-	26,373	(8,473)	17,900
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 26,373	(8,473)	$ 17,900
Fund balance				
Beginning			28,965	
Ending			$ 20,492	

CITY OF FAYETTEVILLE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL PWC ASSESSMENT FUND

YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE ACTUAL AMOUNTS FOR YEAR ENDED JUNE 30, 2024)

	Budget	Variance Positive (Negative)	2025 Actual	2024 Actual
Revenues				
Assessment revenue	$ 1,435,000	$ (372,655)	$ 1,062,345	$ 1,363,762
Interest earned on investments	200,000	34,077	234,077	270,489
Total revenues	1,635,000	(338,578)	1,296,422	1,634,251
Expenditures				
Current				
Administration				
Intergovernmental expense - assessment	1,635,000	338,578	1,296,422	1,634,251
Total expenditures	1,635,000	338,578	1,296,422	1,634,251
Revenues over (under) expenditures	$ -	$ -	-	$ -
Fund balance				
Beginning			-	
Ending			$ -	

City of Fayetteville, North Carolina

(This page left intentionally blank)

Capital Project Funds

Capital Project Funds account for all resources used for the acquisition and construction of major facilities other than those financed by the Proprietary Funds.

The following comprise the City's Capital Project Funds:

- General Government Fund
- Public Safety Fund
- Transportation Fund
- Recreational and Cultural Fund
- Recreational and Cultural Bond Fund
- Economic and Physical Development Fund

All Capital Project Funds are accounted for on the modified accrual basis of accounting

City of Fayetteville, North Carolina

(This page left intentionally blank)

CITY OF FAYETTEVILLE
COMBINING BALANCE SHEET
NONMAJOR CAPITAL PROJECT FUNDS

JUNE 30, 2025

	General Government Fund	Public Safety Fund	Transportation Fund	Recreational and Cultural Fund	Recreational and Cultural Bond Fund	Economic and Physical Development Fund	Total Nonmajor Capital Project Funds
Assets							
Cash and investments	$ 8,363,185	$ -	$ -	$ 10,083,274	$ 1,314,198	$ 808,949	$ 20,569,606
Accounts receivable	112	12,113	1,287,691	-	36,900	474,954	1,811,770
Due from other governments	166,457	161,401	382,683	1,823,396	229,902	86,632	2,850,471
Restricted cash and investments	-	-	-	-	11,355,255	1,099,954	12,455,209
Total assets	$ 8,529,754	$ 173,514	$ 1,670,374	$ 11,906,670	$ 12,936,255	$ 2,470,489	$ 37,687,056
Liabilities, deferred inflows of resources and fund balances							
Liabilities:							
Accounts payable and accrued expenses	$ 245,751	$ 252,836	$ 1,343,976	$ 99,756	$ 1,807,371	$ 440,746	$ 4,190,436
Restricted unearned deposits	-	-	256,232	4,006,846	-	233,783	4,496,861
Restricted accounts payable and accrued expenses	-	-	-	-	-	5,479	5,479
Interfund payables	-	2,717,996	1,436,988	-	-	-	4,154,984
Total liabilities	245,751	2,970,832	3,037,196	4,106,602	1,807,371	680,008	12,847,760
Fund balances:							
Restricted							
Administration	-	-	-	-	-	-	-
Public safety	-	1,558,233	-	-	-	-	1,558,233
Transportation	-	-		-	-	-	-
Encumbrances	1,144,564	6,209,671	6,418,924	1,593,015	3,698,193	244,347	19,308,714
Recreation and community facilities	-	-	-	759,738	7,430,691	-	8,190,429
Committed		-	-	-	-	-	-
Administration	7,139,439	-	-	-	-	-	7,139,439
Public safety	-	127,247	-	-	-	-	127,247
Transportation	-	-	-	-	-	-	-
Economic and physical development	-	-	-	-	-	1,546,134	1,546,134
Recreation and community facilities	-	-	-	5,447,315	-	-	5,447,315
Unassigned	-	(10,692,469)	(7,785,746)	-	-	-	(18,478,215)
Total fund balances	8,284,003	(2,797,318)	(1,366,822)	7,800,068	11,128,884	1,790,481	24,839,296
Total liabilities, deferred inflows of resources and fund balances	$ 8,529,754	$ 173,514	$ 1,670,374	$ 11,906,670	$ 12,936,255	$ 2,470,489	$ 37,687,056

CITY OF FAYETTEVILLE

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES NONMAJOR CAPITAL PROJECT FUNDS

YEAR ENDED JUNE 30, 2025

	General Government Fund	Public Safety Fund	Transportation Fund	Recreational and Cultural Fund	Recreational and Cultural Bond Fund	Economic and Physical Development Fund	Total Nonmajor Capital Project Funds
Revenues							
Restricted intergovernmental	$ -	$ 14,839	$ 1,350,895	$ 1,866,084	$ 276,014	$ 52,660	$ 3,560,492
Miscellaneous	-	-	-	-	-	356,517	356,517
Interest earned on investments	-	649	31,191	289,621	287,479	56,375	665,315
Total revenues	-	15,488	1,382,086	2,155,705	563,493	465,552	4,582,324
Expenditures							
Capital outlay	1,761,683	8,056,360	9,391,084	5,017,559	2,032,741	771,185	27,030,612
Total expenditures	1,761,683	8,056,360	9,391,084	5,017,559	2,032,741	771,185	27,030,612
Revenues over (under) expenditures	(1,761,683)	(8,040,872)	(8,008,998)	(2,861,854)	(1,469,248)	(305,633)	(22,448,288)
Other financing sources (uses)							
Transfers in	4,467,024	680,616	5,375,000	3,400,000	-	530,000	14,452,640
Total other financing sources (uses)	4,467,024	680,616	5,375,000	3,400,000	-	530,000	14,452,640
Revenues and other financing sources (uses) over (under) expenditures	2,705,341	(7,360,256)	(2,633,998)	538,146	(1,469,248)	224,367	(7,995,648)
Fund balance							
Beginning	5,578,662	4,562,938	1,267,176	7,261,922	12,598,132	1,566,114	32,834,944
Ending	$ 8,284,003	$ (2,797,318)	$ (1,366,822)	$ 7,800,068	$ 11,128,884	$ 1,790,481	$ 24,839,296

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL GOVERNMENT FUND

FROM INCEPTION AND FOR YEAR ENDED JUNE 30, 2025

	Project Authorization	Prior Years	Current Year	Total
Revenues				
Restricted intergovernmental				
State grants and contributions	$ 456,936	$ 262,159	$ -	$ 262,159
Local	285,822	209,384	-	209,384
Total restricted intergovernmental	742,758	471,543	-	471,543
Miscellaneous				
Other	142,812	142,812	-	142,812
Interest earned on investments	1,391	41,201	-	41,201
Total revenues	886,961	655,556	-	655,556
Expenditures				
General government administration projects	42,700,529	27,243,100	1,761,683	29,004,783
Revenues over (under) expenditures	(41,813,568)	(26,587,544)	(1,761,683)	(28,349,227)
Other financing sources (uses)				
Issuance of debt	3,161,376	-	-	-
Transfers in	30,726,040	26,259,016	4,467,024	30,726,040
Capital lease	7,926,152	-	-	-
Total other financing sources (uses)	41,813,568	26,259,016	4,467,024	30,726,040
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ (328,528)	2,705,341	$ 2,376,813
Fund balance				
Beginning			5,578,662	
Ending			$ 8,284,003	

Projects with no remaining legal authorization are excluded from the schedule

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE BUDGET AND ACTUAL - PUBLIC SAFETY FUND

FROM INCEPTION AND FOR YEAR ENDED JUNE 30, 2025

	Project Authorization	Prior Years	Current Year	Total
Revenues				
Restricted intergovernmental				
Federal grants and contributions	$ 240,085	$ 37,046	$ 14,839	$ 51,885
State grants and contributions	354,358	342,114	-	342,114
Total restricted intergovernmental	594,443	379,160	14,839	393,999
Miscellaneous				
Other	35,000	35,000	-	35,000
Total miscellaneous	35,000	35,000	-	35,000
Interest earned on investments	-	-	649	649
Total revenues	629,443	414,160	15,488	429,648
Expenditures				
Public safety projects	68,346,264	25,747,420	8,056,360	33,803,780
Revenues over (under) expenditures	(67,716,821)	(25,333,260)	(8,040,872)	(33,374,132)
Other financing sources (uses)				
Issuance of debt	42,344,980	11,611,286	-	11,611,286
Transfers in	25,371,841	18,286,284	680,616	18,966,900
Total other financing sources (uses)	67,716,821	29,897,570	680,616	30,578,186
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 4,564,310	(7,360,256)	$ (2,795,946)
Fund balance				
Beginning			4,562,938	
Ending			$ (2,797,318)	

Projects with no remaining legal authorization are excluded from the schedule

CITY OF FAYETTEVILLE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - TRANSPORTATION FUND

FROM INCEPTION AND FOR YEAR ENDED JUNE 30, 2025

	Project Authorization	Prior Years	Current Year	Total
Revenues				
Restricted intergovernmental				
Federal grants and contributions	$ 404,867	$ -	$ 61,286	$ 61,286
State grants and contributions	12,689,395	10,021,904	633,726	10,655,630
Local	412,941	-	655,883	655,883
Total restricted intergovernmental	13,507,203	10,021,904	1,350,895	11,372,799
Interest earned on investments	-	-	31,191	31,191
Total revenues	13,507,203	10,021,904	1,382,086	11,403,990
Expenditures				
Transportation projects	86,179,417	58,680,539	9,391,084	68,071,623
Revenues (over) under expenditures	(72,672,214)	(48,658,635)	(8,008,998)	(56,667,633)
Other financing sources (uses)				
Issuance of debt	16,764,816	-	-	-
Transfers in	55,907,398	50,532,398	5,375,000	55,907,398
Total other financing sources (uses)	72,672,214	50,532,398	5,375,000	55,907,398
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 1,873,763	(2,633,998)	$ (760,235)
Fund balance				
Beginning			1,267,176	
Ending			$ (1,366,822)	

Projects with no remaining legal authorization are excluded from the schedule

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - RECREATIONAL AND CULTURAL FUND

FROM INCEPTION AND FOR YEAR ENDED JUNE 30, 2025

	Project Authorization	Prior Years	Current Year	Total
Revenues				
Restricted intergovernmental				
State grants and contributions	$ 11,574,041	$ 9,548,525	$ 1,516,084	$ 11,064,609
Local	2,288,026	1,522,801	350,000	1,872,801
Total restricted intergovernmental	13,862,067	11,071,326	1,866,084	12,937,410
Miscellaneous				
Donations	538,465	176,667	-	176,667
Other	247,315	-	-	-
Total miscellaneous	785,780	176,667	-	176,667
Interest earned on investments	462,453	172,832	289,621	462,453
Total revenues	15,110,300	11,420,825	2,155,705	13,576,530
Expenditures				
Recreational and cultural projects	33,108,940	17,006,137	5,017,559	22,023,696
Revenues over (under) expenditures	(17,998,640)	(5,585,312)	(2,861,854)	(8,447,166)
Other financing sources (uses)				
Issuance of debt	3,139,414	3,134,715	-	3,134,715
Sale of capital assets	712,600	712,600	-	712,600
Transfers in	14,146,626	10,618,347	3,400,000	14,018,347
Total other financing sources (uses)	17,998,640	14,465,662	3,400,000	17,865,662
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 8,880,350	538,146	$ 9,418,496
Fund balance				
Beginning			7,261,922	
Ending			$ 7,800,068	

Projects with no remaining legal authorization are excluded from the schedule

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - RECREATIONAL AND CULTURAL BOND FUND

FROM INCEPTION AND FOR YEAR ENDED JUNE 30, 2025

	Project Authorization	Prior Years	Current Year	Total
Revenues				
Restricted intergovernmental				
State grants and contributions	$ 2,250,000	$ 1,973,986	$ 276,014	$ 2,250,000
Local	100,000	-	-	-
Total restricted intergovernmental	2,350,000	1,973,986	276,014	2,250,000
Miscellaneous				
Other	67,900	67,900	-	67,900
Total miscellaneous	67,900	67,900	-	67,900
Interest earned on investments	226,251	-	287,479	287,479
Total revenues	2,644,151	2,041,886	563,493	2,605,379
Expenditures				
Recreational bond projects	61,370,866	32,307,388	2,032,741	34,340,129
Revenues over (under) expenditures	(58,726,715)	(30,265,502)	(1,469,248)	(31,734,750)
Other financing sources (uses)				
Issuance of debt	53,727,966	38,732,509	-	38,732,509
Premium/Discount on bonds	2,060,749	2,060,749	-	2,060,749
Transfers in	2,938,000	2,938,000	-	2,938,000
Total other financing sources (uses)	58,726,715	43,731,258	-	43,731,258
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 13,465,756	(1,469,248)	$ 11,996,508
Fund balance				
Beginning			12,598,132	
Ending			$ 11,128,884	

Projects with no remaining legal authorization are excluded from the schedule

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - ECONOMIC AND PHYSICAL DEVELOPMENT FUND

FROM INCEPTION AND FOR YEAR ENDED JUNE 30, 2025

	Project Authorization	Prior Years	Current Year	Total
Revenues				
Restricted intergovernmental				
Federal grants and contributions	$ -	$ 4,990,000	$ (584)	$ 4,989,416
State grants and contributions	6,240,000	6,177,262	53,244	6,230,506
Local	342,348	76,218	-	76,218
Total restricted intergovernmental	6,582,348	11,243,480	52,660	11,296,140
Miscellaneous				
Segra Stadium capital maintenance & improve.	1,682,378	284,666	356,517	641,183
Contributions and donations - all other	635,000	791,183	-	791,183
Total miscellaneous	2,317,378	1,075,849	356,517	1,432,366
Interest earned on investments	661,788	605,413	56,375	661,788
Total revenues	9,561,514	12,924,742	465,552	13,390,294
Expenditures				
Capital outlay				
Economic and development projects	83,379,488	79,914,835	771,185	80,686,020
Revenues over (under) expenditures	(73,817,974)	(66,990,093)	(305,633)	(67,295,726)
Other financing sources (uses)				
Issuance of debt	54,340,000	54,340,000	-	54,340,000
Transfers in	19,477,974	18,947,974	530,000	19,477,974
Total other financing sources (uses)	73,817,974	73,287,974	530,000	73,817,974
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 6,297,881	224,367	$ 6,522,248
Fund balance				
Beginning			1,566,114	
Ending			$ 1,790,481	

Projects with no remaining legal authorization are excluded from the schedule

Proprietary Funds

- Enterprise Funds
- Internal Service Funds

Proprietary Funds are used to account for operations that are financed and operated in a manner similar to private enterprises where the intent of the governing body is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges; or where the governing body has decided that periodic determination of net income is appropriate for accountability purposes.

City of Fayetteville, North Carolina

(This page left intentionally blank)

Enterprise Funds

Enterprise Funds account for operations that are either financed or operated in a manner similar to private businesses or for operations that the City has decided that periodic determination of net income is appropriate for capital maintenance, management control, accountability, public policy, or other purposes.

The following comprise the City's Enterprise Funds:

- Stormwater Management Fund
- Transit Fund
- Airport Fund
- Solid Waste Fund
- Intergovernmental Fund

City of Fayetteville, North Carolina

(This page left intentionally blank)

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES AND EXPENDITURES –
BUDGET AND ACTUAL (NON-GAAP) STORMWATER MANAGEMENT FUND

YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE ACTUAL AMOUNTS FOR YEAR ENDED JUNE 30, 2024)

	Budget	Variance Positive (Negative)	2025 Actual	2024 Actual
Operating revenues				
Charges for services	$ 13,498,122	$ 18,050	$ 13,516,172	$ 11,507,552
Other revenue from operations	178,033	(52,042)	125,991	125,991
Total operating revenues	13,676,155	(33,992)	13,642,163	11,633,543
Operating expenditures				
Salaries and employee benefits	4,280,466	793,657	3,486,809	3,329,627
Other operating expenditures	3,066,806	417,421	2,649,385	2,355,188
Capital outlay	371,623	-	371,623	
Cost redistribution	553,538	(195,119)	748,657	75,000
Total operating expenditures	8,272,433	1,015,959	7,256,474	5,759,815
Operating income (loss)	5,403,722	981,967	6,385,689	5,873,728
Nonoperating revenues (expenditures)				
Miscellaneous	-	92,621	92,621	68,742
Interest earned on investments	-	(10,386)	(10,386)	80,667
Debt service - principal payment	(860,030)	-	(860,030)	(834,119)
Interest expense	(60,357)	11,919	(48,438)	(75,656)
Nonoperating revenues (expenditures)	(920,387)	94,154	(826,233)	(760,366)
Revenues over (under) expenditures	4,483,335	1,076,121	5,559,456	5,113,362
Other financing sources (uses)				
Transfers out	(4,555,755)	(43,003)	(4,598,758)	(8,913,158)
Appropriated fund balance	72,420	(72,420)	-	-
Total other financing sources (uses)	(4,483,335)	(115,423)	(4,598,758)	(8,913,158)
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 960,698	$ 960,698	$ (3,799,796)
Reconciliation of change in net position				
Total revenues			$ 13,724,398	$ 11,782,952
Total expenditures			12,763,700	15,582,748
Subtotal			960,698	(3,799,796)
Depreciation and amortization			(1,649,013)	(1,587,270)
Decrease (increase) in accrued vacation			7,440	(14,711)
Net OPEB expense			76,358	40,823
LGERS expense			(111,860)	(154,339)
Lease and subscription principal payments			-	4,089
Principal payment			860,030	830,030
Capital outlay			371,623	426,199
Bad debt expense			4,070	(3,490)
Subtotal			(441,352)	(458,669)
Change in net position			$ 519,346	$ (4,258,465)

CITY OF FAYETTEVILLE

SCHEDULE OF REVENUES AND EXPENDITURES – BUDGET AND ACTUAL (NON-GAAP) STORMWATER MANAGEMENT CAPITAL PROJECTS FUND

FROM INCEPTION AND FOR YEAR ENDED JUNE 30, 2025

	Project Authorization	Prior Years	Current Year	Total
Revenues				
Federal grants	$ 10,550,000	$ -	$ 3,265,429	$ 3,265,429
State grants	9,796,035	335,823	173,677	509,500
Local	4,097,871	-	2,852,586	2,852,586
Investment income	157,606	2,350,801	1,055,394	3,406,195
Total revenues	24,601,512	2,686,624	7,347,086	10,033,710
Expenditures				
Stormwater capital projects	84,146,818	29,768,613	15,292,491	45,061,104
Total expenditures	84,146,818	29,768,613	15,292,491	45,061,104
Revenues over (under) expenditures	(59,545,306)	(27,081,989)	(7,945,405)	(35,027,394)
Other financing sources (uses)				
Transfers in	54,645,306	49,736,169	3,685,747	53,421,916
Proceeds form long-term debt	4,900,000	-	-	-
Total other financing sources (uses)	59,545,306	49,736,169	3,685,747	53,421,916
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 22,654,180	$ (4,259,658)	$ 18,394,522
Reconciliation of modified accrual basis to full accrual basis:				
Revenues over (under) expenditures			$ (4,259,658)	
Capital outlay			9,962,191	
Change in net position			$ 5,702,533	

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES AND EXPENDITURES –
BUDGET AND ACTUAL (NON-GAAP) TRANSIT FUND

FOR THE YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE ACTUAL AMOUNTS FOR YEAR ENDED JUNE 30, 2024)

	Budget	Variance Positive (Negative)	2025 Actual	2024 Actual
Operating revenues				
Charges for services	$ 746,563	$ (46,193)	$ 700,370	$ 791,053
Other revenues from operations	259,431	(21,899)	237,532	277,821
Total operating revenues	1,005,994	(68,092)	937,902	1,068,874
Operating expenditures				
Salaries and employee benefits	9,099,274	376,246	8,723,028	8,714,082
Other operating expenditures	4,722,479	1,335,313	3,387,166	3,838,363
Capital outlay	7,570	50	7,520	34,422
Total operating expenditures	13,829,323	1,711,609	12,117,714	12,586,867
Operating loss	(12,823,329)	1,643,517	(11,179,812)	(11,517,993)
Nonoperating revenues (expenditures)				
Interest on lease receivables	-	-	-	7,728
Federal grants	3,513,978	1,177,698	4,691,676	-
State grants	-	746,023	746,023	746,023
Vehicle fee revenue	-	-	-	536,914
Miscellaneous	692,376	(38,530)	653,846	15,410
Interest expense	-	(197)	(197)	(172)
Debt service - principal payment	-	(41,749)	(41,749)	(47,689)
Total nonoperating revenues (expenditures)	4,206,354	1,843,245	6,049,599	1,258,214
Revenues over (under) expenditures	(8,616,975)	3,486,762	(5,130,213)	(10,259,779)
Other financing sources (uses)				
Transfers in	8,878,124	-	8,878,124	8,601,319
Transfers out	(384,822)	(283,200)	(668,022)	(378,159)
Proceeds from sale of capital assets	-	24,240	24,240	13,310
Lease revenues	-	62,738	62,738	62,738
Fund balance appropriation	123,673	(123,673)	-	-
Total other financing sources (uses)	8,616,975	(319,895)	8,297,080	8,299,208
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 3,166,867	$ 3,166,867	$ (1,960,571)
Reconciliation of change in net position:				
Total revenues			$ 15,994,549	$ 11,052,316
Total expenditures			12,827,682	13,012,887
Subtotal			3,166,867	(1,960,571)
Depreciation and amortization			(2,026,873)	(1,752,061)
Net OPEB expense			188,011	100,514
Net LGERS expense			(307,616)	(424,430)
Change in inventory			(506,423)	13,068
Decrease (increase) in accrued vacation			6,988	9,235
Bad debt expense			(525,947)	86,206
Lease and subscription principal payments			41,749	47,689
Capital outlay			7,520	34,422
Subtotal			(3,122,591)	(1,885,357)
Change in net position			$ 44,276	$ (3,845,928)

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES AND EXPENDITURES – BUDGET TO ACTUAL (NON-GAAP)
TRANSIT CAPITAL PROJECT FUND

FROM INCEPTION AND FOR YEAR ENDED JUNE 30, 2025

	Project Authorization	Prior Years	Current Year	Total
Revenues				
Federal grants	$ 15,556,978	$ 7,666,166	$ 3,336,862	$ 11,003,028
Total revenues	15,556,978	7,666,166	3,336,862	11,003,028
Expenditures				
Transit capital projects	18,935,258	8,199,303	4,848,108	13,047,411
Total expenditures	18,935,258	8,199,303	4,848,108	13,047,411
Revenues over (under) expenditures	(3,378,280)	(533,137)	(1,511,246)	(2,044,383)
Other financing sources (uses)				
Transfers in	3,378,280	2,825,258	553,022	3,378,280
Total other financing sources (uses)	3,378,280	2,825,258	553,022	3,378,280
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 2,292,121	$ (958,224)	$ 1,333,897
Reconciliation of modified accrual basis to full accrual basis:				
Revenues over (under) expenditures			$ (958,224)	
Capital outlay			4,448,325	
Change in net position			$ 3,490,101	

CITY OF FAYETTEVILLE

SCHEDULE OF REVENUES AND EXPENDITURES – BUDGET AND ACTUAL (NON-GAAP) TRANSIT II CAPITAL PROJECTS FUND

FROM INCEPTION AND FOR YEAR ENDED JUNE 30, 2025

	Project Authorization	Prior Years	Current Year	Total
Revenues				
Federal grants	$ 3,199,733	$ 1,495,285	$ 295,318	$ 1,790,603
Total revenues	3,199,733	1,495,285	295,318	1,790,603
Expenditures				
Transportation	3,538,069	1,743,624	354,631	2,098,255
Total expenditures	3,538,069	1,743,624	354,631	2,098,255
Revenues over (under) expenditures	(338,336)	(248,339)	(59,313)	(307,652)
Other financing sources (uses)				
Transfers in	338,336	223,336	115,000	338,336
Total other financing sources (uses)	338,336	223,336	115,000	338,336
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ (25,003)	$ 55,687	$ 30,684
Reconciliation of modified accrual basis to full accrual basis:				
Revenues over (under) expenditures			55,687	
Change in net position			$ 55,687	

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES AND EXPENDITURES –
BUDGET AND ACTUAL (NON-GAAP) AIRPORT FUND

YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE ACTUAL AMOUNTS FOR YEAR ENDED JUNE 30, 2024)

	Budget	Variance Positive (Negative)	2025 Actual	2024 Actual
Operating revenues				
Charges for services	$ 5,590,986	$ (1,511,741)	$ 4,079,245	$ 3,699,752
Other revenues from operations	83,438	(10,164)	73,274	109,481
Total operating revenues	5,674,424	(1,521,905)	4,152,519	3,809,233
Operating expenditures				
Salaries and employee benefits	2,221,930	32,389	2,189,541	2,111,379
Other operating expenditures	3,598,431	1,835,839	1,762,592	2,418,378
Capital outlay	-	(293,443)	293,443	268,143
Cost redistribution	297,361	(192,533)	489,894	-
Total operating expenditures	6,117,722	1,382,252	4,735,470	4,797,900
Operating income (loss)	(443,298)	(139,653)	(582,951)	(988,667)
Nonoperating revenues (expenditures)				
Interest earned on investments	20,691	536,510	557,201	581,015
Interest on lease receivables	-	113,688	113,688	135,192
Miscellaneous	13,128	(6,057)	7,071	57,241
Federal and State grants	147,054	(218,822)	(71,768)	103,769
Debt service - principal payment	-	(27,777)	(27,777)	(43,572)
Interest expense	-	(1,451)	(1,451)	(2,052)
Public safety reimbursements	235,151	64,475	299,626	(161,765)
Total nonoperating revenues	416,024	460,566	876,590	669,828
Revenues over (under) expenditures	(27,274)	320,913	293,639	(318,839)
Other financing sources (uses)				
Proceeds from sale of capital assets	-	12,599	12,599	85,730
Transfers out	(1,300,000)	-	(1,300,000)	(325,718)
Lease revenues	-	654,589	654,589	680,537
Appropriated fund balance	1,327,274	(1,327,274)	-	-
Total other financing sources (uses)	27,274	(660,086)	(632,812)	440,549
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ (339,173)	$ (339,173)	$ 121,710
Reconciliation of change in net position				
Total revenues			$ 5,797,293	$ 5,452,717
Total expenditures			6,136,466	5,331,007
Subtotal			(339,173)	121,710
Depreciation and amortization			(7,652,676)	(7,620,308)
Decrease (increase) in accrued vacation			(18,337)	1,185
Net OPEB expense			55,656	29,755
Net LGERS expense			(83,896)	(115,754)
Change in inventory			1,652	(2,706)
Bad debt expense			(53,301)	-
Capital outlay			293,443	268,143
Lease and subscription principal payments			27,777	43,572
Subtotal			(7,429,682)	(7,396,113)
Change in net position			$ (7,768,855)	$ (7,274,403)

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES AND EXPENDITURES – BUDGET AND ACTUAL (NON-GAAP) AIRPORT CAPITAL PROJECTS FUND

FROM INCEPTION AND FOR YEAR ENDED JUNE 30, 2025

	Project Authorization	Prior Years	Current Year	Total
Revenues				
Federal grants	$ 10,578,048	$ 1,921,958	$ 3,848,057	$ 5,770,015
State grants	7,517,014	1,152,817	428,981	1,581,798
Passenger facility charges	999,999	999,999	769,306	1,769,305
Customer facility charges	7,947,036	122,315	904,954	1,027,269
Investment income	-	1,322,352	836,264	2,158,616
Total revenues	27,042,097	5,519,441	6,787,562	12,307,003
Expenditures				
Airport capital projects	30,189,141	4,551,624	1,630,321	6,181,945
Total expenditures	30,189,141	4,551,624	1,630,321	6,181,945
Revenues over (under) expenditures	(3,147,044)	967,817	5,157,241	6,125,058
Other financing sources (uses)				
Transfers in	3,147,044	1,847,044	1,300,000	3,147,044
Total other financing sources (uses)	3,147,044	1,847,044	1,300,000	3,147,044
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 2,814,861	$ 6,457,241	$ 9,272,102
Reconciliation of modified accrual basis to full accrual basis:				
Revenues over (under) expenditures			$ 6,457,241	
Capital outlay			1,629,948	
Change in net position			$ 8,087,189	

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES AND EXPENDITURES –
BUDGET AND ACTUAL (NON-GAAP) SOLID WASTE FUND

YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE ACTUAL AMOUNTS FOR YEAR ENDED JUNE 30, 2024)

	Budget	Variance Positive (Negative)	2025 Actual	2024 Actual
Operating revenues				
Charges for services	$ 18,286,334	$ (659,347)	$ 17,626,987	$ 16,649,127
Other revenue from operations	-	-	-	264,639
Total operating revenues	18,286,334	(659,347)	17,626,987	16,913,766
Operating expenditures				
Salaries and employee benefits	6,466,299	943,802	5,522,497	6,914,738
Other operating expenditures	13,330,091	4,470,017	8,860,074	6,393,920
Capital outlay	-	(4,834,729)	4,834,729	272,658
Cost redistribution	724,900	(242,418)	967,318	
Total operating expenditures	20,521,290	336,672	20,184,618	13,581,316
Operating income (loss)	(2,234,956)	(322,675)	(2,557,631)	3,332,450
Nonoperating revenues (expenditures)				
Federal and State grants	-	-	-	-
County revenue	319,415	2,290	321,705	485,509
Miscellaneous	297,900	(133,280)	164,620	4,905
Donations	25,000	(25,000)	-	-
Interest earned on investments	16,000	246,771	262,771	385,597
Payments to agencies	-	(5,429)	(5,429)	(800)
Interest expense	(3,940)	(2,455)	(6,395)	(14,853)
Debt service - principal payment	(1,054,193)	(1)	(1,054,194)	(1,086,008)
Nonoperating revenues (expenditures)	(399,818)	82,896	(316,922)	(225,650)
Revenues over (under) expenditures	(2,634,774)	(239,779)	(2,874,553)	3,106,800
Other financing sources (uses)				
Proceeds (losses) from sale of capital assets	8,560	384,394	392,954	(52,255)
Transfers out	(870,009)	-	(870,009)	-
Appropriated fund balance	3,496,223	(3,496,223)	-	-
Total other financing sources (uses)	2,634,774	(3,111,829)	(477,055)	(52,255)
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ (3,351,608)	$ (3,351,608)	$ 3,054,545
Reconciliation of change in net position				
Total revenues			$ 18,769,037	$ 17,737,522
Total expenditures			22,120,645	14,682,977
Subtotal			(3,351,608)	3,054,545
Depreciation and amortization			(1,573,509)	(1,403,875)
Decrease (increase) in accrued vacation			(14,627)	37,676
Net OPEB expense			206,678	110,493
Net LGERS expense			(184,570)	(254,658)
Change in inventory			(15,919)	-
Bad debt expense			(3,083)	(7,581)
Capital outlay			4,834,729	272,658
Debt principal payment			1,054,194	1,076,285
Lease and subscription principal payments			-	9,723
Subtotal			4,303,893	(159,279)
Change in net position			$ 952,285	$ 2,895,266

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES AND EXPENDITURES – BUDGET AND ACTUAL (NON-GAAP)
SOLID WASTE CAPTIAL PROJECTS FUND

FROM INCEPTION AND FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	Project Authorization	Prior Years	Current Year	Total
Revenues				
State grants	$ -	$ -	$ -	$ -
Interest earned on investments	-	-	7,925	7,925
Total revenues	-	-	7,925	7,925
Expenditures				
Solid waste	-	-	-	-
Total expenditures	-	-	-	-
Revenues over (under) expenditures	-	-	7,925	7,925
Other financing sources (uses)				
Transfers in	-	-	-	-
Total other financing sources (uses)	-	-	-	-
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ -	$ 7,925	$ 7,925
Reconciliation of modified accrual basis to full accrual basis:				
Excess of revenues over expenditures			$ 7,925	
Change in net position			$ 7,925	

CITY OF FAYETTEVILLE
SCHEDULE OF REVENUES AND EXPENDITURES – BUDGET AND ACTUAL (NON-GAAP)
INTERGOVERNMENTAL SERVICE AGREEMENT FUND
YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE ACTUAL AMOUNTS FOR YEAR ENDED JUNE 30, 2024)

	Budget	Variance Positive (Negative)	2025 Actual	2024 Actual
Revenues				
Charges for services	$ 6,008,251	$ 4,852,760	$ 1,155,491	$ -
Total revenues	6,008,251	4,852,760	1,155,491	-
Expenditures				
Salaries and employee benefits	443,455	443,455	-	-
Other operating expenditures	5,564,796	4,158,643	1,406,153	-
Total expenditures	6,008,251	4,602,098	1,406,153	-
Revenues over (under) expenditures	-	250,662	(250,662)	-
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 250,662	$ (250,662)	$ -
Reconciliation of change in net position				
Total revenues			1,155,491	-
Total expenditures			1,406,153	-
Change in net position			$ (250,662)	$ -

Internal Service Funds

Internal Service Funds account for the financing of services provided by one department or agency to other departments or agencies of the City, on a cost reimbursement basis.

The following comprise the City's Internal Service Funds:

- Risk Management Fund
- Fleet Maintenance Fund

All Internal Service Funds are accounted for using the accrual basis of accounting.

City of Fayetteville, North Carolina

(This page left intentionally blank)

CITY OF FAYETTEVILLE
COMBINING STATEMENT OF FUND NET POSITION INTERNAL SERVICE FUNDS

JUNE 30, 2025

	Risk Management Fund	Fleet Maintenance Fund	Total
Assets			
Current assets			
Cash and investments	$ 37,438,441	$ 27,089	$ 37,465,530
Accounts receivable	656,365	950,953	1,607,318
Prepaid expenses	332,013	-	332,013
Total current assets	38,426,819	978,042	39,404,861
Noncurrent assets			
Capital assets	-	70,656	70,656
Right to use leased assets	-	2,233,338	2,233,338
Total noncurrent assets	-	2,303,994	2,303,994
Total assets	38,426,819	3,282,036	41,708,855
Deferred outflows of resources			
OPEB deferrals	6,409	-	6,409
Pension deferrals	126,405	361,159	487,564
Total deferred outflows of resources	132,814	361,159	493,973
Liabilities			
Current liabilities			
Accounts payable and accrued expenses	3,939,518	573,079	4,512,597
Interfund payable	-	253,635	253,635
Current portion of long term debt	4,920	39,684	44,604
Lease liability	-	201,600	201,600
Total current liabilities	3,944,438	1,067,998	5,012,436
Noncurrent liabilities			
OPEB obligation	107,154	-	107,154
Net pension liability	244,012	697,185	941,197
Unearned revenues	20,999	-	20,999
Lease liability	-	2,214,990	2,214,990
Long term debt	9,591	59,281	68,872
Total noncurrent liabilities	381,756	2,971,456	3,353,212
Total liabilities	4,326,194	4,039,454	8,365,648
Deferred inflows of resources			
OPEB deferrals	10,731	-	10,731
Pension deferrals	9,270	26,493	35,763
Total deferred inflows of resources	20,001	26,493	46,494
Net position			
Net investment in capital assets	-	(112,596)	(112,596)
Unrestricted	34,213,438	(310,156)	33,903,282
Total net position	$ 34,213,438	$ (422,752)	$ 33,790,686

CITY OF FAYETTEVILLE
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION INTERNAL SERVICE FUNDS

YEAR ENDED JUNE 30, 2025

	Risk Management Fund	Fleet Maintenance Fund	Total
Operating Revenues			
Other revenue from operations	$ 1,646,627	$ -	$ 1,646,627
Interfund charges and employee contributions	25,424,810	7,630,424	33,055,234
Total operating revenues	27,071,437	7,630,424	34,701,861
Operating expenses			
Salaries and employee benefits	525,179	2,217,405	2,742,584
Other operating expenses	24,722,208	4,846,540	29,568,748
Total operating expenses	25,247,387	7,063,945	32,311,332
Operating income (loss)	1,824,050	566,479	2,390,529
Nonoperating revenues (expenses)			
Interest earned on investments	1,984,713	-	1,984,713
Interest - leases	-	(74,279)	(74,279)
Other charges	-	(506,079)	(506,079)
Total nonoperating revenues (expenses)	1,984,713	(580,358)	1,404,355
Income (loss) before transfers	3,808,763	(13,879)	3,794,884
Other financing sources (uses)			
Proceeds from sale of capital assets	-	2,081	2,081
Transfers out	(993,000)	-	(993,000)
Total other financing sources (uses)	(993,000)	2,081	(990,919)
Change in net position	2,815,763	(11,798)	2,803,965
Beginning, as previously presented	31,404,821	(385,233)	31,019,588
Changes in accounting principal (GASB 101)	(7,146)	(25,721)	(32,867)
Beginning, as restated	31,397,675	(410,954)	30,986,721
Total net position - ending	$ 34,213,438	$ (422,752)	$ 33,790,686

CITY OF FAYETTEVILLE
COMBINING STATEMENT OF CASH FLOWS INTERNAL SERVICES FUNDS

YEAR ENDED JUNE 30, 2025

	Risk Management Fund	Fleet Maintenance Fund	Total
Operating activities			
Cash received from customers	$ 27,103,006	$ 7,338,200	$ 34,441,206
Cash received for insurance reimbursements	-	-	-
Cash paid to or on behalf of employees for services	(513,410)	(2,378,308)	(2,891,718)
Cash paid for goods and services	(24,233,599)	(5,080,102)	(29,313,701)
Net cash provided by operating activities	2,355,997	(120,210)	2,235,787
Noncapital financing activities			
Intergovernmental contributions	-	253,635	253,635
Transfers out	(993,000)	-	(993,000)
Net cash provided (used) in noncapital financing activities	(993,000)	253,635	(739,365)
Capital and related financing activities			
Proceeds from sale of capital assets	-	2,081	2,081
Acquisition and construction of capital assets	-	-	-
Lease proceeds (payments)	(273)	-	(273)
Interest payments	-	(580,358)	(580,358)
Net cash provided (used) by capital and related financing activities	(273)	(578,277)	(578,550)
Investing activities			
Interest and dividends	1,984,713	-	1,984,713
Net cash provided by investing activities	1,984,713	-	1,984,713
Net increase in cash and cash equivalents	3,347,437	(444,852)	2,902,585
Cash and cash equivalents			
Beginning of year	34,091,004	471,941	34,562,945
End of year	$ 37,438,441	$ 27,089	$ 37,465,530
Unrestricted cash and cash equivalents	$ 37,438,441	$ 27,089	$ 37,465,530
Total cash and cash equivalents	$ 37,438,441	$ 27,089	$ 37,465,530
Reconciliation of operating income to net cash provided by operating activities:			
Operating income (loss)	$ 1,824,050	$ 566,479	$ 2,390,529
Adjustments to reconcile operating income to net cash provided by (used in) operating activities:			
Depreciation and amortization	-	199,224	199,224
Change in assets, liabilities and deferrals:			
(Increase) decrease in accounts and leases receivable and related deferrals	22,257	(295,480)	(273,223)
(Increase) decrease in inventory	-	-	-
(Increase) decrease in prepaid expenses	(76,847)	-	(76,847)
Increase (decrease) in unearned revenues/deposits	9,312	-	9,312
Increase (decrease) in accounts payable and accrued liabilities	565,457	(432,787)	132,670
Increase (decrease) in accrued	-	(213,576)	(213,576)
Increase (decrease) Pension and OPEB expense	11,768	55,930	67,698
Total adjustments	531,947	(686,689)	(154,742)
Net cash provided by operating activities	$ 2,355,997	$ (120,210)	$ 2,235,787

CITY OF FAYETTEVILLE

SCHEDULE OF REVENUES AND EXPENDITURES - FINANCIAL PLAN AND ACTUAL
(NON-GAAP) RISK MAINTENANCE INTERNAL SERVICE FUND

YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE ACTUAL AMOUNTS FOR YEAR ENDED JUNE 30, 2024)

	Financial Plan	Variance Positive (Negative)	2025 Actual	2024 Actual
Operating revenues				
Other revenues from operations	$ 1,784,445	$ (137,818)	$ 1,646,627	$ 2,029,346
Interfund charges and employee contributions	27,894,188	(2,469,378)	25,424,810	25,884,219
Total operating revenues	29,678,633	(2,607,196)	27,071,437	27,913,565
Operating expenditures				
Salaries and employee benefits	571,487	57,807	513,680	488,131
Other operating expenditures	29,660,146	4,937,938	24,722,208	23,916,229
Total operating expenditures	30,231,633	4,995,745	25,235,888	24,404,360
Operating income (loss)	(553,000)	2,388,549	1,835,549	3,509,205
Nonoperating revenues (expenditures)				
Interest earned on investments	553,000	1,431,713	1,984,713	1,474,604
Miscellaneous	-	-	-	22,966
Total nonoperating revenues (expenditures)	553,000	1,431,713	1,984,713	1,497,570
Revenues over (under) expenditures	-	3,820,262	3,820,262	5,006,775
Other financing sources (uses)				
Transfers in	-	-	-	-
Transfers out	(993,000)	-	(993,000)	(822,000)
Appropriated fund balance	993,000	(993,000)	-	-
Total other financing sources (uses)	-	(993,000)	(993,000)	(822,000)
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 2,827,262	$ 2,827,262	$ 4,184,775
Reconciliation from financial plan basis (modified accrual) to full accrual:				
Total revenues			$ 29,056,150	$ 29,411,135
Total expenditures			26,228,888	25,226,360
Subtotal			2,827,262	4,184,775
Decrease (increase) in accrued vacation			273	(1,510)
Change in net OPEB expense			7,807	4,173
Decrease (increase) in insurance liability			-	195,407
LGERS expense			(19,579)	(27,010)
Subtotal			(11,499)	171,060
Change in net position			$ 2,815,763	$ 4,355,835

CITY OF FAYETTEVILLE

SCHEDULE OF REVENUES AND EXPENDITURES - FINANCIAL PLAN AND ACTUAL
(NON-GAAP) FLEET MAINTENANCE INTERNAL SERVICE FUND

YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE ACTUAL AMOUNTS FOR YEAR ENDED JUNE 30, 2024)

	Financial Plan	Variance Positive (Negative)	2025 Actual	2024 Actual
Operating revenues				
Interfund charges	$ 9,748,053	$ (2,117,629)	$ 7,630,424	$ 8,180,512
Total operating revenues	9,748,053	(2,117,629)	7,630,424	8,180,512
Operating expenditures				
Salaries and employee benefits	2,909,483	776,031	2,133,452	2,149,644
Other operating expenditures	6,448,898	1,801,582	4,647,316	5,944,506
Capital outlay	39,000	8,028	30,972	-
Total operating expenditures	9,397,381	2,585,641	6,811,740	8,094,150
Operating income (loss)	350,672	468,012	818,684	86,362
Nonoperating revenues (expenditures)				
Nonoperating revenues (expenditures)	-	-	-	(78,400)
Interest expenditures - leases	-	(74,279)	(74,279)	
Miscellaneous	(352,672)	(153,407)	(506,079)	-
Total nonoperating revenues (expenditures)	(352,672)	(227,686)	(580,358)	(78,400)
Revenues over (under) expenditures	(2,000)	240,326	238,326	7,962
Other financing sources (uses)				
Proceeds from sale of capital assets	2,000	81	2,081	6,894
Total other financing sources (uses)	2,000	81	2,081	6,894
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 240,407	$ 240,407	$ 14,856
Reconciliation from financial plan basis (modified accrual) to full accrual:				
Total revenues			$ 7,632,505	$ 8,187,406
Total expenditures			7,392,098	8,172,550
Subtotal			240,407	14,856
Depreciation and amortization			(199,224)	(199,993)
Net LGERS expense			(55,930)	(77,169)
Decrease (increase) in accrued vacation			(28,023)	1,575
Capital outlay			30,972	-
Lease principal payments			-	183,891
Subtotal			(252,205)	(91,696)
Change in net position			$ (11,798)	$ (76,840)

City of Fayetteville, North Carolina

(This page left intentionally blank)

Fiduciary Funds

The following comprise the City's Fiduciary Funds:

- Private-Purpose Trust Funds
- Custodial Fund

The focus of the Fiduciary Fund measurement differs among the various types of funds that may be encompassed by this classification.

Trust & Custodial Funds

Trust Funds are used to account for assets held by the City in a trustee capacity. The following comprise the City's Trust Funds:

- Private-Purpose Trust Funds
  - Police Benefit Trust Fund
  - Firefighters' Benefit Trust Fund
- Custodial Fund
  - Police Evidence Fund

CITY OF FAYETTEVILLE
COMBINING STATEMENT OF FIDUCIARY NET POSITION PRIVATE-PURPOSE TRUST FUNDS

JUNE 30, 2025

	Firefighters' Benefit Trust Fund	Total
Assets		
Cash and cash equivalents	$ -	$ -
Total assets	-	-
Net position		
Restricted for benefits and other purposes	-	-
Total net position	$ -	$ -

CITY OF FAYETTEVILLE
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION PRIVATE-PURPOSE TRUST FUNDS

JUNE 30, 2025

	Firefighters' Benefit Trust Fund	Total
Additions		
Contributions	$ 199,937	$ 199,937
Investment earnings	195	195
Total additions	200,132	200,132
Deductions		
Benefit payments and premiums	1,640,445	1,640,445
Total deductions	1,640,445	1,640,445
Change in net position	(1,440,313)	(1,440,313)
Total net position - beginning	1,440,313	1,440,313
Total net position - ending	$ -	$ -

CITY OF FAYETTEVILLE
COMBINING STATEMENT OF FIDUCIARY NET POSITION CUSTODIAL FUNDS

JUNE 30, 2025

	Police Evidence Fund	Total
Assets		
Cash and cash equivalents	$ -	$ -
Restricted cash	1,165,824	1,165,824
Total assets	1,165,824	1,165,824
Liabilities		
Intergovernmental payable	1,165,824	1,165,824
Total liabilities	1,165,824	1,165,824
Net position		
Restricted by	-	-
Restricted by court order	-	-
Total net position	$ -	$ -

CITY OF FAYETTEVILLE
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION CUSTODIAL FUNDS

JUNE 30, 2025

	Police Evidence Fund	Total
Additions		
Police Evidence fund deposits	$ 150,176	$ 150,176
Total additions	150,176	150,176
Deductions		
Police Evidence fund releases	29,120	29,120
Total deductions	29,120	29,120
Change in net position	121,056	121,056
Total net position - beginning	(121,056)	(121,056)
Total net position - ending	$ -	$ -

Other Supplemental Financial Data

The current tax levy and taxes receivable supplemental data is presented to pro- vide a more detailed view. These schedules are not funds and do not measure results of operations.

The Emergency Telephone System Unspent Balance PSAP reconciliation is presented to provide the State 911 board expenditure tracking.

City of Fayetteville, North Carolina

(This page left intentionally blank)

CITY OF FAYETTEVILLE
SCHEDULE OF CURRENT TAX LEVY

YEAR ENDED JUNE 30, 2025

	Total Property Valuation	Rate Per $100	Amount of Levy	Property Excluding Registered Motor Vehicles	Registered Motor Vehicles
Original Levy:					
General Fund (Including VTS)	$ 15,454,374,212	$ 0.5795	$ 89,558,099	$ 78,346,794	$ 11,211,305
Late Listing Penalties:					
General Fund			75,320	75,320	-
Subtotal			89,633,419	78,422,114	11,211,305
Discoveries:					
General Fund	55,793,255	0.5795	323,322	323,322	-
Late Listing Penalties:					
General Fund			45,185	45,185	-
Subtotal			368,507	368,507	-
Releases					
General Fund	(55,765,893)	0.5795	(323,163)	(323,163)	-
Late Listing Penalties:					
General Fund			(16,863)	(16,863)	-
Subtotal			(340,026)	(340,026)	-
Adjusted Tax Levy			89,661,900	78,450,595	11,211,305
Uncollected Current Year Taxes at 6/30/2025			(335,081)	(335,081)	-
City-wide Current Year's Taxes Collected			$ 89,326,819	$ 78,115,514	$ 11,211,305
City-wide Current Levy Collection Percentage			99.63%	99.57%	100.00%

CITY OF FAYETTEVILLE
SCHEDULE OF TAXES RECEIVABLE

JUNE 30, 2025

Fiscal Years Ended	Uncollected Balance June 30, 2024	Additions & Releases	Collections	Uncollected Balance June 30, 2025
2025	$ -	$ 89,661,900	$ 89,326,819	$ 335,081
2024	316,522	(6,098)	165,713	144,711
2022	129,121	(2,475)	36,532	90,114
All Prior	520,426	13,475	37,433	496,468
	966,069	$ 89,666,802	$ 89,566,497	1,066,374
Less allowance for Uncollectible Taxes				
General Fund	(351,982)			(425,286)
	$ 614,087			$ 641,088

General Fund Taxes Receivable per the fund financial statements	$ 650,009
Less CBTD Taxes Receivable	(4,374)
Less vehicle License Fee Receivable	(4,546)
General Fund Ad Valorem Taxes Receivable	$ 641,089

Reconciliations of collections and credit with revenues	
Ad Valorem Taxes per the fund financial statements	$ 89,863,920
Less Penalties & Interest	(46,998)
Less Taxes - CBTD	(250,425)
Less collection of amounts not reported by County	-
General Fund Ad Valorem Taxes	$ 89,566,497

CITY OF FAYETTEVILLE
EMERGENCY TELEPHONE SYSTEM UNSPENT FUND PSAP RECONCILIATION

JUNE 30, 2025

Net Change in Fund Balance, reported on Budget to Actual	$	89,341
Beginning Balance, PSAP Revenue-Expenditure Report		1,389,700
Net Change in Fund Balance, PSAP Revenue-Expenditure Report		(174,824)
Ending Balance, PSAP Revenue-Expenditure Report	$	1,214,876
Ending Fund Balance, reported on Budget to Actual		1,309,551
Amount to be adjusted in (next fiscal year)	$	(94,675)

CITY OF FAYETTEVILLE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - EMERGENCY TELEPHONE SYSTEM FUND

YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE ACTUAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024)

	Budget	Variance Positive (Negative)	2025 Actual	2024 Actual
Revenues				
Restricted intergovernmental	$ 444,877	$ (3,815)	$ 441,062	$ 363,303
Interest earned on investments	50,800	14,217	65,017	62,858
Total revenues	495,677	10,402	506,079	426,161
Expenditures				
Current				
Public Safety				
Other operating expenditures	495,677	78,939	416,738	598,352
Total public safety	495,677	78,939	416,738	598,352
Total expenditures	495,677	78,939	416,738	598,352
Revenues over (under) expenditures	-	89,341	89,341	(172,191)
Other financing sources (uses)				
Appropriated fund balance	-	-	-	-
Transfers in	-	-	-	-
Total other financing sources (uses)	-	-	-	-
Revenues and other financing sources (uses) over (under) expenditures	$ -	$ 89,341	89,341	(172,191)
Fund balance				
Beginning			1,220,210	1,392,401
Ending			$ 1,309,551	$ 1,220,210

Statistical Section

City of Fayetteville, North Carolina

(This page left intentionally blank

Statistical Section (Unaudited)

This part of the City of Fayetteville's Annual Comprehensive Financial Report presents de- tailed information as a context for understanding how the information in the financial statements, note disclosures, and required supplementary information depicts the government's overall financial health.

CONTENTS

Financial Trends

These schedules contain trend information to help the reader understand how the government's financial performance has changed over time.

Revenue Capacity

These schedules contain trend information to help the reader access the City's most significant local revenue sources.

Debt Capacity

These schedules contain trend information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader under- stand the environment within which the City's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the Annual Comprehensive Financial Report for the relevant year.

City of Fayetteville, North Carolina

(This page left intentionally blank)

CITY OF FAYETTEVILLE **SCHEDULE 1**

NET POSITION BY COMPONENT

LAST TEN FISCAL YEARS (ACCRUAL BASIS OF ACCOUNTING) (UNAUDITED)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental activities										
Investment in capital assets	$ 338,293,438	$ 329,434,958	$ 335,025,076	$ 333,857,014	$ 330,863,790	$ 335,817,027	$ 350,198,457	$ 363,802,556	$ 433,397,079	$ 399,345,489
Restricted for:										
Other purposes	41,001,564	54,544,864	43,761,893	45,667,826	46,691,849	34,354,204	59,722,337	66,786,121	81,069,735	93,066,008
Grant compliance	801,855	349,930	-	-	-	-	-	-	-	-
Unrestricted	27,543,627	6,879,303	2,162,493	8,772,466	16,112,820	27,352,998	1,385,952	1,057,503	(65,832,899)	(34,598,447)
Total governmental activities net position	$ 407,640,484	$ 391,209,055	$ 380,949,462	$ 388,297,306	$ 393,668,459	$ 397,524,229	$ 411,306,746	$ 431,646,180	$ 448,633,915	$ 457,813,050
Business-type activities										
Investment in capital assets	$ 96,012,428	$ 101,703,182	$ 109,091,148	$ 122,813,747	$ 127,557,082	$ 138,352,881	$ 149,577,261	$ 149,950,995	$ 150,882,587	$ 157,330,652
Restricted for:										
Operating projects	-	-	-	-	-		-	1,129	-	-
Capital projects	1,336,609	-	3,146,639	2,736,638	3,240,358	3,219,178	3,715,377	3,422,666	3,092,383	3,795,483
Debt service	-	-	-	-	-	-	-	-	-	-
Other purposes	1,020	-	1,020	1,020	-	-	-	-	-	-
Unrestricted	23,900,354	29,904,548	20,436,378	27,030,464	29,226,083	34,347,206	32,536,772	33,129,314	35,631,268	38,618,572
Total business-type activities net position	$ 121,250,411	$ 131,607,730	$ 132,675,185	$ 152,581,869	$ 160,023,523	$ 175,919,265	$ 185,829,410	$ 186,504,104	$ 189,606,238	$ 199,744,707
Primary government										
Investment in capital assets	$ 434,305,866	$ 431,138,140	$ 444,116,224	$ 456,670,761	$ 458,420,872	$ 474,169,908	$ 499,775,718	$ 513,753,551	$ 584,279,666	$ 556,676,141
Restricted for:										
Operating projects	-	-	-	-	-	-	-	1,129	3,149,046	-
Capital projects	1,336,609	-	3,146,639	2,736,638	3,240,358	3,219,178	3,715,377	3,422,666	8,353,929	3,795,483
Debt service	-	-	-	-	-	-	-	-	-	-
Other purposes	41,002,584	54,544,864	43,762,913	45,668,846	46,691,849	34,354,204	59,722,337	66,786,121	113,554,237	93,066,008
Grant compliance	801,855	349,930	-	-	-	-	-	-	-	-
Unrestricted	51,443,981	36,783,851	22,598,871	35,802,930	45,338,903	61,700,204	33,922,724	34,186,817	(30,201,631)	4,020,125
Total primary government net position	$ 528,890,895	$ 522,816,785	$ 513,624,647	$ 540,879,175	$ 553,691,982	$ 573,443,494	$ 597,136,156	$ 618,150,284	$ 679,135,247	$ 657,557,757

CITY OF FAYETTEVILLE

SCHEDULE 2

CHANGES IN NET POSITION

LAST TEN FISCAL YEARS (ACCRUAL BASIS OF ACCOUNTING) (UNAUDITED)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses										
Governmental activities										
Administration	$ 28,126,514	$ 27,154,948	$ 27,725,160	$ 32,006,971	$ 33,146,241	$ 35,374,041	$ 34,232,321	$ 48,952,419	$ 39,371,017	$ 52,308,027
Public safety	84,190,564	87,298,393	87,955,537	88,029,051	91,791,490	95,161,063	93,856,122	101,943,643	95,984,531	113,597,414
Environmental protection	536,121	757,612	1,968,606	1,055,261	543,604	9,445,358	2,443,253	2,523,298	459,433	1,565,265
Transportation	21,400,512	22,297,364	21,615,802	20,211,384	21,926,105	20,387,913	22,722,662	22,787,727	22,426,764	22,556,989
Economic and physical development	6,573,922	5,785,839	12,017,640	6,927,799	7,660,987	6,169,848	21,738,956	4,729,127	17,156,986	9,645,393
Recreation and community facilities	14,997,725	15,921,506	16,080,896	17,299,901	17,454,989	18,293,574	18,264,188	21,388,242	22,268,010	23,348,684
Debt service: Interest and fees	708,588	604,659	845,337	2,662,901	3,309,552	3,052,371	3,260,018	4,107,142	3,817,377	3,395,002
Total governmental activities	156,533,946	159,820,321	168,208,978	168,193,268	175,832,968	187,884,168	196,517,520	206,431,598	201,484,118	226,416,774
Business-type activities										
Stormwater management	4,755,537	4,662,158	5,098,148	4,755,536	7,481,723	9,292,133	11,466,611	11,115,325	10,276,942	11,084,008
Transit	9,401,907	10,449,142	11,294,000	11,560,359	12,206,930	12,375,100	12,434,235	14,696,947	15,030,309	16,036,663
Airport	7,235,478	7,537,690	7,723,260	7,833,020	8,016,695	8,694,307	9,302,780	10,834,113	12,731,221	12,203,243
Solid waste	10,266,780	11,763,102	11,353,828	14,162,893	13,285,435	13,695,011	16,313,584	14,909,905	14,894,511	16,946,743
Intergovernmental	-	-	-	-	-	-	-	-	-	1,406,153
Total business-type activities	31,659,702	34,412,092	35,469,236	38,311,808	40,990,783	44,056,551	49,517,210	51,556,290	52,932,983	57,676,810
Total primary government	$ 188,193,648	$ 194,232,413	$ 203,678,214	$ 206,505,076	$ 216,823,751	$ 231,940,719	$ 246,034,730	$ 257,987,888	$ 254,417,101	$ 284,093,584
Program Revenues										
Governmental activities										
Administration										
Charges for services	$ 2,087,923	$ 1,105,173	$ 6,883,834	$ 5,028,557	$ 4,276,174	$ 4,731,668	$ 5,107,219	$ 4,406,766	$ 2,217,509	$ 1,700,202
Operating grants and contributions	4,610	5,893,754	804,547	695,832	809,180	711,890	2,000	13,421,103	158,320	12,836,360
Capital grants and contributions	-	-	50,869	39,380	181,520	17,984	-	-	200	-
Public Safety										
Charges for services	3,652,223	977,480	3,768,313	3,280,798	3,334,167	3,239,887	5,283,717	7,792,954	8,373,612	9,212,955
Operating grants and contributions	3,755,940	1,925,656	3,794,588	4,466,823	4,494,475	5,397,409	4,159,422	3,916,012	711,440	5,978,538
Capital grants and contributions	649,569	1,583,563	225,345	99,114	199,172	44,878	455	-	-	30,434
Environmental Protection										
Charges for services	45,075	-	36,165	57,560	72,505	56,260	75,660	29,100	1,162,164	5,150
Operating grants and contributions	-	-	854,225	319,733	107,560	106,878	1,694,340	1,462,443	-	136,381
Capital grants and contributions	-	-	483,445	1,607,220	3,539,088	576,073	1,592,213	-	-	-
Transportation										
Charges for services	907,196	150,317	1,115,587	1,338,267	924,635	882,498	901,265	1,815,650	7,359,653	1,094,100
Operating grants and contributions	7,227,243	5,372,792	5,601,534	5,283,529	5,184,685	5,035,628	6,024,613	6,063,305	-	7,822,949
Capital grants and contributions	6,622,200	1,234,697	6,763,426	1,953,068	4,535,676	3,202,006	3,388,774	7,180,039	2,691,486	3,941,542
Economic and physical development										
Charges for services	479,286	510,298	305,422	-	-	-	-	-	714,747	197,225
Operating grants and contributions	2,186,935	1,706,081	3,756,194	2,809,201	3,996,716	3,677,513	17,181,397	2,975,910	9,872,777	2,925,004
Capital grants and contributions	3,114	149,452	199,741	779,753	430,109	195,400	1,482,226	4,209,382	744,022	971,922
Recreation and community facilities										
Charges for services	4,725,666	1,735,367	2,433,093	7,256,828	4,613,071	3,953,219	1,516,462	1,814,063	5,298,820	2,016,413
Operating grants and contributions	418,295	2,432,942	408,590	669,909	454,957	8,226,114	4,069,511	4,532,737	-	4,270,887
Capital grants and contributions	1,409,404	33,564	577,221	256,490	533,430	1,830,180	74,100	2,461,858	984,516	135,762
Total governmental activities programs	34,174,679	24,811,136	38,062,139	35,942,062	37,687,120	41,885,485	52,553,374	62,081,322	40,289,266	53,275,824

CHANGES IN NET POSITION (CONTINUED)

LAST TEN FISCAL YEARS (ACCRUAL BASIS OF ACCOUNTING) (UNAUDITED)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Business-type activities										
Stormwater management										
Charges for services	$ 6,792,851	$ 6,866,159	$ 7,873,798	$ 11,191,384	$ 11,251,367	$ 11,326,022	$ 11,477,216	$ 11,530,386	$ 11,633,543	$ 13,642,163
Operating grants and contributions	131,991	42,261	33,451	68,169	10,572	36,357	1,051	(18,019)	-	3,439,106
Capital grants and contributions	-	177,509	-	409,530	488,542	-	-	34,428	-	-
Transit										
Charges for services	1,394,009	1,373,694	1,303,820	1,280,317	1,080,959	274,435	89,663	265,061	1,139,340	1,000,639
Operating grants and contributions	3,004,558	3,497,224	3,421,241	3,613,076	5,656,620	6,652,266	6,938,851	3,935,501	1,050,910	9,069,879
Capital grants and contributions	5,698,273	5,618,316	480,798	1,106,100	2,604,204	171,920	4,159,431	1,574,533	1,276,045	-
Airport										
Charges for services	4,380,202	4,724,908	4,504,547	5,077,961	3,821,146	3,367,131	4,110,448	3,576,065	4,883,159	6,796,555
Operating grants and contributions	107,080	2,242,093	2,319,477	2,271,723	3,366,372	4,156,101	4,701,090	2,649,833	1,693,100	4,205,270
Capital grants and contributions	6,057,017	3,148,014	3,685,139	11,034,310	2,737,016	11,328,237	9,097,519	3,837,047	4,555,738	-
Solid waste										
Charges for services	3,211,073	2,938,196	6,883,837	11,957,664	12,005,824	14,215,982	14,249,274	14,398,051	16,913,766	17,590,876
Operating grants and contributions	135,056	2,560,822	444,840	3,376,440	506,300	617,330	473,256	530,785	485,509	483,348
Capital grants and contributions	-	-	-	-	-	353,641	-	-	-	-
Intergovernmental										
Charges for services	-	-	-	-	-	-	-	-	-	1,155,491
Total business-type activities programs	30,912,110	33,189,196	30,950,948	51,386,674	43,528,922	52,499,422	55,297,799	42,313,671	43,631,110	57,383,327
Total primary government programs	$ 65,086,789	$ 58,000,332	$ 69,013,087	$ 87,328,736	$ 81,216,042	$ 94,384,907	$ 107,851,173	$ 104,394,993	$ 83,920,376	$ 110,659,151
Net (expense)/revenue										
Governmental activities	$ (122,359,267)	$ (135,009,185)	$ (130,146,839)	$ (132,251,206)	$ (138,145,848)	$ (145,998,683)	$ (143,964,146)	$ (144,350,276)	$ (161,194,852)	$ (173,140,950)
Business-type activities	(747,592)	(1,222,896)	(4,518,288)	13,074,866	2,538,139	8,442,871	5,780,589	(9,242,619)	(9,301,873)	(293,483)
Total primary government net expense	$ (123,106,859)	$ (136,232,081)	$ (134,665,127)	$ (119,176,340)	$ (135,607,709)	$ (137,555,812)	$ (138,183,557)	$ (153,592,895)	$ (170,496,725)	$ (173,434,433)
General Revenues and Other Changes in Net Position										
Governmental activities										
Ad valorem taxes	$ 68,907,943	$ 72,112,845	$ 69,226,879	$ 70,312,277	$ 70,904,252	$ 72,172,159	$ 72,478,217	$ 73,650,346	$ 80,257,654	$ 89,091,821
Other taxes	53,902,375	54,832,387	56,057,367	58,466,738	59,592,005	66,556,778	73,501,492	77,982,691	88,428,717	80,678,410
Payment in lieu of taxes	9,487,800	9,966,765	10,428,117	10,938,256	11,098,087	11,450,867	11,853,127	11,072,379	9,577,047	11,968,928
Unrestricted grants and contributions	916,625	1,536,981	904,062	896,930	1,899,042	3,886,429	844,186	971,075	-	-
Interest earned on investments	514,449	810,961	1,594,656	3,364,326	2,503,187	764,112	726,704	7,045,829	7,582,907	7,844,294
Miscellaneous	501,294	3,593,019	920,408	563,803	922,672	428,531	888,903	772,648	274,848	6,324,819
Gain on sale of capital assets	144,204	(133,937)	-	-	-	590,233	312,704	125,522	875,748	237,950
Transfers	(10,758,599)	(10,367,645)	(5,863,929)	(4,943,280)	(3,402,244)	(5,994,657)	(2,858,671)	(6,930,780)	(8,814,331)	(7,095,104)
Total governmental activities	123,616,091	132,351,376	133,267,560	139,599,050	143,517,001	149,854,452	157,746,662	164,689,710	178,182,590	189,051,118
Business-type activities										
Other taxes	632,073	636,467	630,806	642,073	630,563	669,937	639,490	649,744	536,914	646,224
Interest earned on investments	141,069	179,472	414,760	771,987	587,796	69,048	105,983	1,795,658	2,774,889	2,879,948
Miscellaneous	439,571	403,307	386,524	377,556	282,493	685,629	496,056	523,743	33,082	11,669
Transfers	10,758,599	10,367,645	5,863,929	4,943,280	3,402,244	5,994,657	2,858,671	6,930,780	8,814,331	7,095,104
Gain on sale of capital assets	1,694	(6,681)	154,043	96,922	419	33,600	29,356	17,398	244,790	500,364
Total business-type activities	11,973,006	11,580,210	7,450,062	6,831,818	4,903,515	7,452,871	4,129,556	9,917,323	12,404,006	11,133,309
Total primary government	$ 135,589,097	$ 143,931,586	$ 140,717,622	$ 146,430,868	$ 148,420,516	$ 157,307,323	$ 161,876,218	$ 174,607,033	$ 190,586,596	$ 200,184,427
Change in Net Position										
Governmental activities	$ 1,256,824	$ (2,657,809)	$ 3,120,721	$ 7,347,844	$ 5,371,153	$ 3,855,769	$ 13,782,516	$ 20,339,434	$ 16,987,738	$ 15,910,168
Business-type activities	11,225,414	10,357,314	2,931,774	19,906,684	7,441,654	15,895,742	9,910,145	674,704	3,102,133	10,839,826
Total primary government	$ 12,482,238	$ 7,699,505	$ 6,052,495	$ 27,254,528	$ 12,812,807	$ 19,751,511	$ 23,692,661	$ 21,014,138	$ 20,089,871	$ 26,749,994

CITY OF FAYETTEVILLE **SCHEDULE 3**

FUND BALANCES OF GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING) (UNAUDITED)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Fund										
Nonspendable	$ 72,638	$ 1,173,189	$ 1,192,169	$ 273,969	$ 85,790	$ 2,048,090	$ 2,530,227	$ 2,833,668	$ 8,245,338	$ 5,837,345
Restricted	24,304,919	27,898,312	27,546,240	23,007,626	24,799,126	28,487,867	42,515,890	36,746,458	50,487,160	41,738,687
Committed	3,774,601	4,672,755	5,433,945	6,164,494	6,789,253	7,250,083	8,530,243	10,340,293	11,930,701	13,494,341
Assigned	10,645,774	8,914,212	15,429,544	21,387,384	25,706,053	31,729,070	19,012,219	15,976,663	8,410,592	14,598,639
Unassigned	23,070,485	21,649,065	19,566,580	25,103,217	25,196,717	23,573,760	22,577,314	28,203,474	20,263,796	26,993,670
Total General Fund	$ 61,868,417	$ 64,307,533	$ 69,168,478	$ 75,936,690	$ 82,576,939	$ 93,088,870	$ 95,165,893	$ 94,100,556	$ 99,337,587	$ 102,662,682
Economic and Physical Development Fund[1]										
Restricted	$ -	$ -	$ 39,638,107	$ 2,657,769	$ 690,802	$ -	$ -	$ -	$ -	$ -
Committed	-	-	4,467,471	817,605	1,898,182	-	-	-	-	-
Total Economic and Physical Development Fund	$ -	$ -	$ 44,105,578	$ 3,475,374	$ 2,588,984	$ -	$ -	$ -	$ -	$ -
Federal and State Financial Assistance Fund[2]										
Nonspendable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,752,122	$ 5,875,912
Restricted	-	-	-	-	-	3,844,263	4,192,255	7,788,896	1,921,158	8,643,328
Committed	-	-	-	-	-	17,625,604	10,354,866	11,995,188	2,194,382	-
Unassigned	-	-	-	-	-	(11,654,849)	(6,650,605)	(10,734,075)	-	(4,566,278)
Total Federal and State Financial Assistance Fund	$ -	$ -	$ -	$ -	$ -	$ 9,815,018	$ 7,896,516	$ 9,050,009	$ 11,867,662	$ 9,952,962
Recreational and Cultural Bond Fund[3]										
Restricted	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,628,487	$ -	$ -	$ -
Committed	-	-	-	-	-	-	-	-	-	-
Total Recreational and Cultural Bond Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,628,487	$ -	$ -	$ -
Environmental Protection										
Restricted	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 39,054	$ -
Committed	-	-	-	-	-	-	-	-	217,800	-
Unassigned	-	-	-	-	-	-	-	-	(435,599)	(370,819)
Total Recreational and Cultural Bond Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (178,745)	$ (370,819)
All other governmental funds										
Restricted	$ 17,498,500	$ 26,996,482	$ 25,430,435	$ 45,422,911	$ 34,726,067	$ 19,123,560	$ 22,337,786	$ 32,936,150	$ 29,899,912	$ 30,985,064
Committed	6,638,069	6,423,088	6,136,749	2,391,443	20,223,527	22,770,668	12,929,291	15,607,345	10,821,834	14,260,135
Unassigned	(704,521)	(7,108,571)	(7,586,331)	(8,795,974)	(14,585,548)	(8,726,581)	(181,247)	(125,578)	(6,637,926)	(19,075,860)
Total all other governmental funds	$ 23,432,048	$ 26,310,999	$ 23,980,853	$ 39,018,380	$ 40,364,046	$ 33,167,647	$ 35,085,830	$ 48,417,917	$ 34,083,820	$ 26,169,339

[1] The Economic and Physical Development Fund was reported as a non-major fund in all fiscal years except 2018, 2019, and 2020.

[2] The Federal and State Financial Assistance Fund became a major fund in fiscal year 2021.

[3] The Recreational and Cultural Bond Fund was reported as a non-major fund in all fiscal years except 2022.

CITY OF FAYETTEVILLE **SCHEDULE 4**

CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING) (UNAUDITED)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues										
Ad valorem taxes	$ 69,176,547	$ 71,974,910	$ 69,236,205	$ 70,447,225	$ 70,643,946	$ 72,227,580	$ 72,856,395	$ 73,856,911	$ 80,769,510	$ 89,254,171
Other taxes	1,310,019	1,354,312	1,308,855	1,381,888	1,386,447	1,466,005	1,605,850	1,502,107	4,101,012	92,647,338
Intergovernmental										
Unrestricted intergovernmental	63,665,595	64,981,821	66,749,531	69,618,821	71,922,612	81,337,095	85,207,809	88,541,823	94,434,370	17,736,522
Restricted intergovernmental	17,377,544	16,374,101	18,825,639	20,588,484	23,434,585	28,416,035	35,783,831	41,719,925	18,640,671	16,237,525
Local	2,102	595,893	2,086,287	2,573,170	1,287,214	2,173,775	-	-	-	-
Other functional										
Permits and fees	2,377,031	2,200,113	2,686,636	2,002,660	1,946,372	2,190,060	3,063,489	3,308,455	4,304,246	3,317,663
Sales and services	4,449,582	4,478,635	4,722,334	4,959,379	3,945,921	3,515,432	5,294,274	5,592,546	7,263,718	8,405,592
Miscellaneous	5,767,858	3,593,019	3,084,122	3,789,792	4,727,644	2,805,244	6,300,285	5,413,521	5,814,943	6,324,819
Interest earned on investments	507,858	512,557	1,517,086	2,712,051	2,030,016	596,789	528,333	5,979,619	6,320,552	5,859,580
Total revenues	164,634,136	166,065,361	170,216,695	178,073,470	181,324,757	194,728,015	210,640,266	225,914,907	221,649,022	239,783,210
Expenditures										
Administration	30,025,265	26,894,226	29,412,602	31,698,800	31,756,835	34,804,709	36,189,044	41,917,528	39,136,400	47,271,988
Public safety	78,695,634	80,141,845	79,243,759	82,643,758	80,848,250	83,837,521	89,305,955	94,044,468	88,065,692	105,338,447
Environmental protection	335,188	524,951	1,737,096	829,058	253,573	9,090,119	2,108,117	2,171,347	88,888	1,183,484
Transportation	8,014,406	8,711,851	3,575,692	6,405,962	7,279,888	7,534,799	10,186,179	9,617,796	9,796,269	9,115,214
Economic and physical development	5,136,300	4,715,831	8,417,336	5,549,625	5,602,559	5,185,449	21,164,182	4,335,903	14,596,003	10,215,964
Recreation and community facilities	12,829,765	12,903,835	13,174,362	14,752,768	14,222,385	13,845,891	14,375,440	16,927,391	18,110,596	20,494,714
Capital outlay	19,966,233	15,906,532	38,046,963	64,924,053	24,447,823	21,190,311	47,505,360	43,108,988	37,074,781	30,128,498
Debt service										
Principal	6,935,683	4,481,128	8,515,090	8,784,805	8,586,864	9,272,823	10,882,006	16,125,426	14,998,330	13,398,872
Interest and fees	875,040	630,308	677,172	2,625,437	3,352,404	3,142,133	2,930,123	4,107,142	4,006,976	3,519,557
Issuance costs	-	70,738	-	29,471	27,884	11,439	-	28,375	36,575	-
Total expenditures	162,813,514	154,981,245	182,800,072	218,243,737	176,378,465	187,915,194	234,646,406	232,384,364	225,910,510	240,666,738
Excess (deficiency) of revenues over (under) expenditures	1,820,622	11,084,116	(12,583,377)	(40,170,267)	4,946,292	6,812,821	(24,006,140)	(6,469,457)	(4,261,488)	(883,528)
Other financing sources (uses)										
Refunding bonds issued	-	-	-	2,270,000	-	-	-	-	-	-
Proceeds from leases, bonds and other de	1,878,677	4,240,977	60,916,009	23,910,000	4,746,405	8,647,221	48,602,786	3,072,191	880,248	237,950
Transfers in	13,808,925	11,275,323	12,416,885	12,575,737	14,348,430	13,032,521	16,923,373	11,548,839	11,124,422	15,880,957
Transfers out	(24,879,567)	(21,303,731)	(19,677,171)	(17,516,732)	(17,056,914)	(18,647,084)	(18,618,864)	(17,488,158)	(19,116,753)	(21,983,061)
Proceeds from sale of capital assets	140,302	169,922	5,564,030	306,689	115,312	696,088	316,985	128,342	3,186,000	51,522
Payment to refund bond escrow agent	-	-	-	(2,500,000)	-	-	-	-	-	-
Lease and subscription liabilities issued	-	-	-	-	-	-	-	-	1,729,413	-
Miscellaneous from component unit	-	-	-	-	-	-	-	-	-	-
Premium on bonds	-	-	-	2,300,109	-	-	1,487,054	-	-	-
Total other financing sources (uses)	(9,051,663)	(5,617,509)	59,219,753	21,345,803	2,153,233	3,728,746	48,711,334	(2,738,786)	(2,196,670)	(5,812,632)
Net change in fund balances	$ (7,231,041)	$ 5,466,607	$ 46,636,376	$ (18,824,464)	$ 7,099,525	$ 10,541,567	$ 24,705,194	$ (9,208,243)	$ (6,458,158)	$ (6,696,160)
Debt service as a percentage of noncapital expenditures	5.47%	3.68%	6.35%	7.44%	7.86%	7.45%	7.38%	10.69%	10.06%	8.04%

CITY OF FAYETTEVILLE **SCHEDULE 5**

TAX REVENUES BY SOURCE, GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING) (UNAUDITED)

Fiscal Year	Ad Valorem	Sales Tax	Utility Taxes [1]	Vehicle License Tax	Privilege License	Beer and Wine Tax	Rental Property Gross Receipts	Total
2025	$ 89,254,171	$ 61,932,221	$ 13,808,547	$3,199,842	$ 13,475	$ 837,326	$ 900,474	$ 169,946,056
2024	80,769,510	64,130,538	13,235,970	2,680,406	13,514	1,035,910	923,931	162,789,779
2023	73,856,911	63,591,544	12,906,825	649,931	14,527	971,075	852,176	152,842,989
2022	72,856,395	59,244,981	12,685,860	639,948	16,573	827,614	949,329	147,220,700
2021	72,227,580	52,364,572	12,756,367	671,406	14,041	872,389	780,558	139,686,913
2020	70,643,946	45,332,265	12,899,834	630,246	14,061	899,042	742,141	131,161,535
2019	70,447,224	43,633,583	13,476,266	634,397	20,252	896,930	727,239	129,835,891
2018	69,236,205	41,189,439	13,596,188	630,565	25,831	904,062	652,459	126,234,749
2017	71,974,910	39,922,499	13,555,577	639,089	16,989	942,161	698,234	127,749,459
2016	69,176,547	38,764,144	13,864,508	635,258	17,118	916,625	657,643	124,031,843

[1] Effective January 1, 2007, video programming broadcast services became subject to state sales taxes and proceeds are now reported with Utility Taxes. Only ancillary services remained subject to a local cablevision franchise tax from January 1, 2007 through the August 31, 2012 termination date of the local franchise agreement.

[2] Effective January 1, 2008, separate local and state 911 taxes on wireline and wireless phone services were replaced by a consolidated state 911 fee. Tax revenues reported for fiscal year 2008 and prior reflect the combined total of the previous local and state taxes.

CITY OF FAYETTEVILLE **SCHEDULE 6**

ASSESSED VALUE AND ACTUAL VALUE OF TAXABLE PROPERTY

LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING) (UNAUDITED)

Fiscal Year Ended June 30		Real Property	Personal Property	Public Services Property [1]	Less: Tax Exempt Real Property [2]	Total Assessed Value	City General Tax Rate	Estimated Actual Taxable Value	Sales Assessment Ratio [3]
2025		$15,394,458,563	$ 2,661,373,945	$ 184,730,395	$ 2,837,113,813	$ 15,403,449,090	0.5795	$ 18,608,902,287	79.90%
2024		14,712,906,311	2,439,413,701	216,026,956	2,163,599,132	15,204,747,836	0.5395	24,380,517,405	58.18%
2023		14,282,863,108	2,347,347,180	197,829,761	2,163,599,132	14,664,440,917	0.4995	18,577,540,535	75.89%
2022		14,200,979,991	2,227,740,706	191,941,461	2,181,116,229	14,439,545,929	0.4995	16,003,042,706	88.65%
2021		14,132,203,402	2,212,156,883	194,509,106	2,166,223,481	14,372,645,910	0.4995	15,104,013,103	94.24%
2020		12,166,838,362	2,011,050,731	213,874,876	286,290,426	14,105,473,543	0.4995	14,601,785,630	95.99%
2019		12,041,300,117	2,004,752,958	218,665,782	264,857,453	13,999,861,404	0.4995	14,134,456,127	98.87%
2018	[5]	11,910,788,026	1,922,225,242	196,690,912	245,808,939	13,783,895,241	0.4995	13,837,802,116	99.54%
2017		12,445,237,310	1,955,171,158	190,188,186	235,523,304	14,355,073,350	0.486	13,764,805,486	105.08%
2016		12,274,027,723	1,880,707,190	185,334,874	218,086,491	14,121,983,296	0.486	13,523,883,950	105.22%

Note: A revaluation of real property is required by North Carolina General Statutes at least every eight years. A County-wide revaluation of real property was effective with the tax levy for fiscal year 2009-2010 and again for fiscal year 2017-2018. Property is assessed at actual value; therefore, the assessed values are equal to actual value.

[1] Public service companies' property includes real and personal property of utilities, railroad and bus lines, etc. These assessments are made by the North Carolina Department of Revenue with no distinction between real and personal property.

[2] Exempt real estate only.

[3] Estimated actual values and the ratio of total assessed value to total estimated actual value have been adjusted to reflect updated sales assessment ratio percentages from the North Carolina Department of Revenue.

[4] Excludes values for properties annexed from March 27, 2012 to June 30, 2012, and for which taxes were assessed only for the three-month period of April, May and June 2012.

[5] Denotes the year in which a revaluation was effective January 1st and reflected in the following fiscal year's property value.

CITY OF FAYETTEVILLE **SCHEDULE 7**

DIRECT AND OVERLAPPING PROPERTY TAX RATES

LAST TEN FISCAL YEARS
(PER $100 OF ASSESSED VALUE) (UNAUDITED)

Fiscal Year Ended June 30	City General Tax Rate	Central Business Tax District Rate	Lake Valley Drive Municipal Service District Rate[2]	Overlapping Rates 1 Cumberland County County Wide
2025	$0.5795	$0.170	$0.000	0.799
2024	0.5395	0.100	0.000	0.799
2023	0.4995	0.100	0.000	0.799
2022	0.4995	0.100	0.000	0.799
2021	0.4995	0.100	0.175	0.799
2020	0.4995	0.100	0.394	0.799
2019	0.4995	0.100	0.394	0.799
2018	0.4995	0.100	0.394	0.799
2017	0.4995	0.100	0.394	0.799
2016	0.486	0.100	0.336	0.740

Source: Cumberland County Tax Office

[1] Overlapping rates are those of local and county governments that apply to property owners within the City of Fayetteville.

[2] The Lake Valley Drive Municipal Service District was effective for the first time in fiscal year 2012 and ended fiscal year 2021

CITY OF FAYETTEVILLE **SCHEDULE 8**

PRINCIPAL PROPERTY TAXPAYERS TEN YEAR COMPARISON (UNAUDITED)

LAST TEN FISCAL YEARS

	2025 [1]			2016 [2]		
Taxpayer	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Cross Creek Mall LLC	$ 154,692,125	1	1.02%	$ 133,819,700	1	0.95%
Duke Energy Progress, Inc	113,221,525	2	0.74%	-		-
Fayetteville VA Co LLC	91,139,174	3	0.60%	34,036,428	5	0.24%
Wal-Mart	80,196,554	4	0.53%	44,276,400	3	0.31%
Project Bronco Fayetteville LLC	78,540,439	5	0.52%	-		-
Mann + Hummell Purolater Filters LLC	59,860,756	6	0.39%	-		-
Campbell Soup Supply Co LLC	49,753,229	7	0.33%	-		-
Piedmont Natural Gas	47,606,662	8	0.31%	46,536,718	2	0.33%
Spectrum Southeast LLC	35,928,297	9	0.24%	-		-
Westlake at Morganton LLC	37,609,579	10	0.25%	28,107,800	6	0.20%
Hidden Creek Village	-		0.00%	24,803,500	9	0.18%
West Park Apartments LLC	-		0.00%	25,118,700	8	0.18%
Independence Place West Fayetteville	-		0.00%	26,605,101	7	0.19%
Carolina Telephone	-		0.00%	40,250,374	4	0.29%
DDRM Fayetteville Pavilion LLC	-		0.00%	23,862,500	10	0.17%
	$ 748,548,340		4.93%	$ 427,417,221		3.04%

[1] Assessed valuations are as of January 1, 2024 and the associated tax levies were due in the fiscal year ended June 30, 2025.

[2] Assessed valuations are as of January 1, 2015 and the associated tax levies were due in the fiscal year ended June 30, 2016.

Source: Cumberland County Tax Office

CITY OF FAYETTEVILLE **SCHEDULE 9**

PROPERTY TAX LEVIES AND COLLECTIONS 1

LAST TEN FISCAL YEARS (UNAUDITED)

Fiscal Years Ending June 30	Taxes Levied for the Fiscal Year	Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2025	$ 89,661,900	$ 89,326,818	99.63%	$ 335,081	$ 89,661,899	99.99%
2024	80,637,591	80,321,068	99.61%	239,678	80,560,746	99.90%
2023	73,318,343	72,992,186	99.56%	267,246	73,259,432	99.92%
2022	72,203,354	71,819,894	99.47%	238,780	72,058,674	99.80%
2021	71,832,074	71,226,078	99.16%	484,883	71,710,961	99.83%
2020	70,544,316	69,884,651	99.06%	532,412	70,417,063	99.82%
2019	70,051,209	69,549,403	99.28%	300,931	69,850,334	99.71%
2018	68,869,870	68,409,559	99.33%	426,325	68,835,884	99.95%
2017	71,686,530	71,209,890	99.34%	423,566	71,633,456	99.93%
2016	68,718,397	68,299,578	99.39%	343,653	68,643,231	99.89%

1 Schedule reflects the general tax levy only.

Source: Cumberland County Tax Office

CITY OF FAYETTEVILLE **SCHEDULE 10**

RATIOS OF OUTSTANDING DEBT BY

LAST TEN FISCAL YEARS (UNAUDITED)

	Governmental Activities						Business-type Activities								
Fiscal Year [2]	General Obligation Bonds	Limited Obligation Bonds	Installment Agreements	Notes Payable	Leases [4]	Subscription [4]	General Obligation Bonds	Revenue Bonds	Notes Payable	Installment Agreements	Leases [4]	Subscriptions [4]	Total Primary Government	Percentage of Personal Income [1]	Per Capita [1]
2025	$ 29,793,079	$ 36,821,637	$ 16,598,994	$ -	$ 2,622,827	$ 3,446,238	-	$ 1,295,000	$ 125,150	$ 223,958	$ -	$ 85,200	$ 91,012,083	N/A	$ 430
2024	32,176,916	39,647,088	21,999,930	-	3,136,752	5,986,087	-	2,130,000	150,179	1,278,152	-	132,633	106,637,737	N/A	508
2023	34,562,444	42,468,801	24,647,775	-	4,101,720	7,571,694	-	2,935,000	175,209	2,354,437	28,820	208,886	119,054,786	0.729%	559
2022	36,886,413	45,297,049	29,682,277	-	4,878,567	9,975,251	-	3,720,000	200,239	3,422,298	57,453	283,465	134,403,012	0.867%	627
2021	17,699,936	48,120,896	23,001,510	-	-	-	-	4,475,000	225,269	3,738,444	-	-	97,261,055	0.617%	459
2020	18,974,835	50,940,213	19,618,019	-	-	-	-	5,210,000	250,299	1,057,681	-	-	96,051,047	0.668%	460
2019	20,206,168	53,744,715	19,238,150	75,000	-	-	-	5,925,000	275,329	1,518,799	-	-	100,983,161	0.748%	483
2018	2,971,717	50,520,000	22,579,714	150,000	-	-	-	6,615,000	300,359	2,232,018	-	-	85,368,808	0.662%	411
2017	3,517,147	-	20,094,321	225,000	-	-	-	7,280,000	325,389	1,295,460	-	-	32,737,317	0.263%	157
2016 [3]	4,396,267	-	19,419,617	300,000	-	-	-	7,925,000	350,419	434,563	-	-	32,825,866	0.265%	158

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

[1] See schedule 15 Demographic and Economic Statistics for per capita personal income and population data. 2023 is the most recent data.

[2] Beginning fiscal year 2013, the outstanding debt presented is net of premiums and discounts as reported in the basic financial statements and the notes to the financial statements.

[3] On June 30, 2016 the PWC Charter was amended by the North Carolina Assembly; as a result of these actions PWC is now presented as a discretely presented component unit; fiscal year 2016 reflects these changes.

[4] GASB Statements 87 and 96 were implemented beginning in fiscal year 2022.

CITY OF FAYETTEVILLE **SCHEDULE 11**

RATIOS OF GENERAL BONDED DEBT OUTSTANDING

LAST TEN FISCAL YEARS (UNAUDITED)

	General Bonded Debt Outstanding					
Fiscal Year [4]	General Obligation Bonds	Limited Obligation Bonds	Revenue Bonds	Total Primary Government	Percentage of Actual Total Assessed Value of Property[1]	Per Capita[2]
2025	$29,793,079	$36,821,637	$1,295,000	$67,909,716	0.44%	321
2024	32,176,916	39,647,088	2,130,000	73,954,004	0.49%	352
2023	34,562,444	42,468,801	2,935,000	79,966,245	0.55%	375
2022	36,886,413	45,297,049	3,720,000	85,903,462	0.59%	401
2021	17,699,936	48,120,896	4,475,000	70,295,832	0.49%	332
2020	18,974,835	50,940,213	5,210,000	75,125,048	0.53%	360
2019	20,206,168	53,744,715	5,925,000	79,875,883	0.57%	382
2018	2,971,717	50,520,000	6,615,000	60,106,717	0.44%	290
2017	3,517,147	N/A	7,280,000	10,797,147	0.08%	52
2016[3]	4,336,988	N/A	7,925,000	12,261,988	0.09%	59

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

1 See Schedule 6 for property value data.

2 Population data can be found in Schedule 15.

3 On June 30, 2016 the PWC Charter was amended by the North Carolina Assembly; as a result of these actions PWC is now presented as a discretely presented component unit; fiscal year 2016 reflects these changes.

4 Beginning fiscal year 2013, the outstanding debt presented is net of premiums and discounts as reported in the basic financial statements and the notes to the financial statements.

CITY OF FAYETTEVILLE **SCHEDULE 12**

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

FISCAL YEAR ENDING JUNE 30, 2025 (UNAUDITED)

Governmental Unit	Debt Outstanding [1]	Estimated Percentage Applicable	Estimated Share of Overlapping Debt
Debt repaid with property taxes:			
Cumberland County	$ 35,240,714	59.95%	$ 21,126,808
Subtotal, overlapping debt			21,126,808
City of Fayetteville direct debt			89,282,774
Total direct and overlapping debt			$ 110,409,582

Sources: Assessed value data used to estimate applicable percentages provided by the Cumberland County Tax Administrator. Debt outstanding provided by Cumberland County.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of The City of Fayetteville. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

[1] The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of Cumberland County's taxable assessed value that is within the city's boundaries and dividing it by Cumberland County's total taxable assessed value.

CITY OF FAYETTEVILLE **SCHEDULE 13**

CITY OF FAYETTEVILLE, NORTH CAROLINA LEGAL DEBT MARGIN INFORMATION

LAST TEN FISCAL YEARS (UNAUDITED)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Debt Limit	$ 1,129,758,664	$ 1,148,407,468	$ 1,101,893,334	$ 1,119,988,912	$ 1,128,437,883	$ 1,149,811,673	$ 1,155,163,674	$ 1,173,155,273	$ 1,216,379,827	$ 1,232,275,927
Total net debt applicable to limit	24,491,168	25,111,914	78,449,391	92,480,134	88,329,793	92,560,787	130,482,774	115,944,577	104,417,558	89,591,933
Legal debt margin	$ 1,105,267,496	$ 1,123,295,554	$ 1,023,443,943	$ 1,027,508,778	$ 1,040,108,090	$ 1,057,250,886	$ 1,024,680,900	$ 1,057,210,696	$ 1,111,962,269	$ 1,142,683,994
Total net debt applicable to the limit as a percentage of debt limit	2.17%	2.19%	7.12%	8.26%	7.83%	8.05%	11.30%	9.88%	8.58%	

Legal Debt Margin Calculation for Fiscal Year 2024

Assessed Value	$ 15,403,449,090
Debt Limit (8% of total assessed value)	1,232,275,927
Debt applicable to limit:	
Bonded debt	29,793,079
Limited obligation bonds	36,821,637
Lease and subscription obligations (Governmental and Business)	6,154,265
Installment agreements (Governmental and Business)	16,822,952
Subtotal	89,591,933
Authorized and unissued debt	97,000,000
Total Gross Debt	186,591,933
Less: Statutory deductions	
Bonds authorized but unissued	(97,000,000)
Total Debt Applicable to Limit	89,591,933
Legal Debt Margin	$ 1,142,683,994

CITY OF FAYETTEVILLE **SCHEDULE 14**

PLEDGED REVENUE COVERAGE - STORMWATER

LAST TEN FISCAL YEARS (UNAUDITED)

Fiscal Year Ended June 30	Stormwater Service Charges	Less: Operating Expenses [1]	Net Available Revenue	Debt Service Requirements [4] Principal	Interest [2]	Total	Coverage [3]
2025	$ 18,170,463	$ 9,815,131	$ 8,355,332	$ 835,000	$ 60,270	$ 895,270	9.33
2024	12,636,648	9,079,562	3,557,086	805,000	85,742	890,742	3.99
2023	11,404,395	9,521,785	1,882,610	785,000	110,509	895,509	2.10
2022	11,351,225	9,685,598	1,665,627	755,000	134,413	889,413	1.87
2021	11,260,752	7,690,346	3,570,406	735,000	157,612	892,612	4.00
2020	11,214,252	6,194,015	5,020,237	715,000	180,184	895,184	5.61
2019	11,160,120	3,671,047	7,489,073	690,000	193,098	883,098	8.48
2018	7,844,450	4,060,584	3,783,866	665,000	233,055	898,055	4.21
2017	6,833,895	3,682,835	3,151,060	645,000	243,432	888,432	3.55
2016	6,769,910	3,609,029	3,160,881	625,000	194,167	819,167	3.86

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

[1] Operating expenses include operating expenses exclusive of depreciation and all other amortization.

[2] Interest represents accrual based interest.

[3] Coverage ratios do not represent coverage calculations as defined in the bond order.

[4] Debt service includes revenue bonds and excludes notes payable.

CITY OF FAYETTEVILLE **SCHEDULE 15**

DEMOGRAPHIC AND ECONOMIC STATISTICS

LAST TEN CALENDAR YEARS(UNAUDITED)

	City		County			
Year	Population [1]	Unemployment Rate [2]	Personal Income [3]	Per Capita Personal Income [3]	School Enrollment [4]	Retail Sales in Billions [5]
2025	211,756	4.9%	N/A	N/A	48,434	6.239
2024	209,975	5.0%	N/A	N/A	49,183	6.167
2023	213,032	5.3%	16,335,221,000	48,345	50,246	6.118
2022	214,255	5.5%	15,496,282,000	46,024	48,796	5.743
2021	211,705	7.5%	15,766,028,000	46,992	50,879	5.238
2020	208,878	10.0%	14,387,295,000	43,028	50,880	4.330
2019	209,028	5.4%	13,498,407,000	40,233	53,361	4.318
2018	207,583	5.6%	12,887,624,000	38,780	50,937	4.049
2017	208,729	6.2%	12,252,634,000	36,990	51,480	4.040
2016	208,158	6.8%	11,983,381,000	35,954	51,846	3.849

Sources:

1. Office of State Budget and Management, Certified Municipal Population Estimates
2. NC Employment Security Commission. Calendar year annual average unemployment statistics for Fayetteville, NC.
3. Bureau of Economic Analysis, US Department of Commerce. Data presented for Cumberland County, NC. 2023 data is the most recent.
4. Cumberland County Schools Annual Report
5. North Carolina Department of Revenue, Policy Analysis and Statistics Division. State Sales and Use Tax Statistics.

CITY OF FAYETTEVILLE **SCHEDULE 16**
PRINCIPAL EMPLOYERS

CURRENT YEAR AND TEN YEARS AGO(UNAUDITED)

	2025			2016		
Employer	Employees	Rank	Percentage of Total County Employment	Employees	Rank	Percentage of Total County Employment
U.S. Dept. of Defense (Civilian) [1]	10,999	1	9.07%	8,757	1	7.29%
Cape Fear Valley Health System	7,000	2	5.77%	7,000	2	5.82%
Cumberland County Board of Education	6,670	3	5.50%	6,453	3	5.37%
Wal-Mart Associates, Inc.	1,293	9	1.07%	2,850	4	2.37%
Goodyear Tire & Rubber Company	2,900	4	2.39%	2,500	5	2.08%
Cumberland County Government	2,196	6	1.81%	2,362	6	1.97%
Fayetteville Technical Community College	1,315	8	1.08%	1,790	7	1.49%
City of Fayetteville	1,581	7	1.30%	1,770	8	1.47%
Veterans Administration	2,331	5	1.92%	1,000	10	0.83%
Food Lion	983	10	0.81%	1,057	9	0.88%
Total Employment (Ten Largest Civilian Employers)	37,268		30.72%	35,539		29.57%

[1] Only includes Dept. of Defense Civilian Employees. Does not include contract employees or non-appropriated funds employees.

Sources: NC Department of Commerce, MilitaryINSTALLATIONS, Cape Fear Valley Health System, Cumberland County Board of Education, Fayetteville Cumberland County Economic Development Corporation, Cumberland County, FAY NC VA Coastal Health Care System, City of Fayetteville, Fayetteville Technical Community College, Food Lion

CITY OF FAYETTEVILLE **SCHEDULE 17**

FULL-TIME CITY GOVERNMENT EMPLOYEES BY FUNCTION

LAST TEN FISCAL YEARS (UNAUDITED)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Administration	125	121	104	133	134	126	121	130	132	145
Public Safety	950	915	951	940	929	897	888	880	837	870
Environmental Protection	5	5	5	5	5	5	4	4	13	13
Transportation	79	70	63	71	78	79	74	66	65	55
Economic and physical development	27	13	21	24	21	20	61	65	65	68
Recreation and community facilities	115	170	236	115	115	118	129	153	153	159
Internal Service[1]	4	4	3	2	3	6	21	25	29	26
Transit	113	104	112	112	108	104	119	121	125	118
Airport	23	17	17	23	22	23	17	17	16	15
Stormwater	43	47	41	33	36	38	38	38	20	48
Solid Waste	70	74	69	67	61	62	67	67	78	74
Total	**1,554**	**1,540**	**1,622**	**1,525**	**1,512**	**1,478**	**1,539**	**1,566**	**1,533**	**1,591**

Source: City Finance Office

[1] Fleet Maintenance became an Internal Service function in fiscal year ended 2022

CITY OF FAYETTEVILLE **SCHEDULE 18**

OPERATING INDICATORS BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS (UNAUDITED)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Public Safety										
Fire [1]										
Emergency responses	29,963	31,443	29,707	30,017	24,536	23,557	28,764	28,063	28,339	28,831
Fires extinguished	812	978	831	852	820	913	1397(1)	1973(1)	1,219	268
Fire inspections	4,516	4,031	5,826	5,460	8,196	9,771	8,530	7,042	7,175	9,452
Police [2]										
Number of law violations:										
Physical arrests	7,083(2)	6,524	6,606	6,099	5,001	4,092	4,554	5,434	6,347	6,079
Traffic citations	24,860(2)	17,263	17,443	16,634	12,222	9,534	19,913	32,728	26,746	28,982
Warning citations	53,553(2)	38,389	32,695	28,102	16,460	9,703	10,094	8,499	23,393	23,724
Calls for service	277,688(2)	296,609	288,896	278,560	258,008	238,894	243,002	273,714	281,355	274,165
Development Services										
Number of permits issued:										
Residential:										
New single family	290	249	275	223	229	302	392	317	394	349
New multi-family										
Number of units	311	64	54	35	148	80	644	298	270	800
Renovations	1,382	1,011	924	728	394	413	373	511	659	662
Commercial:										
New	69	52	56	53	77	60	43	50	44	61
Renovations	431	450	371	420	394	350	401	499	350	348
Other:										
Miscellaneous	11,825	11,556	9,092	8,891	8,762	9,151	9,407	9,659	12,935	13,639
Yard sale	702	601	572	460	304	278	312	276	208	147

OPERATING INDICATORS BY FUNCTION/PROGRAM (CONTINUED)

LAST TEN FISCAL YEARS (UNAUDITED)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Cultural and Recreational [3]										
Youth Sports participants	15,209	17,057	15,970	19,182	15,841	1,831	9,191	13,883	12,499	11,843
Adult Sports participants	944	998	717	778	107	37	440	338	744	520
Senior participants	109,289	97,603	92,300	88,842	59,729	23,497	20,260	25,327	117,073	166,595
Therapeutic participants	52,942	57,171	56,955	47,049	29,920	374	2,741	1,436	9,956	14,726
Aquatics participants	38,099	66,446	72,140	73,200	39,668	22,604	75,248	78,856	97,457	67,810
Park programs participants	30,589	30,920	35,609	32,576	19,437	8,286	15,401	23,784	22,854	22,066
Special events participants	22,446	15,692	18,821	8,970	15,336	43,768	33,820	33,028	41,758	41,008
Permitted events	96	105	110	238	137	34	129	80	216	72
Mobile stage/bleacher rentals	92	137	116	108	104	1	28	34	40	68
Recreation center participants	621,664	631,514	816,726	661,301	558,602	99,550	604,341	832,565	803,551	637,561
Historical properties participants	73,109	60,661	60,152	46,641	58,707	8,002	41,073	41,995	32,712	17,665
Picnic shelter rentals	36,687	43,122	57,290	37,802	17,723	10,035	33,635	33,788	37,814	34,903
Festival Park										
Tier 1 Events (0 - 500 Attendees)	5	9	36	7	4	33	19	10	8	6
Tier 2 Events (501 - 2,500 Attendees)	2	3	2	16	4	0	7	5	7	9
Tier 3 Events (2,501 - 5,000 Attendees)	2	7	6	6	1	1	7	0	4	1
Tier 4 Events (5,001 - 10,000 Attendees)	10	8	10	2	1	0	7	11	4	0
Tier 5 Events (10,001 + Attendees)	19	15	19	13	4	0	7	19	19	19
Transportation										
Street Maintenance										
Streets maintained (miles)	740.69	740.68	743.40	744.13	745.96	747.72	749.59	751.46	753.65	753.50
Street resurfacing and cape sealing (miles)	20.09	13.50	8.31	13.16	11.26	17.87	26.09	44.60	50.42	31.20
Number of traffic signals maintained [4]	214	225	230	231	233	239	239	241	240	240
Engineering										
Driveway permits (residential)	388	287	227	214	223	248	225	209	217	224
Driveway permits (commercial)	23	23	27	46	50	36	44	48	68	106
Airport										
Number of enplaned passengers	224,489	229,684	238,178	231,003	167,835	148,577	123,531	166,500	170,929	176,315
Number of deplaned passengers	221,292	228,562	235,835	230,958	166,761	147,027	122,056	165,182	167,666	172,878

CITY OF FAYETTEVILLE **SCHEDULE 19**

CAPITAL ASSETS STATISTICS BY FUNCTION

LAST TEN FISCAL YEARS (UNAUDITED)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Public Safety										
Fire										
Number of stations	16	17	17	17	17	17	17	17	17	17
Police										
Number of stations	2	3	3	3	3	3	3	3	3	3
Cultural and Recreational										
Mini parks (.5 - 3 acres)	12	12	12	12	12	12	12	12	12	12
Neighborhood parks (7 - 15 acres)	14	14	14	14	14	14	14	14	12	12
Community parks (30 - 50 acres)	7	7	7	7	7	7	7	7	14	14
Sports complexes (40 - 80 acres)	3	3	3	3	3	3	3	3	2	2
Green spaces	8	8	8	8	8	8	8	8	1	1
Neighborhood school-parks	34	34	34	34	34	34	34	34	38	38
Community school-parks	1	1	1	1	1	1	1	1	2	2
Linear parks	3	3	3	3	3	3	3	3	2	2
Special use parks	8	8	8	8	8	8	8	8	13	13
Program sites	8	8	8	8	8	8	8	8	6	6
Regional parks (100 - 250 acres)	3	3	3	3	3	3	3	3	4	4
Community center with gym	16	16	16	16	16	16	16	17	17	17
Pools	3	3	3	3	4	4	4	4	6	6
Transportation										
Street Maintenance										
Streets maintained (miles)	740.69	740.68	743.40	744.13	745.96	747.72	749.59	751.46	753.65	755.02
Number of traffic signals [(2)]	29	30	30	31	33	33	33	33	32	33

(1) Reflects correction of presentation of previous data

(2) Reflects the number of traffic signals owned by the City of Fayetteville

Source: Information provided by various city departments.

City of Fayetteville, North Carolina

(This page left intentionally blank)

Compliance Section

- Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance And Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards
- Independent Auditor's Report on Compliance for Each Major Federal Program and on Internal Control Over Compliance in Accordance with the Uniform Guidance and the Passenger Facility Charge Program
- Independent Auditor's Report on Compliance for each Major State Program and on Internal Control Over Compliance in Accordance with the State Single Audit Implementation Act
- Schedule of Findings and Questioned Costs
- Correction Action Plan
- Summary Schedule of Prior Audit Findings
- Schedule of Expenditures of Federal and State Awards
- Notes to the Schedule of Expenditures of Federal and State Awards
- Schedule of Expenditures of Passenger Facility Charges
- Notes to the Schedule of Expenditures of Passenger Facility Charges

City of Fayetteville, North Carolina

(This page left intentionally blank)

PBMares SM
CPAs and Consultants

Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed In Accordance With *Government Auditing Standards*

To the Honorable Mayor and Members of the City Council
City of Fayetteville, North Carolina

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States (*Government Auditing Standards)*, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, the aggregate remaining fund information and the budgetary comparison of the general fund of the City of Fayetteville, North Carolina (the City) as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Fayetteville's basic financial statements, and have issued our report thereon dated February 12, 2026.

The City's basic financial statements include the operations of Fayetteville Public Works Commission, a discretely presented component unit of the City. Our audit, described below, does not include the operations of Fayetteville Public Works Commission because this component unit separately engaged us to perform an audit in accordance with *Government Auditing Standards.*

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Fayetteville's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Fayetteville's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Fayetteville's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City of Fayetteville's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified certain deficiencies in internal control, described in the accompanying Schedule of Findings and Questioned Costs as Findings 2025-001 and 2025-002, that we consider to be material weaknesses.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Fayetteville's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City's response to the findings identified in our audit and described in the accompanying Schedule of Findings and Questioned Costs. The City's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Fayetteville's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Fayetteville's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

PBMares, LLP

Morehead City, North Carolina
February 12, 2026

PBMares SM
CPAs and Consultants

Independent Auditor's Report on Compliance for Each Major Federal Program; Report on Internal Control Over Compliance Required by the Uniform Guidance; and Report on Compliance and Internal Control Over Compliance with the Passenger Facility Charge Program

To the Honorable Mayor and Members of the City Council
City of Fayetteville, North Carolina

Report on Compliance for Each Major Federal Program and Passenger Facility Charge Program

Opinion on Each Major Federal Program and Passenger Facility Charge Program

We have audited the City of Fayetteville, North Carolina's (the City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement*; the *Audit Manual for Governmental Auditors* issued by the North Carolina Local Government Commission; and with the compliance requirements described in the *Passenger Facility Charge Audit Guide for Public Agencies*, issued by the Federal Aviation Administration, that could have a direct and material effect on each of the City of Fayetteville's major federal programs and the passenger facility charge program for the year ended June 30, 2025. The City of Fayetteville's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, City of Fayetteville complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs and the Passenger Facility Charge Program for the year ended June 30, 2025.

Other Matter — Federal Expenditures Not Included in the Compliance Audit

The City of Fayetteville's basic financial statements include the operations of Fayetteville Public Works Commission, a discretely presented component unit, which expended $21,962,070 in federal awards during the year ended June 30, 2025. Our audit, described below, does not include the operations of operations of Fayetteville Public Works Commission because this component unit separately engaged us to perform an audit in accordance with the Uniform Guidance and the State Single Audit Implementation Act.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards)*; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), the State Single Audit Implementation Act (Act), and the *Passenger Facility Charge Audit Guide for Public Agencies* issued by the Federal Aviation Administration (Audit Guide). Our responsibilities under those standards, Uniform Guidance, the Act and the audit guide are further described in the "Auditor's Responsibilities for the Audit of Compliance" section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs and the passenger facility charge program.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, Uniform Guidance, the Act and the Audit Guide will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, Uniform Guidance, the Act, and the Audit Guide, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with Uniform Guidance, the Act and the Audit Guide, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and the Audit Guide. Accordingly, this report is not suitable for any other purpose.

PBMares, LLP

Morehead City, North Carolina
February 12, 2026

PBMares SM
CPAs and Consultants

Independent Auditor's Report on Compliance for The Major State Program and Report on Internal Control Over Compliance Required by the State Single Audit Implementation Act

To the Honorable Mayor and Members of the City Council
City of Fayetteville, North Carolina

Report on Compliance for The Major State Program

We have audited City of Fayetteville, North Carolina's (the City of Fayetteville or City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* and the *Audit Manual for Governmental Auditors in North Carolina*, issued by the Local Government Commission that could have a direct and material effect on each of the City of Fayetteville's major State program for the year ended June 30, 2025. The City of Fayetteville's major State program is identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major State program for the year ended June 30, 2025.

Other Matter — State Expenditures Not Included in the Compliance Audit

The City's basic financial statements include the operations of Fayetteville Public Works Commission, a discretely presented component unit, which expended $3,726,956 in state awards during the year ended June 30, 2025. Our audit, described below, did not include the operations of Fayetteville Public Works Commission because this component unit separately engaged us to perform an audit in accordance with the Uniform Guidance and the State Single Audit Implementation Act.

Basis for Opinion on The Major State Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*); the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and the State Single Audit Implementation Act (the Act). Our responsibilities under those standards, Uniform Guidance and the Act are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that our audit provides a reasonable basis for our opinion on compliance for the major State program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City's State programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, Uniform Guidance and the Act will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of the major State program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, Uniform Guidance, and the Act, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the State Single Audit Implementation Act, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and the State Single Audit Implementation Act. Accordingly, this report is not suitable for any other purpose.

PBMares, LLP

Morehead City, North Carolina
February 12, 2026

Section 1. Summary of Auditor's Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP: Unmodified

Internal control over financial reporting:

• Material weakness(es) identified?	X	Yes		No
• Significant deficiency(ies) identified?		Yes	X	None

Noncompliance material to financial statements noted?		Yes	X	No

Federal Awards

Internal control over major federal programs:

• Material weakness(es) identified?		Yes	X	No
• Significant deficiency(ies) identified?		Yes	X	None Reported

Type of auditor's report issued on compliance for major federal programs: Unmodified

Any audit findings disclosed that are required to reported in accordance with 2 CFR 200.516(a)?		Yes	X	No

Identification of major federal programs:

Federal Assistance Listing #	Program Name
21.027	Coronavirus State and Local Fiscal Recovery Funds
14.241	Housing Opportunities for Persons with AIDS (HOPWA)
20.507/20.526	Federal Transit Cluster
97.047	BRIC: Building Resilient Infrastructure and Communities

Dollar threshold used to distinguish between Type A and Type B Programs $ 936,917

Auditee qualified as low-risk auditee? Yes X No

Section 1. Summary of Auditor's Results (Continued)

State Awards

Internal control over State programs:

Material weakness(es) identified:	____ Yes	X No	
Significant deficiency(ies) identified?	____ Yes	X	None Reported

Type of auditor's report issued on compliance for major State program: Unmodified

Any audit findings disclosed that are required to be reported in accordance with the State Single Audit Implementation Act?	____ Yes	X	No

Identification of major State programs:

Non-State Street Aid Allocation

Auditee qualified as low-risk auditee?	____ Yes	X	No

Section 2. Financial Statement Findings

Finding: 2025-001: Material Weakness in Internal Control – Year-End Journal Entries

Criteria: Accounting Principles Generally Accepted in the United States require journal entries to be classified appropriately

Condition and context: The year-end sales tax revenue accrual was erroneously recorded to cash versus accounts receivable.

Effect: Accounts receivable was understated and cash was overstated by $16,957,368.

Cause: Insufficient review of the entry to ensure coding to the appropriate accounts.

Recommendation: We recommend the City adhere to their policy of journal entry review to ensure both amounts and account classifications are correct prior to approval and recording of journal entries.

Management's response: See Corrective Action Plan

Finding: 2025-002: Material Weakness in Internal Control – Bank Reconciliations and System Setup

Criteria: Bank reconciliations should be carried out timely, and with sufficient detail to ensure appropriate recording of all cash transactions within the operating funds of the City.

Condition and context: The City maintains a separate treasury fund to account for all the operating cash within the City. The reconciliation process performed ensured the balances within that fund were reconciled to the bank balances, however there was not further reconciliation to ensure the amounts recorded in the treasury fund agreed to the amounts recorded within the operating funds of the City.

Effect: The City had recorded $21,508,618 in cash to the GASB 34 fund, the fund used to adjust from modified accrual GAAP to full accrual GAAP. $10,647,751 in debt principal payments had erroneously been reversed out of the general fund cash into the GASB 34 fund, resulting in an opening fund balance error. $10,290,937 of current year debt service payments from the general fund were automatically reversed out of the general fund into the GASB 34 fund. Reconciled cash in the treasury fund was $2,779,313 greater than the amounts reported in the operating funds after the adjustments due to the debt service payments. The resulting adjusting entries resulted in additional payable accruals in the general fund, stormwater improvements fund, transit fund, airport fund, fleet maintenance fund, insurance fund, and the environmental services fund.

Cause: The primary cause of the errors is improper setup of the Oracle financial software. Additionally, while the City did reconcile the bank to the treasury fund, additional procedures were not performed to complete the reconciliation from the treasury funds to the operating funds of the City.

Recommendation: We recommend the City contact their Oracle provider and make the necessary adjustments to the financial system to ensure receivables, payables and cash are appropriately reflected in the financial system in accordance with GAAP. Additionally, we recommend the City reconcile the treasury fund reconciled cash to the operating funds reported cash on a monthly basis to ensure all transactions are appropriately reflected in the financial system.

Management's response: See Corrective Action Plan

Section 3. Findings and Questioned Costs for Federal Awards

None reported

Section 4. Findings and Questioned Costs for State Awards

None reported

Section 5. Findings and Questioned Costs for the Passenger Facility Charge Program

None reported.

City of Fayetteville, North Carolina
Corrective Action Plan
For the Fiscal Year Ended June 30, 2025

Finding 2025-001: Material Weakness in Internal Control – Year-End Journal Entries

Management Response: The City concurs with the finding.

Responsible Party: Tiffany Murray, Chief Financial Officer

Summary of Finding 2025-01: During the year-end closing process, the sales tax revenue accrual entry was incorrectly recorded to cash rather than accounts receivable. As a result, accounts receivable was understated, and cash was overstated by $16,957,368 prior to audit adjustment. The error occurred due to insufficient secondary review of the journal entry coding. While the accrual methodology and amount were calculated appropriately, the account classification was not adequately verified prior to posting. This breakdown represents a deficiency in the execution of established review controls over year-end journal entries.

Corrective Action Plan: The City has implemented the following corrective measures to improve control over journal entry review: We have strengthened our review process to ensure journal entries are posted to the correct accounts. We updated our year-end checklist, so staff must double-check both the amount and the account before posting. Large or unusual entries will now require an extra review by senior Finance leadership. Finally, we provided additional training to ensure all staff understand the correct process for recording year-end entries.

Implementation Timeline: The revised journal entry review procedures were implemented immediately upon identification of the issue during the FY2025 audit process. The enhanced year-end checklist and supervisory review controls will be fully operational for the FY2026 fiscal year-end close.

Respectfully submitted,

Tiffany Murray
Chief Financial Officer

Finding: 2025-002: Material Weakness in Internal Control – Bank Reconciliations and System Setup

Management Response: The City concurs with the finding.

Responsible Party: Tiffany Murray, Chief Financial Officer

Summary of Finding 2025-02: The City maintains a centralized treasury fund to account for pooled operating cash. While the reconciliation process ensured the treasury fund was reconciled to bank balances on a monthly basis, additional procedures were not in place to formally reconcile the treasury fund balances to the corresponding cash balances recorded within the City's individual operating funds. This condition occurred during the implementation and transition to the City's new Oracle financial system. The initial system configuration did not fully align the treasury pooling structure with the general ledger cash accounts across all operating funds. Although bank-to-treasury reconciliations were performed timely, the absence of a formal secondary reconciliation between the treasury fund and the operating funds created a control gap.

Corrective Action Plan: The City has implemented stronger reconciliation procedures. We have established a formal monthly process to reconcile the treasury fund not only to the bank, but also to the operating funds of the City, with supervisory review. This step has been added to ensure consistent execution. Finance will work with system administration to review and resolve treasury pooling configuration issues within Oracle to ensure proper alignment between treasury and fund-level accounts. Ongoing monitoring and staff training will reinforce compliance and strengthen internal controls going forward.

Implementation Timeline: The enhanced reconciliation procedures have been implemented and are now incorporated into the City's standard month-end close process. Finance will continue working with system administration to review and resolve treasury pooling configuration issues to ensure proper alignment between treasury and fund-level cash accounts.

Respectfully submitted,

Tiffany Murray
Chief Financial Officer

City of Fayetteville, North Carolina
Summary Schedule of Prior Audit Findings
Year Ended June 30, 2024

Section II - Financial Statement Findings

Finding 2024-001: Material Weakness in Internal Control – Accounts Payable Cutoff

Status: Corrected

Finding 2024-002: Material Weakness in Internal Control – Recording of Loan Receivable

Status: Corrected**.**

CITY OF FAYETTEVILLE
SCHEDULE OF EXPENDITURES OF FEDERAL AND STATE AWARDS

YEAR ENDED JUNE 30, 2025

Grantor/Pass-Through Grantor/Program Title	Federal Assistance Listing Number	State/ Pass-Through Grantor's Number	Federal (Direct & Pass-Through) Expenditures	State Expenditures	Total Expenditures
Federal Awards:					
U.S. Department of Housing and Urban Development					
Direct Programs:					
Community Development Block Grants/Entitlement Grants	14.218		$ 2,310,037	$ -	$ 2,310,037
Covid 19 - Community Development Block Grant Program	14.218		977	-	977
Passed through NC Dept of Public Safety Office of Recovery and Resilience					
CDBG Disaster Relief Grants	14.228		54,169	-	54,169
Total Community Development Block Grant Program Cluster			2,365,183	-	2,365,183
HOME Investment Partnerships Program	14.239		375,719	-	375,719
Emergency Solutions Grant Program	14.231		17,491	-	17,491
Passed through NC Dept of Health and Human Services					
Housing Opportunities for Persons with AIDS	14.241		1,434,260	-	1,434,260
Total U.S. Department of Housing and Urban Development			4,192,653	-	4,192,653
U.S. Department of Energy					
Direct Programs:					
Energy Efficient and Conservation Block Grant	81.128		55,900	-	55,900
Total U.S. Department of Energy			55,900	-	55,900
U.S. Department of Justice					
Direct Programs:					
Juvenile Justice and Delinquency Prevention - FPD Youth Empowerment & Safety Program	16.540		8,736	-	8,736
Bulletproof Vest Partnership Program					
OCDETF Overtime Reimbursement Grant	16.607		16,650	-	16,650
Bureau of Alcohol, Tobacco & Firearms OT Reimbursement	16.607		11,283	-	11,283
Drug Enforcement Administration OT Reimbursement	16.607		25,026	-	25,026
FBI OT Reimbursement	16.607		75,121	-	75,121
U.S. Postal Inspection Service OT Reimbursement	16.607		33,445	-	33,445
United States Marshals Service OT Reimbursement	16.607		9,382	-	9,382
Total Bulletproof Vest Partnership Program			170,907	-	170,907
Stop School Violence	16.839	15PBJA-22-GG-00793-GUNP	31,316	-	31,316
National Sexual Assault Kit Initiative	16.833		208,667	-	208,667
Edward Byrne Memorial Justice Assistance Grant Program	16.738	PBJA	171,015	-	171,015
Enforcement of Cyber Crimes	16.060		187,510	-	187,510
Community Policing Development	16.710		14,839	-	14,839
Equitable Sharing Program	16.922		6,655	-	6,655
Total U.S. Department of Justice			799,645	-	799,645

CITY OF FAYETTEVILLE
SCHEDULE OF EXPENDITURES OF FEDERAL AND STATE AWARDS

YEAR ENDED JUNE 30, 2025

U.S. Department of Transportation					
Direct Programs:					
Federal Transit Cluster					
Federal Transit Formula Grants	20.507		$ 7,853,250	$ -	$ 7,853,250
Buses and Bus Facilities Formula Competitive and Low or No Emmissions Program	20.526		892,993	-	892,993
Total Federal Transit Cluster			8,746,243	-	8,746,243
Federal Highway Administration					
Safe Streets and Roads for All - SARC	20.939		76,608	-	76,608
Passed through NC Dept of Transportation					
Highway Planning and Construction Cluster					
Rosehill Road Sidewalks	20.205		703,795	-	703,795
Hope Mills Road TADA Sidewalks / Skibo Road TADA Sidewalks / Ramsey Street TADA Side	20.205		2,128	-	2,128
Total Highway Planning and Construction Cluster			705,923	-	705,923
State and Community Highway Safety	20.600		11,811	-	11,811
Total U.S. Department of Transportation			9,540,585	-	9,540,585
U.S. Department of Treasury					
Direct Programs:					
Coronavirus State and Local Fiscal Recovery Funds	21.027		8,686,246	-	8,686,246
Passed through NC Dept of Environmental Quality					
State and Local Fiscal Recovery Funds - Storm Drainage Improvements	21.027	NCDEQ (via S.L. 2021-180)	5,888,987	-	5,888,987
Total US Department of Treasury			14,575,233	-	14,575,233
U.S. Department of Homeland Security					
Direct Programs:					
Assistance to Firefighters Grant	97.044		94,000	-	94,000
Hazard Mitigation Grant	97.039		213,469	-	213,469
Building Resilient Infrastructure and Communities					
Wayland Drive Improvements	97.047		311,943	-	311,943
Person and Russell Street Flood Mitigation	97.047		1,361,168	-	1,361,168
Total Building Resilient Infrastructure and Communities			1,673,111	-	1,673,111
Total U.S. Department of Homeland Security			1,980,580	-	1,980,580
Total Federal Awards Expended			31,144,596	-	31,144,596

CITY OF FAYETTEVILLE
SCHEDULE OF EXPENDITURES OF FEDERAL AND STATE AWARDS

YEAR ENDED JUNE 30, 2025

Grantor/Pass-Through Grantor/Program Title	Federal Assistance Listing Number	State/ Pass-Through Grantor's Number	Federal (Direct & Pass-Through) Expenditures	State Expenditures	Total Expenditures
State Awards:					
N.C. Department of Transportation					
Direct Programs:					
Powell Bill		32570	$ -	$ 7,614,222	$ 7,614,222
Division of Aviation					
ACE-Academy Grant Career Education		3624.27.17.1	-	1,622	1,622
State Aid for Airport Projects		3624.27.18.1	-	10,953	10,953
State Aid for Airport Projects			-	1,384,012	1,384,012
Total N.C. Department of Transportation			-	9,010,809	9,010,809
N.C. Office of State Budget and Management					
State Capital and Infrastructure Fund (SCIF)					
Mable C. Smith Park			-	484,188	484,188
Old City Hall			-	136,860	136,860
Historic Buildings and Sites			-	329,924	329,924
Park & Recreation Trail Upgrades			-	97,346	97,346
Lake Rim Park			-	62,625	62,625
Pedestrian Safety Improvements			-	237,198	237,198
Affordable Housing Trust			-	336,748	336,748
Reid Ross Track Improvements			-	449,750	449,750
Total N.C. Office of State Budget and Management			-	2,134,639	2,134,639
N.C. Department of Natural and Cultural Resources					
Direct Programs:					
Cape Fear River Trail			-	99,124	99,124
Total N.C. Department of Natural and Cultural Resources			-	99,124	99,124
N.C. Department of Justice					
Direct Programs:					
State Asset Forfeiture			-	1,755	1,755
Opioid Settlement			-	226,993	226,993
Total N.C. Department of Justice			-	228,748	228,748
N.C. Department of Information Technology					
NC911 Board					
PSAP			-	77,390	77,390
Total N.C. Department of Information Technology			-	77,390	77,390
N.C. Department of Public Safety					
Direct Programs:					
Hazmat (RRT Grant)			-	69,000	69,000
Juvenile Justice and Delinquency Prevention - Juvenile Restitution			-	82,292	82,292
N.C Golden Leaf			-	342,602	342,602
Total N.C. Department of Public Safety			-	493,894	493,894
Total State Awards Expended			-	12,044,604	12,044,604
Total Federal and State Awards Expended			$ 31,144,596	$ 12,044,604	43,189,200

CITY OF FAYETTEVILLE
SCHEDULE OF EXPENDITURES OF FEDERAL AND STATE AWARDS

YEAR ENDED JUNE 30, 2025

Note 1 - Basis of Presentation

The accompanying Schedule of Expenditures of Federal and State Awards (SEFSA) includes the Federal and State grant activity of the City of Fayetteville under the programs of the federal government and the State of North Carolina. The information in this SEFSA is presented in accordance with the requirements of Title 2 US Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and the State Single Audit Implementation Act. Because the Schedule presents only a selected portion of the operations of the City of Fayetteville, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City of Fayetteville.

Note 2 - Summary of Significant Accounting Policies

Expenditures reported are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note 3 - Indirect Cost Rate

The City of Fayetteville has elected not to use the 10% de-minimis indirect cost rate as allowed under the Uniform Guidance.

Note 4 – Reporting Entity

For the year ended June 30, 2025, Fayetteville Public Works Commission (PWC) elected to have a separate single audit performed in accordance with the Uniform Guidance and The State Single Audit Implementation Act. Therefore, the expenditure of Federal and State awards by PWC have not been included in this schedule.

CITY OF FAYETTEVILLE, NORTH CAROLINA
SCHEDULE OF PASSENGER FACILITY CHARGES

YEAR ENDED JUNE 30, 2025

	Cumulative Receipts June 30, 2024	Receipts Year End June 30, 2025	Cumulative Receipts June 30, 2025	Amount of Collection Approval
PFC Revenue Received	$ 12,165,089	$ 470,889	$ 12,635,978	$ -
Interest Earned	403,805	361,595	765,400	-
Total PFC Revenue Received	**12,568,894**	**832,484**	**13,401,378**	**12,258,434**
PFC Net Accrued Revenues	310,477	119,530	430,007	-
PFC Net Accrued Investment Income	35,800	23,398	59,198	-
Total PFC Revenues	**$ 12,915,171**	**$ 975,412**	**$ 13,890,583**	**$ 12,258,434**

	Cumulative Expenditures June 30, 2024	Expenditures Year End June 30, 2025	Cumulative Expenditures June 30, 2025	Amount of Use Approval
Application No. 00-01-C-04-FAY & 02-02-U-02-FAY				
Use Approval				
Closed Application	$ 1,061,391	$ -	$ 1,061,391	$ 1,061,391
Total Use Approval	1,061,391	-	1,061,391	1,061,391
Total Application No. 00-01-C-04-FAY & 02-02-U-02-FAY	**$ 1,061,391**	**$ -**	**$ 1,061,391**	**$ 1,061,391**

	Cumulative Expenditures June 30, 2024	Expenditures Year End June 30, 2025	Cumulative Expenditures June 30, 2025	Amount of Use Approval
Application No. 05-03-C-01-FAY				
Use Approval				
Closed Application	$ 324,231	$ -	$ 324,231	$ 324,232
Total Use Approval	324,231	-	324,231	324,232
Total Application No. 05-03-C-01-FAY	**$ 324,231**	**$ -**	**$ 324,231**	**$ 324,232**

	Cumulative Expenditures June 30, 2024	Expenditures Year End June 30, 2025	Cumulative Expenditures June 30, 2025	Amount of Use Approval
Application No. 09-04-C-00-FAY				
Use Approval				
Closed Application	$ 1,701,088	$ -	$ 1,701,088	$ 1,701,089
Total Use Approval	1,701,088	-	1,701,088	1,701,089
Total Application No. 09-04-C-00-FAY	**$ 1,701,088**	**$ -**	**$ 1,701,088**	**$ 1,701,089**

CITY OF FAYETTEVILLE, NORTH CAROLINA
SCHEDULE OF PASSENGER FACILITY CHARGES

YEAR ENDED JUNE 30, 2025

	Cumulative Expenditures June 30, 2024	Expenditures Year End June 30, 2025	Cumulative Expenditures June 30, 2025	Amount of Use Approval
Application No. 13-05-C-00-FAY				
Use Approval				
Closed Application	$ 1,277,434	$ -	$ 1,277,434	$ 1,277,434
Total Use Approval	1,277,434	-	1,277,434	1,277,434
Total Application No. 15-06-C-00-FAY	**$ 1,277,434**	**$ -**	**$ 1,277,434**	**$ 1,277,434**

	Cumulative Expenditures June 30, 2024	Expenditures Year End June 30, 2025	Cumulative Expenditures June 30, 2025	Amount of Use Approval
Application No. 15-06-C-00-FAY				
Use Approval				
Airport Master Plan (AMP) Update, Part 1, Airline Term Area	$ 33,750	$ -	$ 33,750	$ 33,750
Air Carrier Apron Rehabilitation Phase II	228,378	-	228,378	277,929
Taxiway J&K Rehabilitation	333,809	-	333,809	359,627
Airport Master Plan Update, Part 2, Incl 18B Mapping and NAVAIDs Planning	59,882	-	59,882	60,000
Total Use Approval	655,819	-	655,819	731,306
Total Application No. 15-06-C-00-FAY	**$ 655,819**	**$ -**	**$ 655,819**	**$ 731,306**

	Cumulative Expenditures June 30, 2024	Expenditures Year End June 30, 2025	Cumulative Expenditures June 30, 2025	Amount of Use Approval
Application No. 16-07-U-00-FAY				
Use Approval				
Design & Construct-Airline Terminal Improvements	$ 1,544,893	$ -	$ 1,544,893	$ 2,819,997
Total Use Approval	1,544,893	-	1,544,893	2,819,997
Total Application No. 16-07-U-00-FAY	**$ 1,544,893**	**$ -**	**$ 1,544,893**	**$ 2,819,997**

	Cumulative Expenditures June 30, 2024	Expenditures Year End June 30, 2025	Cumulative Expenditures June 30, 2025	Amount of Use Approval
Application No. 19-08-C-00-FAY				
Use Approval				
Airline Terminal Improvements-Phase 1 (Design, Bidding and Construction Administration)	$ 2,977,824	$ -	$ 2,977,824	$ 3,342,986
Total Use Approval	2,977,824	-	2,977,824	3,342,986
Total Application No. 19-08-C-00-FAY	**$ 2,977,824**	**$ -**	**$ 2,977,824**	**$ 3,342,986**

CITY OF FAYETTEVILLE, NORTH CAROLINA
SCHEDULE OF PASSENGER FACILITY CHARGES

YEAR ENDED JUNE 30, 2025

	Cumulative Expenditures June 30, 2024	Expenditures Year End June 30, 2025	Cumulative Expenditures June 30, 2025	Amount of Use Approval
Application No. 21-09-C-00-FAY				
Use Approval				
Purchase ARFF Vehicle	$ 999,999	$ -	$ 999,999	$ 999,999
Total Use Approval	999,999	-	999,999	999,999
Total Application No. 21-09-C-00-FAY	**$ 999,999**	**$ -**	**$ 999,999**	**$ 999,999**

	Cumulative Totals June 30, 2024	Year End June 30, 2025	Cumulative June 30, 2025	Amount of Use Approval
Total PFC Revenues	**$ 12,915,171**	**$ 975,411**	**$ 13,890,582**	**$ 12,258,434**
Total PFC Expenditures	**(10,542,679)**	**-**	**(10,542,679)**	**12,258,434**
Balance of PFC's at June 30,2025	**$ 2,372,492**	**$ 975,411**	**$ 3,347,903**	**$ -**

Notes to the Schedule of Passenger Facility Charges

Note 1—Basis of presentation

The accompanying schedule of passenger facility charges includes the passenger facility charges of the City of Fayetteville, North Carolina and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of the Passenger Facility Charge Audit Guide for Public Agencies issued by the Federal Aviation Administration.

City of Fayetteville, North Carolina

(This page left intentionally blank)



FAYETTEVILLE

AMERICA'SCAN DO CITY

FayettevilleNC.gov

City of Fayetteville

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

City Council Action Memo

File Number: 26-0136

Agenda Date: 2/23/2026 **Version:** 2 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Other Items of Business

Agenda Number: 11.02

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

THRU: **Jeffery Yates, ICMA-CM, Assistant City Manager**

FROM: **Tiffany Murray, Chief Financial Officer**

DATE: **February 23, 2026**

RE:
Update from Financial Advisors on Debt Management and Market Conditions.

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:
GOAL V: The City of Fayetteville will be a financially sound city providing exemplary city services. This item supports the City's strategic priority of Financial Stewardship and Organizational Excellence by promoting transparency, long-term financial sustainability, and responsible debt management practices.

Executive Summary:
David Cheatwood, Managing Director of First Tryon Advisors, will provide an overview of the City's debt issuance process, credit profile, debt capacity, and overall debt management strategy. The presentation will summarize the City's current debt portfolio, available borrowing capacity, and projected financing needs within the Capital Improvement Program, as well as current market conditions and interest rate trends. This update supports the City's commitment to financial stewardship and long-term sustainability. No Council action is requested.

Background:
The City of Fayetteville engages financial advisors to provide guidance on debt issuance, credit position, and overall debt management strategy. This report will provide an overview of the current debt plan, market conditions, and the City's financial posture. The City's financial advisor will provide an update on debt management, including the issuance process, credit rating, and overall debt capacity. The report will review how the City has navigated recent market changes and assess the effectiveness of the current debt plan. A summary of outstanding obligations and recommendations for maintaining fiscal strength will also be presented.

Issues/Analysis:
The City follows a policy-driven debt issuance process to ensure affordability, compliance, and long-term sustainability, with all borrowing coordinated through the LGC and evaluated against statutory limits and internal policies. Our credit profile remains strong, supported by stable revenues, healthy reserves, and conservative budgeting,

which helps maintain favorable ratings and competitive borrowing costs. The existing debt portfolio is structured for stability and flexibility, with ongoing monitoring of market conditions to optimize timing for future issuances and refinancing opportunities.

Budget Impact:
This item is informational only. No financial action is required at this time. The report will inform future capital financing decisions and long-term financial planning.

Options:

1. Receive the report as presented.
2. Request additional information or analysis from staff or the City's Financial Advisor.

Recommended Action:
Receive the presentation as presented to the board.

Attachments:
Financial Advisor Presentation (to be provided at the meeting)

First Tryon Advisors

SIMPLIFYING PUBLIC FINANCE

DAVID CHEATWOOD
MANAGING DIRECTOR
Office: 704.926.2447
Mobile: 704.508.9564
6101 Carnegie Blvd Suite 210
Charlotte NC 28209

City of Fayetteville, North Carolina

Discussion Materials

February 23, 2026

Series 2026 Bonds Overview

2026 General Obligation Bonds
Overview

- In November 2022, voters approved $97 million of General Obligation Bonds to support the following initiatives:
  - Public Safety - $60 Million
  - Public Infrastructure - $25 Million
  - Housing - $12 Million

- The City is preparing to issue its first tranche of General Obligation Bonds (the "2026 Bonds") under this authorization which will include:
  - $15 million of its Public Safety authorization; and
  - $25 million (100%) of its Public Infrastructure authorization.

- The 2026 Bonds will be issued in the aggregate par amount of $40 million and, based on the expected premium generated on the bond sale, will result in approximately $43 million of proceeds to apply to public safety and infrastructure projects.
  - Approximately $20 million of the public infrastructure proceeds will reimburse the City for funds spent to date.

Public Safety Projects	
Sources of Funds	
Par Amount	15,000,000
Net Premium	1,242,825
Total Sources of Funds	**16,242,825**
Uses of Funds	
Project Fund	16,089,075
Cost of Issuance (est.)	93,750
Underwriter's Discount (est.)	60,000
Total Uses of Funds	**16,242,825**

Public Infrastructure Projects	
Sources of Funds	
Par Amount	25,000,000
Net Premium	2,071,375
Total Sources of Funds	**27,071,375**
Uses of Funds	
Project Fund	26,815,125
Cost of Issuance (est.)	156,250
Underwriter's Discount (est.)	100,000
Total Uses of Funds	**27,071,375**

Total	
Sources of Funds	
Par Amount	40,000,000
Net Premium	3,314,200
Total Sources of Funds	**43,314,200**
Uses of Funds	
Project Fund	42,904,200
Cost of Issuance (est.)	250,000
Underwriter's Discount (est.)	160,000
Total Uses of Funds	**43,314,200**

2026 General Obligation Bonds
Debt Service Breakdown

- The 2026 Bonds will be repaid on a level principal basis over a 20-year term with estimated maximum annual aggregate debt service of approximately $3.8 million occurring in FY2028 and declining each year thereafter.
- Based on current market conditions, the estimated interest rate / true interest cost on the 2026 Bonds is 3.59%.
- While the City will pledge its full faith, credit and taxing power to legally secure the 2026 Bonds, the City has internally designated specific revenue streams to repay the debt, as summarized on the following slides.

Public Safety Projects

Debt Service			
Fiscal Year	Principal	Interest	Total
2027	750,000	562,318	1,312,318
2028	750,000	670,313	1,420,313
2029	750,000	632,813	1,382,813
2030	750,000	595,313	1,345,313
2031	750,000	557,813	1,307,813
2032	750,000	520,313	1,270,313
2033	750,000	482,813	1,232,813
2034	750,000	445,313	1,195,313
2035	750,000	407,813	1,157,813
2036	750,000	370,313	1,120,313
2037	750,000	332,813	1,082,813
2038	750,000	295,313	1,045,313
2039	750,000	257,813	1,007,813
2040	750,000	220,313	970,313
2041	750,000	182,813	932,813
2042	750,000	152,813	902,813
2043	750,000	122,813	872,813
2044	750,000	92,813	842,813
2045	750,000	61,875	811,875
2046	750,000	30,938	780,938
Total	**15,000,000**	**6,995,443**	**21,995,443**

True Interest Cost	3.59%

Public Infrastructure Projects

Debt Service			
Fiscal Year	Principal	Interest	Total
2027	1,250,000	937,196	2,187,196
2028	1,250,000	1,117,188	2,367,188
2029	1,250,000	1,054,688	2,304,688
2030	1,250,000	992,188	2,242,188
2031	1,250,000	929,688	2,179,688
2032	1,250,000	867,188	2,117,188
2033	1,250,000	804,688	2,054,688
2034	1,250,000	742,188	1,992,188
2035	1,250,000	679,688	1,929,688
2036	1,250,000	617,188	1,867,188
2037	1,250,000	554,688	1,804,688
2038	1,250,000	492,188	1,742,188
2039	1,250,000	429,688	1,679,688
2040	1,250,000	367,188	1,617,188
2041	1,250,000	304,688	1,554,688
2042	1,250,000	254,688	1,504,688
2043	1,250,000	204,688	1,454,688
2044	1,250,000	154,688	1,404,688
2045	1,250,000	103,125	1,353,125
2046	1,250,000	51,563	1,301,563
Total	**25,000,000**	**11,659,071**	**36,659,071**

True Interest Cost	3.59%

Total

Debt Service			
Fiscal Year	Principal	Interest	Total
2027	2,000,000	1,499,514	3,499,514
2028	2,000,000	1,787,500	3,787,500
2029	2,000,000	1,687,500	3,687,500
2030	2,000,000	1,587,500	3,587,500
2031	2,000,000	1,487,500	3,487,500
2032	2,000,000	1,387,500	3,387,500
2033	2,000,000	1,287,500	3,287,500
2034	2,000,000	1,187,500	3,187,500
2035	2,000,000	1,087,500	3,087,500
2036	2,000,000	987,500	2,987,500
2037	2,000,000	887,500	2,887,500
2038	2,000,000	787,500	2,787,500
2039	2,000,000	687,500	2,687,500
2040	2,000,000	587,500	2,587,500
2041	2,000,000	487,500	2,487,500
2042	2,000,000	407,500	2,407,500
2043	2,000,000	327,500	2,327,500
2044	2,000,000	247,500	2,247,500
2045	2,000,000	165,000	2,165,000
2046	2,000,000	82,500	2,082,500
Total	**40,000,000**	**18,654,514**	**58,654,514**

True Interest Cost	3.59%

2026 General Obligation Bonds
Repayment Plan – Public Safety and Affordable Housing

- During the 2022 referendum process, the City estimated an up to 4 cent property tax increase to fund the entirety of the referendum bonds.
- Since that time, the City has determined that 1.60 cents of its property tax rate, plus interest earnings, will be sufficient to support both the Public Safety referendum as well as the Housing referendum.
  - This includes the 2026 Bonds as well as future bonds to be issued under the remaining authorization.

Fiscal Year	Tax Rate	Value of a Penny	Growth Rate	Property Taxes	Investment Earnings	2026 Public Safety DS	2027 Housing DS	2029 Public Safety DS	Total DS	Surplus (Deficit)	Fund Balance
2027	1.60	2,380,872		3,809,395	328,792	1,312,318	-	-	1,312,318	2,825,869	14,729,009
2028	1.60	2,414,204	1.40%	3,862,727	384,448	1,420,313	1,144,592	-	2,564,905	1,682,270	16,411,280
2029	1.60	2,448,003	1.40%	3,916,805	427,541	1,382,813	1,153,260	-	2,536,073	1,808,274	18,219,553
2030	1.60	2,482,275	1.40%	3,971,640	420,821	1,345,313	1,124,760	4,275,000	6,745,073	(2,352,611)	15,866,942
2031	1.60	2,517,027	1.40%	4,027,243	364,791	1,307,813	1,096,260	4,173,750	6,577,823	(2,185,788)	13,681,154
2032	1.60	2,552,265	1.40%	4,083,625	312,942	1,270,313	1,067,760	4,072,500	6,410,573	(2,014,006)	11,667,148
2033	1.60	2,587,997	1.40%	4,140,795	265,397	1,232,813	1,039,260	3,971,250	6,243,323	(1,837,130)	9,830,018
2034	1.60	2,624,229	1.40%	4,198,766	222,246	1,195,313	1,013,820	3,870,000	6,079,133	(1,658,120)	8,171,898
2035	1.60	2,660,968	1.40%	4,257,549	183,583	1,157,813	988,140	3,768,750	5,914,703	(1,473,570)	6,698,327
2036	1.60	2,698,222	1.40%	4,317,155	149,563	1,120,313	960,960	3,667,500	5,748,773	(1,282,055)	5,416,272
2037	1.60	2,735,997	1.40%	4,377,595	120,349	1,082,813	933,180	3,566,250	5,582,243	(1,084,299)	4,331,974
2038	1.60	2,774,301	1.40%	4,438,881	96,096	1,045,313	904,800	3,465,000	5,415,113	(880,135)	3,451,839
2039	1.60	2,813,141	1.40%	4,501,026	76,967	1,007,813	875,820	3,363,750	5,247,383	(669,390)	2,782,449
2040	1.60	2,852,525	1.40%	4,564,040	63,119	970,313	846,600	3,262,500	5,079,413	(452,253)	2,330,195
2041	1.60	2,892,460	1.40%	4,627,937	54,713	932,813	817,260	3,161,250	4,911,323	(228,673)	2,101,522
2042	1.60	2,932,955	1.40%	4,692,728	51,819	902,813	787,440	3,060,000	4,750,253	(5,706)	2,095,816
2043	1.60	2,974,016	1.40%	4,758,426	54,517	872,813	757,140	2,958,750	4,588,703	224,240	2,320,056
2044	1.60	3,015,652	1.40%	4,825,044	62,981	842,813	726,360	2,857,500	4,426,673	461,352	2,781,409
2045	1.60	3,057,872	1.40%	4,892,594	77,399	811,875	695,340	2,756,250	4,263,465	706,529	3,487,938
2046	1.60	3,100,682	1.40%	4,961,091	97,965	780,938	663,840	2,655,000	4,099,778	959,278	4,447,216
2047	1.60	3,144,091	1.40%	5,030,546	134,241	-	631,980	2,553,750	3,185,730	1,979,057	6,426,273
2048	1.60	3,188,109	1.40%	5,100,974	193,763	-	-	2,452,500	2,452,500	2,842,236	9,268,509
2049	1.60	3,232,742	1.40%	5,172,387	266,977	-	-	2,351,250	2,351,250	3,088,114	12,356,623
Total						**21,995,443**	**18,228,572**	**66,262,500**	**106,486,515**		

2026 General Obligation Bonds
Repayment Plan – Public Infrastructure

- The Public Infrastructure portion of the 2026 Bonds will be repaid by the City's motor vehicle license fees plus any interest earnings.

Fiscal Year	Dedicated License Fee	License Fee Value per $1	Growth Rate	Revenues	Debt Service	Surplus (Deficit)
2027	20.00	132,116		2,642,316	2,187,196	455,120
2028	20.00	132,578	0.35%	2,651,564	2,367,188	284,376
2029	20.00	133,042	0.35%	2,660,844	2,304,688	356,157
2030	20.00	133,508	0.35%	2,670,157	2,242,188	427,970
2031	20.00	133,975	0.35%	2,679,503	2,179,688	499,815
2032	20.00	134,444	0.35%	2,688,881	2,117,188	571,694
2033	20.00	134,915	0.35%	2,698,292	2,054,688	643,605
2034	20.00	135,387	0.35%	2,707,736	1,992,188	715,549
2035	20.00	135,861	0.35%	2,717,213	1,929,688	787,526
2036	20.00	136,336	0.35%	2,726,724	1,867,188	859,536
2037	20.00	136,813	0.35%	2,736,267	1,804,688	931,580
2038	20.00	137,292	0.35%	2,745,844	1,742,188	1,003,657
2039	20.00	137,773	0.35%	2,755,455	1,679,688	1,075,767
2040	20.00	138,255	0.35%	2,765,099	1,617,188	1,147,911
2041	20.00	138,739	0.35%	2,774,776	1,554,688	1,220,089
2042	20.00	139,224	0.35%	2,784,488	1,504,688	1,279,801
2043	20.00	139,712	0.35%	2,794,234	1,454,688	1,339,546
2044	20.00	140,201	0.35%	2,804,014	1,404,688	1,399,326
2045	20.00	140,691	0.35%	2,813,828	1,353,125	1,460,703
2046	20.00	141,184	0.35%	2,823,676	1,301,563	1,522,114
Total					**36,659,071**	

2026 General Obligation Bonds
Next Steps

- The City kicked off the financing process for the 2026 Bonds in December 2025.
- City Council formally approved the 2026 Bonds via the adoption of a Sale and Issuance Resolution at its January 12th meeting.
- With its credit ratings now in hand and its FY2025 Annual Comprehensive Financial Report complete, the City is in the process of finalizing its offering document (Preliminary Official Statement).
- The City plans to post the offering document on March 13th, sell the 2026 Bonds via a competitive sale on March 24th and close (i.e. money in the bank) on April 15th.

Jan-26

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Feb-26

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

Mar-26

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Apr-26

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

DATE	TASK
January 12	City Council Meeting – Adopt Sale and Issuance Resolution
By February 13	Finalize ACFR / Submit to LGC
By February 20	Receive Ratings
March 11	Finalize Preliminary Official Statement
March 13	Post Preliminary Official Statement
March 24	Bond Sale
April 15	Closing

Debt Overview

Outstanding Debt
Post-Issuance

- Upon issuance of the 2026 Bonds, the City will have approximately $122 million of total debt outstanding consisting of General Obligation Bonds, Limited Obligation Bonds / Installment Financings and Stormwater System Revenue Bonds / SRF loans.

General Obligation Bonds

Series	Description	Par Outstanding	Final Maturity	Avg. Coupon	Use of Proceeds	Repayment Source
Series 2019	General Obligation Parks and Recreation Bonds	11,200,000	6/1/2039	3.607%	Parks and Recreation	Property Tax (0.83 Cents - P&R)
Series 2022	General Obligation Parks and Recreation Bonds	16,150,000	6/1/2042	3.985%	Parks and Recreation	Property Tax (0.83 Cents - P&R)
Sereis 2026	General Obligation Public Improvement Bonds	15,000,000	2/1/2046	4.719%	Public Safety	Property Tax (1.60 Cents - Public Safety)
Series 2026	General Obligation Public Improvement Bonds	25,000,000	2/1/2046	4.719%	Infrastructure	Motor Vehicle License Fees
Total		67,350,000		4.358%		

Limited Obligation Bonds/Installment Financings

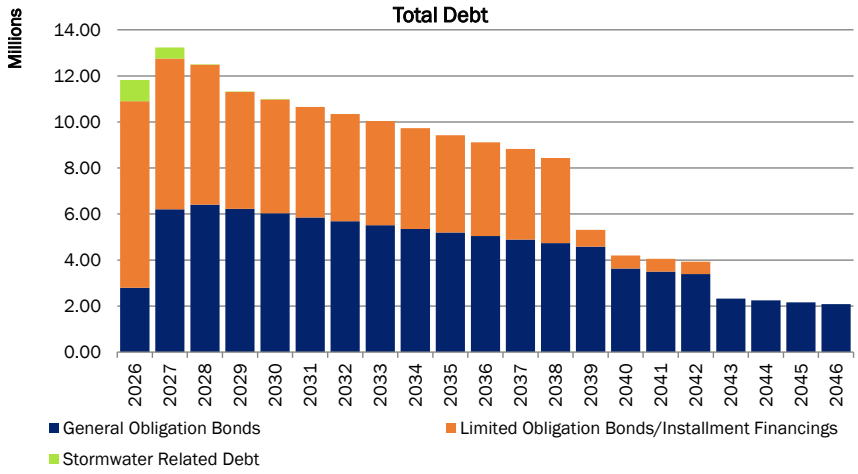
Series	Description	Par Outstanding	Final Maturity	Avg. Coupon	Use of Proceeds	Repayment Source
Series 2010	Installment Financing Contract (RZEDB)	198,333	8/10/2025	5.100%	Downtown Parking Deck	General Fund / Parking Revenues
Series 2011	Installment Financing Contract	178,463	6/1/2026	1.900%	Fire Station 19	General Fund
Series 2017	Installment Financing Contract	1,128,000	6/1/2037	3.050%	City Hall Renovations	Property Tax (4.00 Cents - General Capital)
Series 2017	Installment Financing Contract	2,340,000	10/1/2037	2.500%	Relocation of Fire Station 12	Property Tax (4.00 Cents - General Capital)
Series 2018	Limited Obligation Bonds	32,820,000	6/1/2038	4.086%	Baseball Stadium/Parking Garage	General Fund / Parking Revenues
Series 2019A	Taxable Limited Obligation Bonds	1,785,000	6/1/2038	3.689%	Baseball Stadium	General Fund
Series 2019B	Limited Obligation Bonds	1,915,000	6/1/2039	4.431%	Pool	General Fund
Series 2022	Installment Financing Contract	1,024,000	3/1/2026	1.345%	Vehicles and Equipment	General Fund / Solid Waste Fund
Series 2022	Installment Financing	8,865,000	5/1/2042	3.290%	New Fire Station	Property Tax (4.00 Cents - General Capital)
Series 2023	Installment Financing Contract	654,000	5/1/2027	3.700%	Vehicles and Equipment	Property Tax (4.00 Cents - General Capital)
Series 2024	Installment Financing	2,437,000	6/1/2028	4.360%	Vehicles	Property Tax (4.00 Cents - General Capital)
Total		53,344,796		3.813%		

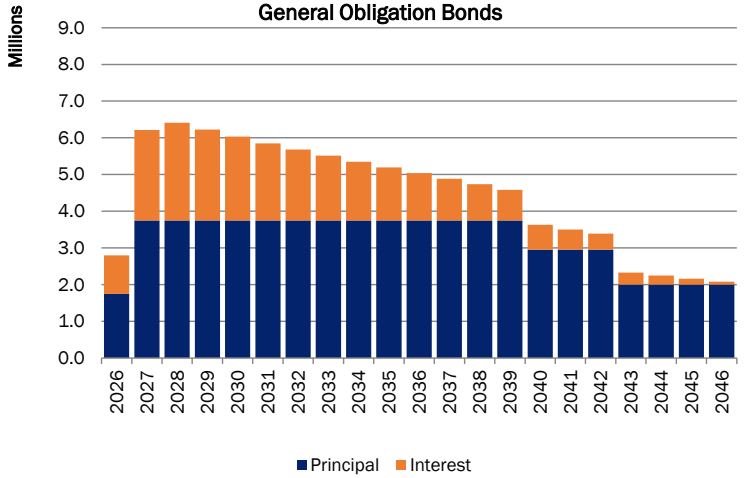
Stormwater Related Debt

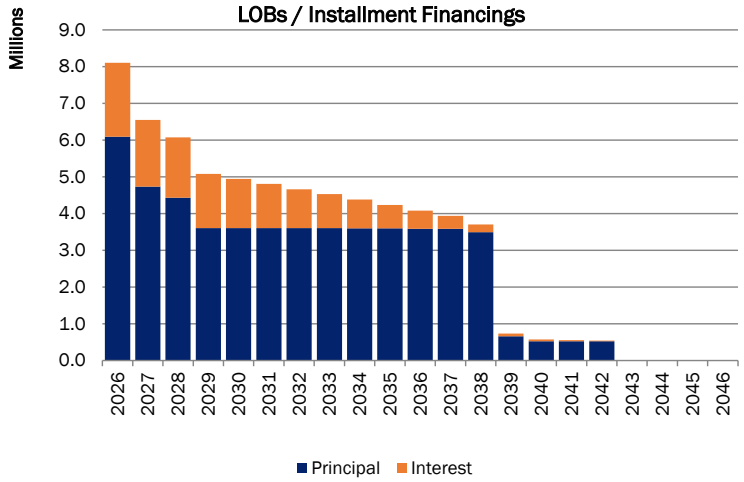
Series	Description	Par Outstanding	Final Maturity	Avg. Coupon	Use of Proceeds	Repayment Source
Series 2011	Storm Water Revenue Bonds	1,295,000	8/1/2026	3.135%	Facilities Construction	Stormwater Fund Revenues
Series 2010	SRF Loan	58,063	5/1/2030	0.000%	Storm Water Projects	Stormwater Fund Revenues
Series 2010	SRF Loan	67,087	5/1/2030	0.000%	Storm Water Projects	Stormwater Fund Revenues
Total		1,420,150		2.859%		

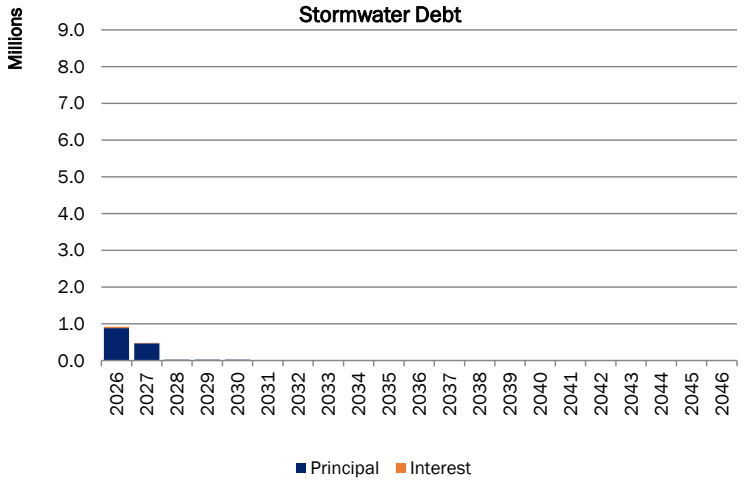
Grand Total		122,114,946		4.103%		

Outstanding Debt Service
Post-Issuance









Future Debt Capacity

- General Obligation Bonds
  - After issuance of the 2026 Bonds, the City will have $45 million of Public Safety authorization remaining and $12 million of Housing authorization remaining.
  - The City currently anticipates issuing its remaining Housing authorization in Spring 2027 and its remaining Public Safety authorization in Spring 2029.
  - As previously illustrated, the City has the capacity to repay this future debt with the 1.60 cents that has been internally allocated without further impacting the tax rate.

- Limited Obligation Bonds / Installment Financings
  - The City is currently contemplating borrowings in the 2nd half of CY2026 to fund the construction of McArthur Park as well the purchase of a new fire truck.
  - The City funds these types of capital projects (or pays debt service on bonds issued to finance these types of projects) out of its Capital Fund which is supported by 4 cents of the City's property tax rate.
  - This revenue stream is projected to be sufficient to repay existing debt service as well as projected debt service for these proposed borrowings, while also providing excess revenue to fund other projects in the City's Capital Improvement Plan on a pay-as-you-go basis.

- Stormwater System Revenue Bonds
  - The City is currently contemplating a borrowing in the 2nd half of CY2026 to fund improvements to its stormwater system.
  - These bonds would be secured by, and payable from, the City's stormwater fee.
  - The City is in the process of evaluating its stormwater fee to ensure that revenues will be sufficient to repay this debt service as well as provide funding for other projects on a pay-as-you-go basis.

Credit Overview

Credit Ratings

- As a part of the financing process for the 2026 Bonds, the City got the 2026 Bonds rated by two of the three main rating agencies – Moody's and S&P.
- On February 20, 2026, both Moody's and S&P affirmed the City's General Obligation Bond ratings of "Aa1" and "AA+", respectively, on its outstanding bonds and applied those ratings to the 2026 Bonds.
  - These ratings are the 2nd highest ratings possible, just below Aaa / AAA.
- The City also maintains a rating on its Limited Obligation Bonds from S&P of "AA" which is one notch below its General Obligation Bond rating.
- Below is a summary of the key information that was noted in both rating reports.

Moody's	S&P	Fitch
Aaa	AAA	AAA
Aa1	AA+	AA+
Aa2	AA	AA
Aa3	AA-	AA-
A1	A+	A+
A2	A	A
A3	A-	A-
Baa1	BBB+	BBB+
Baa2	BBB	BBB
Baa3	BBB-	BBB-
Non Investment Grade		

GO Bonds

LOBs

Key Information Noted in Reports

Strengths
- Xxx

Challenges
- xxx

Upside Scenario
- xxx

Downside Scenario
- xxx

Moody's Credit Rating Scorecard

Broad Rating Factors	Factor Weighting		Rating Subfactors	Subfactor Weighting	Value	Score	Weighted Scale	Implied Rating
Economy	30%	(1)	Resident Income (% of USA)	10%	78.58%	7.78	0.78	Baa1
		(2)	Full Value Per Capita	10%	72,510	6.56	0.66	A3
		(3)	Economic Growth (vs. USA)	10%	-0.60%	3.30	0.33	Aa2
Finances	30%	(4)	Available Fund Balance Ratio (%)	20%	49.24%	0.55	0.11	Aaa
		(5)	Liquidity Ratio (%)	10%	60.89%	0.50	0.05	Aaa
Management	10%	(6)	Institutional Framework	10%	NC	1.00	0.10	Aaa
Leverage	30%	(7)	Long-Term Liabilities Ratio (%)	20%	130.19%	2.41	0.48	Aa1
		(8)	Fixed-Costs Ratio (%)	10%	8.40%	1.34	0.13	Aaa
Total	100%			100%			2.64	Aa2

Source: Moody's Investors Service - MFRA; 2024 Audit

- Observations
  - Per Moody's rating report, the City's quantitative analysis scores at the Aa2 level.
    - **The City received a positive notch for institutional presence resulting in an Aa1 rating.**
  - The strengths of the City are its finances, fixed-costs and long-term liabilities.
  - The current "challenges" are…..

Min	Max	Implied Rating
0	1.5	Aaa
1.5	2.5	Aa1
2.5	3.5	Aa2
3.5	4.5	Aa3
4.5	5.5	A1
5.5	6.5	A2
6.5	7.5	A3
7.5	8.5	Baa1
8.5	9.5	Baa2
9.5	10.5	Baa3
10.5	11.5	Ba1
11.5	12.5	Ba2
12.5	13.5	Ba3
13.5	14.5	B1
14.5	15.5	B2
15.5	16.5	B3 and below

S&P Credit Rating Scorecard

Insitutional Framework			
Institutional Framework Score			**1**
Individual Credit Profile			
Factor	Weight	Score	Weighted Score
Economy	20%	4.0	0.80
Financial Performance	20%	2.0	0.40
Reserves and Liquidity	20%	2.0	0.40
Management	20%	1.0	0.20
Debt and Liabilities	20%	2.0	0.40
Preliminary Score			**2.20**
Indicative Issuer Credit Rating			**aa+ / aa**

Institutional Framework	Individual Credit Profile										
	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6
1	aaa	aaa	aa+	aa	aa-	a+	a	a-	bbb	bb+	bb-
2	aaa	aa+	aa	aa-	a+	a	a-	bbb+	bbb-	bb	b+
3	aa+	aa	aa-	a+	a	a-	bbb	bbb-	bb+	bb-	b
4	aa-	a+	a	a-	bbb+	bbb	bb+	bb	bb-	b	b-
5	a	a-	bbb+	bbb	bbb-	bb+	bb-	b+	b	b-	b-
6	bbb+	bbb	bbb-	bb+	bb	bb-	b+	b	b-	b-	b-

- Observations
  - Per S&P's rating report, the City's quantitative analysis score falls between the AA+ / AA level which aligns to the affirmed AA+ rating.
  - The strengths of the City are its management, financial performance, reserves and liquidity and debt and liabilities.
  - The current "challenges" are ……

First Tryon Advisors

SIMPLIFYING PUBLIC FINANCE

WWW.FIRSTTRYON.COM

MSRB Registrant

DISCLAIMER: This communication was prepared by First Tryon Advisors, LLC ("First Tryon Advisors") and is for informational purposes only and should not be construed as an offer or solicitation to sell or buy any securities. This material does not provide tax, regulatory, accounting, or legal advice. Prior to entering into any proposed transaction, recipients should determine, in consultation with their own investment, legal, tax, regulatory and accounting advisors, the economic risks and merits, as well as the legal, tax, regulatory, and accounting characteristics and consequences, of the proposed transaction.

Any proposal included in this communication is confidential information of First Tryon Advisors and is solely for the benefit of the recipient(s), and the recipient(s) is (are) not authorized to sell, redistribute, forward or deliver this communication to any other person without the prior written consent of First Tryon Advisors.

The statements within this material constitute the views, perspective and judgment of First Tryon Advisors at the time of distribution and are subject to change without notice. First Tryon Advisors gathers its data from sources it considers reliable; however, it does not guarantee the accuracy or completeness of the information provided within this communication. The material presented reflects information known to First Tryon Advisors at the time this communication was prepared, and this information is subject to change without notice. First Tryon Advisors makes no warranties regarding the accuracy of this material.

Any forecasts, projections, or predictions of the market, the economy, economic trends, and equity or fixed-income markets are based upon current opinion as of the date of issue, and are also subject to change. Opinions and data presented are not necessarily indicative of future events or expected performance. Actual events may differ from those assumed and changes to any assumptions may have a material impact on any projections or performance. Other events not taken into account may occur and may significantly affect the projections or estimates. Certain assumptions may have been made for modeling purposes only to simplify the presentation and/or calculation of any projections or estimates, and First Tryon Advisors does not represent that any such assumptions will reflect actual future events. Accordingly, there can be no assurance that estimated projections will be realized or that actual performance results will not materially differ from those estimated herein.

First Tryon Advisors is registered as a municipal advisor with the Securities and Exchange Commission ("SEC") and the Municipal Securities Rulemaking Board ("MSRB"). Neither the SEC, MSRB, nor any other regulatory organization endorses, indemnifies, or guarantees First Tryon Advisors' business practices or selling methods.

City of Fayetteville

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

City Council Action Memo

File Number: 26-0117

Agenda Date: 2/23/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Other Items of Business

Agenda Number: 11.03

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

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

FROM: **Christopher Cauley, MPA, Director of Economic and Community Development**

DATE: **February 23, 2026**

RE:
Murchison Choice Neighborhoods 2025 Grant Application Partnership Certification and Leverage Letter

COUNCIL DISTRICT(S):
Districts 2, 3, 4

Relationship To Strategic Plan:
Goal II: Responsive City Government supporting a diverse and viable economy
2.2: Community Revitalization - Invest in community places to ensure revitalization and increase quality of life
Goal III: City Investment in Today & Tomorrow
3.2 Manage the City's future growth and strategic land use
Goal IV: Desirable Place to Live, Work and Recreate
4.5 Neighborhood Vitality - Ensure a place to live in great neighborhoods

Executive Summary:
City staff in partnership with the Fayetteville Metropolitan Housing Authority (FMHA) are making final preparations to submit the Murchison Choice Implementation Grant by March 9, 2026. City Council is asked to authorize the Mayor to sign a leverage letter documenting planned and future leverage to support the Murchison Choice Implementation effort. Council is also asked to authorize the City Manager to execute a Choice Partnership Certification with the FMHA, Pennrose, and Urban Strategies, Inc. (USI).

Background:
In December of 2020, the City of Fayetteville, in partnership with the FMHA, was awarded a HUD Choice Neighborhoods Planning Grant for the Murchison neighborhood. Through the Grant, the City and FMHA have worked with residents and a variety of community stakeholders - including nonprofits, faith-based organizations, anchor institutions, supportive services agencies, businesses, and others - to create a forward-looking Transformation Plan. The Plan is centered on redevelopment of FMHA's Murchison Townhouses, which includes 60 units of low-income public housing. The Transformation Plan seeks to replace 100% of those housing units within the neighborhood as part of new mixed-income developments. In February of 2024, the City and FMHA applied for the

Choice Implementation Grant and was selected as a national finalist but ultimately was not awarded the grant.

The Choice Implementation Grant was announced on December 9, 2025, and is due by March 9, 2024. The Choice Neighborhood Initiative is the Department of Housing and Urban Development's signature affordable housing program that seeks to rebuild distressed public housing while simultaneously investing in the neighborhood, people, and housing at various income levels. From their website:

> The Choice Neighborhoods program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation. Local leaders, residents, and stakeholders, such as public housing authorities, cities, schools, police, business owners, nonprofits, and private developers, come together to create and implement a plan that revitalizes distressed HUD housing and addresses the challenges in the surrounding neighborhood. The program helps communities transform neighborhoods by revitalizing severely distressed public and/or assisted housing and catalyzing critical improvements in the neighborhood, including vacant property, housing, businesses, services and schools.

In Fayetteville, approximately $18.5M of the CNI grant funding will be used in addition to $75.6M in public and private funding for the Housing Plan. This plan will demolish 172 units at Murchison Townhouses and Elliott Circle and develop 323 units of mixed income housing at each site. This grant will also provide resources to ensure funding to promote upward mobility, employment and self-sufficiency, and improved quality of life for the residents who live in target housing (Murchison Townhouses). These benefits will be extended to residents of Elliott Circle outside of the Choice funding source. Elliott Circle was chosen as the primary site for redevelopment due to its proximity to Fayetteville State University and the City's neighborhood parks and trails. The project team believes this site is incredibly impactful to spur the revitalization of this neighborhood and address housing quality, public safety, and economic opportunity for FMHA residents and the current residents of Elliott Circle, all of which will benefit from relocation benefits required by the Uniform Relocation Act requirements and will have the ability to return to the newly developed sites with preference. In addition, FMHA will allocate income qualified Elliot Circle residents Housing Choice Vouchers, an option to move to a public housing development, and preference for the new Central Park Villas development on the Catalyst Site.

Multiple People and Neighborhood enhancements will also be funded by CNI grant funds for approximately $3.9M and $2.6M respectively. These funds will be used to develop and implement the following strategies:

- People: Increasing income and employment.
- People: Increasing access to training and education.
- People: Maintaining independence for seniors.
- Neighborhood: Create access to trails and multi-use paths.
- Neighborhood: Develop gateways and neighborhood branding.
- Neighborhood: Improve access to homeownership and housing quality.

USI was brought on board to assist with the development and execution of the People plans while FMHA and Pennrose serve as co-developers of the Housing plan mentioned above.

Issues/Analysis:

The grant requires a legally binding agreement by and between all parties to implement their portion of the Murchison Choice Implementation grant and requires significant leverage from the community. A variety of government partners, nonprofits, and other institutions have submitted leverage letters to support the application.

Budget Impact:

Funding in the amount of $26M will be made available through the HUD Choice Neighborhood Implementation Grant. However, additional funds are required to support the grant and provide financing for the Housing, Neighborhood, and People Plans. In particular, the Housing Plan requires local dollars to close projected financial gaps in the multifamily development program, the Neighborhood Plan includes significant funding for new homeownership, and the People plan will require investment to cover services related to non-grant-eligible Elliot Circle households.

Staff is requesting that City Council pledge the following funds over the 8-year grant period according to the sources and uses chart outlined below. Note that all amounts may adjust over the grant period as projects and phased development occur:

Source	Use	Amount
Community Development Block Grant	Neighborhood Housing Façade Improvements	$600,000
Community Development Block Grant	Commercial Façade Improvements	$200,000
Community Development Block Grant	Neighborhood Trail Improvements	$500,000
Community Development Block Grant	Gateway and Placemaking Improvements	$200,000
HOME Investment Partnership	Elliot Circle Phase I and II	$593,338
HOME Investment Partnership - American Rescue Plan	Elliot Circle Phase I and II	$3,402,662
Housing Opportunity General Obligation Bond	Elliot Circle Phase I and II, Murchison Townhouses	$1,000,000
Housing Opportunity General Obligation Bond	Neighborhood Housing Façade Improvements	$500,000
Housing Opportunity General Obligation Bond	Neighborhood Infill Housing	$1,000,000
City General Fund	Commercial Façade Improvements	$400,000
City Capital Improvement Plan	5-Year CIP Amounts	$12,498,070
Total Leverage		$20,894,070

The Housing Opportunity General Obligation Bond was approved by voters in 2022 and can be utilized for acquisition, construction, demolition, rehabilitation, and down payment assistance for qualified homebuyers. As of February 2026, $1.88M has been allocated leaving $10.1M available with $2.5M represented above.

Options:

1. Authorize the Mayor to sign a leverage letter and the City Manager to sign a Partnership Agreement detailing the roles and responsibilities of each Murchison Choice Lead Entity.
2. Do not authorize the Mayor to sign a leverage letter and the City Manager to sign a Partnership Agreement detailing the roles and responsibilities of each Murchison Choice Lead Entity.
3. Direct staff to some other action.

Recommended Action:

Authorize the Mayor to sign a leverage letter and the City Manager to sign a Partnership Agreement detailing the roles and responsibilities of each Murchison Choice Lead Entity.

Attachments:

Murchison Choice Neighborhoods 2025 Grant Presentation 2.23.26

February 20, 2026

The Honorable Scott Turner, Secretary
U.S. Department of Housing and Urban Development
451 7th Street SW
Washington, DC 20410

Re: FY2025 Murchison CNI Grant Application - City of Fayetteville Commitment

Dear Secretary Turner:

The City of Fayetteville is excited about this significant opportunity to boost our economy through public and private investments, creating more opportunities for our residents' upward mobility. Now is the ideal time to invest in Fayetteville. Our Transformation Plan implementation strategies include 30 new and existing partners, **$95.7M** in new mixed-income rental housing, **$400M** in neighborhood investments, and **$2.5M** in people service commitments, all aimed at delivering measurable results. My mayoral campaign emphasized job creation; we expect the Murchison Choice Neighborhood Transformation project to create more than **120 new jobs**. Beyond employment, Fayetteville's initiatives are expected to produce long-term economic benefits for future generations. According to the Economic Policy Institute, each dollar invested in these projects generates an additional $1.30 in economic activity through supply chains and worker spending. With a HUD Choice Neighborhood Implementation grant and our state and local contributions totaling an estimated **$500M,** the overall indirect and induced economic impact is projected at **$650M.**

The City of Fayetteville is providing over **$20M** in housing and neighborhood leverage. Each of the respective City's Departments has provided a letter outlining these commitments.

Department	**Leverage Use**	**Amount**
Economic and Community Development	Housing (Rental)	$4,996,000
Economic and Community Development	Neighborhood (Homeownership)	$2,100,000
Economic and Community Development	Neighborhood (Corridor and Parks)	$1,300,000
Public Services	Neighborhood (Infrastructure)	$1,100,000
Parks and Recreation	Neighborhood (Trails and Parks)	$11,398,070
	Total Leverage	**$20,894,070**

HUD's Choice Neighborhood principles align with my administration's 'Fayetteville 2050' vision for the city's continued growth and transformation. Fayetteville's vision includes: (1) Economic Expansion and Business Development – incentivize new business growth and support existing businesses along the Murchison Road corridor; (2) Job Creation and Workforce Development – focus on the next-generation workforce by building stronger job pipelines through Fayetteville State University, Fayetteville Technical Community College, and local employers; (3) Revitalization Initiatives – increase homeownership opportunities and housing options and invest in the neighborhood's streets, sidewalks, and stormwater systems; and (3) Community Safety – focus on community-based violence prevention, homeless and mental health response, and youth initiatives.

In 2017, I became Mayor of this incredible city, where I was born, raised, and educated. I entered the mayoral race to lead the city, motivated by a commitment to improving our community along the Murchison Road corridor. I attended E.E. Smith High School in our Murchison Choice Neighborhood and

DRAFT

Fayetteville State University. On February 9, 2026, the school district voted to allocate **$150M** to build a new high school and **$40M** to rebuild Ferguson-Easley Elementary School. My alma mater, Fayetteville State University, plans to invest more than **$91M** in capital improvements. Growing up in this area, I also envisioned new neighborhood trails, parks, and pools, and the city is now investing approximately **$11.4M** in these amenities. In the fall of 2025, the City Council voted to sell property and provide gap financing to allow a **$23.3M** investment in a new 84-apartment community, Central Park Villas.

These investments offer promise to a neighborhood that has faced and continues to face significant challenges without the interventions included in our Housing, Neighborhood, and People Strategies. The 2024 census data for the western portion of the Choice Neighborhood included the following: 36% poverty rate, $36,833 median household income, 17%, unemployment, 20% property vacancy, and 86% renter households. In 2023-2024, this area accounted for 33% of the city's total homicides. I am confident that, the support of City Council together with the public/private partnerships described in our CNI application and the work of our dedicated, focused city staff, we can create the change in the Murchison Choice Neighborhood that we all envision over the eight-year grant period.

Community Engagement Process. Through the Choice Neighborhoods Planning process, the city and FMHA have hosted dozens of charrettes and input sessions with Murchison Townhouse public housing residents, neighborhood businesses, and other stakeholders. Throughout the process, we have conducted multiple Household Level Needs Assessments. From February 10-22, 2026, Urban Strategies conducted updated assessments. We recently met with our residents and the community on February 18 and 19, 2026. The city also continuously updates the murchisonchoice.com website to provide public information.

Implementation Framework. The Fayetteville Choice Neighborhood Team is ready to begin implementing the Housing, Neighborhood, and People Strategies immediately upon grant award. We have established an implementation structure with our local and national partners, including a Management Team (Co-Chairs City/FMHA), the oversight body that reviews and provides direction to the Working Groups. The Neighborhood Working Group (Lead: City Economic and Community Development) is responsible for implementing the Murchison Neighborhood Strategies and the Critical Community Improvements plan. The People Working Group (Lead: Urban Strategies) serves as the lead case management team and service coordinator to improve Murchison Townhouses residents' employment, income, education, and health outcomes. The Housing Task Force (Lead: Pennrose) leads the development of replacement units within mixed-income communities.

On behalf of the City of Fayetteville, I am pleased to express our full support for the FY25 Murchison Choice Neighborhoods Implementation Grant Application. Fayetteville is presenting to HUD a once-in-a-generation opportunity to begin these critical initiatives. Please contact Christopher Cauley, Economic and Community Development Director, at ChristopherCauley@fayettevillenc.gov or 910-433-1590 with any questions or for additional information.

Sincerely,

Mitch Colvin
Mayor

DRAFT

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

CHOICE NEIGHBORHOODS PARTNERSHIP IMPLEMENTATION AGREEMENT FOR THE MURCHISON CHOICE NEIGHBORHOOD TRANSFORMATION

This Choice Neighborhood Partnership Implementation Agreement ("Agreement") is entered into as of this _____ day of _____, 20264, by and among the City of Fayetteville ("Lead Applicant" and "Neighborhood Implementation Lead "), Fayetteville Metropolitan Housing Authority ("Co-Applicant"), Pennrose NC, LLC ("Housing Implementation Entity"), and Urban Strategies, Inc. ("People Implementation Entity") (each a "Principal Team Member") in connection with the comprehensive revitalization of the Murchison Townhouses ("Murchison Townhouses") and Elliott Circle ("Elliott Circle") housing developments (collectively, the "Developments") and the surrounding Murchison Choice Neighborhood ("the Target Neighborhood") in Fayetteville, North Carolina.

RECITALS

A. The United States Department of Housing and Urban Development ("HUD") has developed the Choice Neighborhoods program, pursuant to which HUD makes Choice Neighborhoods Implementation ("CNI") grants to eligible applicants who have submitted comprehensive neighborhood revitalization strategies, called transformation plans, that meet the criteria set forth in HUD's Fiscal Year (FY) 2025 Notice of Funding Opportunity ("the NOFO") for CNI Grants (Funding Opportunity Number. FR-6700-N-34) .

B. The Parties to this Agreement, the Murchison Townhouses public housing residents and the Elliott Circle residents, and other members of the community have undergone a comprehensive local planning process after receiving a FY 2020 Choice Neighborhood Planning Grant for the Murchison Choice Neighborhood ("Target Neighborhood") and are now moving forward implementation to revitalize and transform the Target Neighborhood.

C. The City is the local government of the Target Neighborhood. The City will serve as the Lead Applicant for the CNI grant. The City is submitting an application (the "Application") to HUD for a CNI Grant in accordance with the NOFO. Additionally, the City will serve as the Neighborhood Implementation Lead to lead the Neighborhood Strategies (the "Neighborhood Strategies") and implement the Critical Community Improvements (the "CCIs).

D. The FMHA is a quasi-governmental, public body, corporate and politic, exercising exclusively public and essential government functions, and having all the powers necessary or convenient to carry out and effectuate the purposes and provisions of the North Carolina Housing Authorities Law, N.C.G.S. § 157-1, *et seq*. The FMHA will serve as the Co-Applicant for the Grant and Co-Developer for the Housing Strategy.

E. Pennrose is an accomplished national developer that revitalizes distressed urban communities and develops vibrant, mixed-finance, mixed-income, and mixed-use communities that leverage and strengthen community assets. Pennrose is the Housing Implementation Entity and Co-Developer responsible for implementing the Housing Strategy (the "Housing Strategy") included in the Application, in accordance with the NOFO.

DRAFT

F. USI is a 501(c)(3) not-for-profit corporation specializing in resident-driven planning, community-based economic vitality, and community and supportive services and has partnered with public housing authorities nationwide to guide the human aspects of transformative neighborhood revitalization programs. USI will serve as the People Implementation Lead responsible for implementing the People Strategy (the "People Strategy") included in the Application, in accordance the NOFO.

G. The Neighborhood, Housing and People Strategies based on the Transformation Plan is further described in the Application and will, if the Application is successful, be implemented in accordance with the requirements of the Grant Agreement.

AGREEMENT

Therefore, in consideration of the foregoing recitals and underlying promises, the Parties, with the intent to be legally bound, agree as follows:

I. BASIC COMMITMENTS OF THE PARTIES

A. Commitment to Transformation Plan and Implementation Schedule. The Parties acknowledge that they each:

i. Have reviewed the NOFO and related guidance from HUD;

ii. Have participated in the preparation of Neighborhood, Housing and People Strategies based on the Transformation Plan and the Application; and

iii. Have carefully committed to the goals and requirements of the NOFO, the Transformation Plan, the Application, and this Agreement and agree to take all actions necessary and reasonably under their control to effectuate the requirements of the Neighborhood, Housing and People Strategies in accordance with HUD requirements.

B. Commitment to Work Collaboratively. The Parties commit to work collaboratively throughout the entirety of the Grant process. The Parties agree to collect, analyze, and share data related to Housing, Neighborhood, and People Strategies with each other, as needed to evaluate the effectiveness of CNI strategies and programs, and to generate thorough and accurate reports measured against CNI performance metrics for HUD on a quarterly and annual basis. The Lead Applicant, People Implementation Entity, and property management entity will develop a data sharing agreement among all parties to ensure resident data can be shared on an as needed basis to achieve the goals of the People Plan. At a minimum, the data sharing agreement should cover resident contact information, eviction risk status, safeguards to ensure data security, and other basic information to facilitate case management outreach and housing stability supports. All medical and reasonable accommodation information shall be maintained, kept confidential, and disclosed consistent with the requirements of and the authorized purposes under Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. Article VII, Section C, herein provides greater detail on the process for implementation decision-making and settling disputes as required by the NOFO.

DRAFT

C. Incorporation of NOFO and Grant Agreement Requirements. The Parties are entering into this Agreement in furtherance of the Application. The Parties intend that this Agreement shall conform to and satisfy all requirements of the NOFO. In the event of any inconsistency between any NOFO requirement and the provisions of this Agreement, or in the event of a failure to include a provision necessary to satisfy such NOFO requirements, then this Agreement shall be construed to incorporate a provision satisfying such NOFO requirements and (while not required) the Parties agree to amend this Agreement as necessary. The Parties also agree to amend this Agreement to comply with provisions of the Choice Neighborhoods Grant Agreement (the "Grant Agreement") should a Grant be awarded.

D. Subsequent Implementation Agreements. This Agreement is intended to provide an overall framework for a cooperative, public-private, highly coordinated approach to implementation of the Transformation Plan. The Parties to this Agreement acknowledge that the accomplishment of the Transformation Plan will require additional agreements among the Parties, among several of the Parties to this Agreement, and between separate Parties to this Agreement and third parties (collectively, "Subsequent Agreements"). The Parties each agree to work with each other in good faith to consummate such agreements in accordance with the Transformation Plan implementation schedule established pursuant to the Grant Agreement and further agree that all Subsequent Agreements shall require compliance with this Agreement, as it may be amended.

E. Funding. The Parties agree that this Agreement does not cover specific funding commitments made to the Transformation Plan by each of the Parties and such funding commitments as well as any funding contingencies will be addressed in Subsequent Agreements. The Parties further agree that this Agreement does not require the payment or transfer of money by any Party to any other Party to this Agreement, although Subsequent Agreements may involve the payment of money or transfer of funds, but such payments or transfers will be governed by the Subsequent Agreements. Each Party will fund its own participation under this Agreement, except as may be provided in Subsequent Agreements.

II. RESPONSIBILITIES OF THE CITY OF FAYETTEVILLE AS LEAD APPLICANT

A. Lead Applicant. The City shall be the lead applicant for the Grant. The City will execute the Grant Agreement, hire a CNI Grant Manager, manage all Grant Agreement deadlines and perform all responsibilities required of the lead applicant as set forth in the NOFO and the Grant Agreement. The City shall submit an updated Choice Neighborhood Budget and Program Schedule within 120 days of grant award and submit reporting data to HUD quarterly and annually.

B. Lead Coordinator. As provided in Article VIII, Section B herein, the City will co-chair the Implementation Working Team (as defined in Article VIII, Section A below) and maintain, with input from the Parties, the Transformation Plan implementation schedule. In addition, subject to the availability of all necessary funding and approvals, the City will be responsible for the following activities in connection with the Transformation Plan:

i. Working with the public and private community partners to increase the involvement of the surrounding neighborhood communities in the Transformation Plan;

ii. Assigning to specific individuals and/or teams, all activities, and programs necessary to implement the Transformation Plan;

iii. Establishing appropriate performance measures and deadlines for each substantial activity or program; and

iv. Dedicating adequate staff time to monitoring the progress and performance of activities and programs included in the Transformation Plan.

C. Supervision and Coordination of Principal Team Members. The City shall supervise the activities of the Principal Team Members with respect to the requirements of the Choice Neighborhoods program and the Grant Agreement. The City may delegate elements of the implementation of the Transformation Plan to one or more Principal Team Members, but shall, in all events, remain responsible for the supervision and integration of the efforts of the Principal Team Members. The City understands and agrees that, if the City proposes to rely on a Principal Team Member for rating purposes under the NOFO, the City will be required to secure HUD's approval, if funded, prior to replacing any Principal Team Member or effecting any material change to the roles and responsibilities of the Principal Team Member.

D. Program Finance. The City shall have sole access to the Choice Neighborhoods program funding through HUD's LOCCS and shall be responsible for the administration of the funds disbursed from HUD under the Grant Agreement. All disbursements of Choice Neighborhoods program funding and program income derived from such binding shall be made in accordance with an approved budget or, if not in accordance with an approved budget, with the City's express written consent. The City shall comply with all the accounting, disbursement, and recordkeeping requirements set forth in the Grant Agreement and all applicable requirements. The City shall establish a mutually acceptable system for approving and tracking payments made from Choice Neighborhoods program funding. The City may conduct an audit of funds disbursed pursuant to this Agreement or in connection with this Agreement. Program income derived from Choice Neighborhoods program funds shall be used in a manner consistent with the Grant Agreement and all applicable requirements.

E. Planning and Community Process. The City shall actively participate in the development and revision of the Transformation Plan and in efforts to gain resident and neighborhood involvement in planning for revitalization of the Target Neighborhood.

F. Implementation of Programmatic Level Activities. Subject to the terms of the Grant Agreement, funding availability and all applicable requirements, the City agrees to consider deploying, various regulatory and financial resources to ensure the successful implementation of the Transformation Plan. Subject to funding availability and the appropriate approval process, the City shall coordinate any City Council-approved investments associated with this Grant and activities in the Target Neighborhood in furtherance of the activities proposed under the Transformation Plan.

DRAFT

III. RESPONSIBILITIES OF FAYETTEVILLE METROPOLITAN HOUSING AUTHORITY AS CO-APPLICANT

A. Co-Applicant. The FMHA shall be the Co-Applicant for the Grant and will carry out all responsibilities required of the Co-Applicant as described in the NOFO and the Grant Agreement. FMHA shall co-chair the Implementation Working Team with the City. In addition, subject to the availability of all necessary funding and approvals, FMHA will be responsible for the following activities in connection with the Transformation Plan:

i. Drafting the Relocation Plan in accordance with Choice Neighborhood requirements to submit to HUD. The relocation and rehousing of the Murchison Townhouses public housing residents in accordance with the requirements in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and, if CDBG or HOME funds are utilized, Section 104(d) of the Housing and Community Development Act of 1974, as applicable;

ii. Relocation of any person who moves permanently or temporarily from real property or moves personal property from real property directly because of acquisition, rehabilitation, or demolition undertaken as part of the Transformation Plan;

iii. Assisting with the involvement of the residents of Developments in the Transformation Plan;

iv. Providing lead support for the involvement of the current residents of the Developments included in the Housing Strategies and funded with CNI grant funds in the implementation of the Transformation Plan;

v. Working with the public and private community partners to increase the involvement of the surrounding neighborhood communities in the Transformation Plan;

vi. Supporting the Developer to achieve one-for-one replacement of the public housing units in accordance with the requirements of the NOFO;

vii. Assigning to specific individuals and/or teams, all activities, and programs necessary to implement the Transformation Plan; and

viii. Dedicating adequate staff time to monitoring the progress and performance of activities and programs included in the Transformation Plan.

B. Planning and Community Process. The FMHA shall actively participate in the development and revision of the Transformation Plan and in efforts to gain resident and neighborhood involvement in planning for revitalization of the Target Neighborhood.

C. Relations with the City of Fayetteville. The FMHA will coordinate closely with the City regarding the Transformation Plan and communications with HUD, and will forward to the City all relevant correspondence, directives, and other written material either to or from HUD with respect to this Agreement or the implementation of the

DRAFT

Transformation Plan unless otherwise prohibited by the Grant Agreement or the applicable requirements.

IV. RESPONSIBILITIES OF THE CITY OF FAYETTEVILLE AS NEIGHBORHOOD IMPLEMENTATION ENTITY

A. The City will serve as the Neighborhood Implementation Entity. The City will implement the Neighborhood Strategy and the CCIs, with roles and responsibilities outlined as follows:

i. The City will work with key stakeholders to revitalize the Murchison CNI area by attracting long-term reinvestment from private and public sources, leading to economic development, improved amenities and services, and job opportunities for residents.

ii. The City has developed Neighborhood Strategies and the CCIs, both of which are included in the Application. The City will manage the CCIs, including lead partners, investments, and action items, across the following categories: economic development, assets and amenities, and community confidence and safety.

iii. The City will submit an updated Neighborhood Plan with detailed CCIs, in accordance with HUD requirements, to HUD within 12 months of the Grant Award and will work to obtain HUD approval.

iv. The City will manage the CCIs to maximize investment in the community in a strategic and intentional manner that best serves the Murchison Choice Neighborhood residents, business owners, and other stakeholders.

v. The City will collect the outcome metrics outlined in the Neighborhood Strategy and CCIs and shall participate in efforts to evaluate and analyze the data and, if appropriate, recommend amendments to the Neighborhood Strategies, which may evolve and improve over time, particularly with input from community stakeholders, subject to HUD approval.

V. RESPONSIBILITIES OF THE HOUSING IMPLEMENTATION ENTITY FOR THE HOUSING STRATEGY

A. Pennrose will serve as the Housing Implementation Entity and Co-Developer, working closely with FMHA. Pennrose will implement all phases of the Housing Strategy of the Transformation Plan with roles and responsibilities outlined as follows:

i. FMHA will ensure that the fully executed, final Master Development Agreement is submitted to HUD within 120 days after the grant award.

ii. Pennrose will be responsible for the development of all phases of the Housing Strategy of the Transformation Plan, subject to the availability of all necessary funding and approvals. Pennrose will be responsible for implementing day- to-day development and asset management activities associated with the Housing Strategy, including but not limited to the following: development of the site and units as described in the Application; implementation of the overall master housing plan; and submitting/preparing financing/funding applications. More specifically Pennrose will be primarily responsible for selection and contracting with architects and engineers to develop plans and specifications required to

implement the Transformation plan; procuring and selecting construction contracts and other various contractor agreements; negotiating/executing legal documents; investor selection/negotiation; making primary guarantees for Construction Completion and Lease-Up/Project Close-out.

iii. Pennrose will ensure that the financial closing for the first housing phase using grant funds occurs within 18 months of the Grant Award, and the construction Notice to Proceed or equivalent will start within 90 days after the closing date.

iv. FMHA will prepare, submit and obtain HUD approval all required demolition, disposition, and acquisition applications and ensure both the relocation and demolition costs are included in the rental housing budgets.

v. Pennrose will leverage Grant funds with additional public and private funding, including, but not limited to, tax credit equity, construction and permanent financing, and local, state and federal soft funding sources for the Housing Strategy included in the Application.

vi. FMHA will be responsible for assisting Pennrose in securing HUD required approvals or the approvals of other governmental authorities for activities related to the Housing Strategy.

vii. FMHA will retain oversight and approval rights for all design, amenities, and features for all phases of the Housing Strategy.

viii. Pennrose will be responsible for all property management activities, with the Housing Implementation Lead taking the lead role until the development has reached stabilized occupancy and obtained forms 8609 for each Development from the North Carolina Housing Finance Agency. Thereafter, TO BE DETERMINED.

ix. FMHA will provide input on the selection and terms of all financing parties, including investors and lenders, and the final approval of the Management Plan, and will draft the Tenant Selection Plan.

x. Pennrose will collect the outcome metrics outlined in the Housing Strategy and shall participate in efforts to evaluate and analyze the data and, if appropriate, recommend amendments to the Housing Strategies, which may evolve and improve over time, particularly with input from community stakeholders, subject to HUD approval.

B. Pennrose and FMHA specifically affirm their understanding that the Transformation Plan is intended to transform distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long-term; and to be a catalyst for neighborhood revitalization and rebuilding the neighborhood housing market, creating a neighborhood of choice for households with a broad range of incomes. Accordingly, the Developer affirms its understanding of and commitment to the following Housing-related objectives of the CNI program:

i. Housing transformed with the assistance of Choice Neighborhoods should be:

DRAFT

a) Housing units must meet all federal, local and state building regulations/codes and be built to market rate standards. HUD is seeking excellence in design. Design projects must be compatible with and support revitalization of the surrounding neighborhood. Local architecture and design elements should be incorporated so the housing blends in with and enhances the physical character of the neighborhood. Amenities should be provided that address the needs of residents and support self-sufficiency. Housing units should be able to withstand severe weather events. Site and building designs must incorporate all federal accessibility requirements as referenced in the NOFO and should seek to incorporate Universal Design concepts, such as livability and visitability.

b) Mixed-Income - Housing affordable to families and individuals with a broad range of incomes including low-income, moderate income, and market rate or unrestricted; and

c) Well-Managed and Financially Viable - Developments that have budgeted appropriately for the rental income that can be generated from the project and meet or exceed industry standards for quality management and maintenance of the property. The Transformation Plan will demonstrate that current residents of the Targeted Housing who wish to return to the on-site replacement housing may return in accordance with the housing choice opportunities for residents in the NOFO. The Transformation Plan further includes, and the Developer will participate in, resident involvement in planning and implementation activities in accordance with the NOFO.

ii. The Transformation Plan's demolition and redevelopment activities will comply with the "one-for-one" replacement standards of the NOFO.

iii. Affordable Housing units (non-replacement rental units, as defined in the NOFO) developed with Choice Neighborhoods funds

a) Must be done in accordance with a mixed-finance development proposal approved by HUD. Such units must be available to families earning up to 120 percent of AMI for at least 20 years. Affordable Housing units must be in the same building with replacement units, except for buildings with one to four units total. Further, Affordable Housing units cannot include other funding that has a lower income restriction (such as LIHTC equity). The affordability restrictions shall be contained in a legally enforceable document recorded in the appropriate recorder's office or registry of deeds and consistent with the long-term viability of the project. HUD will review the development proposal in accordance with the regulations at 24 CFR 905.606 and the Cost Controls and Safe Harbor Standards for Rental Mixed-Finance Development, dated April 2003, or subsequent guidance.

C. The Developer and FMHA will carry out the redevelopment activities in full compliance with applicable labor standards and specifically agree to create resident employment opportunities and contract with Section 3 (as defined in Article VIII, Section R below) business entities.

DRAFT

VI. RESPONSIBILITIES OF URBAN STRATEGIES, INC., FOR THE PEOPLE STRATEGY

A. USI will serve as the People Implementation Lead. Subject to the availability of all necessary funding and approvals, USI agrees to implement the People Strategy and conduct longitudinal data collection and analysis related to the measurable outcomes of the People Strategy. USI will hire an on-site, full-time Project Manager to oversee the implementation of the People Strategy and family support specialists to provide day-to-day case management. USI will develop a detailed, updated People Plan to submit to HUD within 12 months of the Grant Award.

B. USI specifically affirms its understanding of and commitment to the following People Strategy-related objectives of the Choice Neighborhood Initiative program:

i. Increasing income and employment. Resident employment and income increase, which supports economic stability and provides residents a path for moving out of subsidized housing;

ii. Training and Education. Children and youth have access to services that improve their education and prepare them for college or careers;

iii. Maintaining Independence. Elderly people and people with disabilities have access to services that help them stay independent; and

C. The Transformation Plan is designed to ensure that current residents of the existing developments benefit from transformation by providing each household with comprehensive case management services.

D. USI will expand and/or develop partnerships with the organizations around employment, health, and community safety.

E. USI will continue to engage residents and the community in the development of the People Plan.

F. USI will carry out its activities in full compliance with applicable labor standards and specifically agrees to create resident employment opportunities and contract with Section 3 business entities.

G. USI will collect the outcome metrics outlined in the People Strategy and shall participate in efforts to evaluate and analyze the data and, if appropriate, recommend amendments to the People Strategies, which may evolve and improve over time, particularly with input from community stakeholders, subject to HUD approval.

VII. MISCELLANEOUS PROVISIONS

A. Housing Strategy Feasibility. The Parties agree that certain matters are conditions precedent to the ability of the Developer to complete the Housing Strategy of the Transformation Plan and that Developer's ability to perform responsibilities hereunder is substantially contingent upon actions by third parties, as well as upon the continuation of economic and regulatory circumstances at least as favorable to housing development and marketing as currently exist ("Development Contingencies"). Such Development Contingencies, and the process for determining an event permitting

DRAFT

withdrawal of the Developer, shall be itemized in a Subsequent Agreement between the Developer and FMHA.

B. Term of Agreement. This Agreement shall have a term of the shorter of ten years or until closeout of the Grant; subject to termination rights described in Article IX, Sections K, T, U, and V below. NEED TO UPDATE

C. Capitalization and Recitals. Capitalized terms not defined herein shall have the meaning provided in the NOFO. The recitals are incorporated as if fully set forth in this Agreement.

D. Modification. Oral changes of this Agreement will have no effect. Any pilot information, discussions or agreements are merged herein and barred hereby. This Agreement may be modified or amended only in writing signed by all Parties.

E. No Delegation. Nothing in this Agreement shall be read to or otherwise interpreted to delegate the legal authority of the any of the Parties to any other Party or Parties to this Agreement.

F. Rules of Construction. The headings and captions of this Agreement are provided for convenience only and are not intended to have effect in the construction of this Agreement. Neither this Agreement nor any uncertainty or ambiguity herein shall be construed or resolved in favor of or against any Party on the basis of which Party drafted the uncertain or ambiguous language. This Agreement has been reviewed by all Parties and shall be construed and interpreted according to the ordinary meaning of the words used to fairly accomplish the purposes and intentions of all Parties to this Agreement.

G. Governing Law. The validity, interpretation, performance, and execution of this Agreement and all rights accruing under this Agreement are all governed by North Carolina law.

H. Venue and Forum Selection. The Parties expressly agree that if litigation is brought in connection with this Agreement and (1) the litigation proceeds in the Courts of the State of North Carolina, the parties agree that the appropriate venue shall be in Cumberland County (Fourteenth Judicial District of North Carolina); or (2) the litigation proceeds in a federal court, the parties agree that the appropriate venue shall be the United States District Court for the Eastern District of North Carolina.

I. Conflict of Interest. No member of the governing body of the City, FMHA, CCS, or other units of government and no other officer, employee, or agent of the City, FMHA, CCS, or other unit of government who exercises any functions or responsibilities in connection with the implementation of the Transformation Plan will have any personal interest, direct, or indirect, in this Agreement.

J. Non-liability of Public Officials. No Party to this Agreement, nor any subcontractors are permitted to charge personally any official, employee or agent of the City, FMHA, or CCS, with any liability or expenses of defense or hold any official, employee or agent of the City, FMHA, or CCS personally liable to such Party or its subcontractors, under any term or condition of this Agreement. This provision presumes that all such

DRAFT

individuals are acting in good faith and within the course and scope of his/her employment.

K. Morality Clause. If, in the sole opinion of the City, at any time the Parties or any of its owner(s) or employee(s) or agent(s) (collectively referenced as an "Actor") engages in any one or more actions that bring disrepute, contempt, scandal, or public ridicule to the Actor or subject the Actor to prosecution or offend the community or public morals or decency or denigrate individuals or groups in the community served by the City or are scandalous or inconsistent with community standards or good citizenship or may adversely affect the City's finances, public standing, image, or reputation or are embarrassing or offensive to the City or may reflect unfavorably on the City or are derogatory or offensive to one or more employee(s) or customer(s) of the City, the City may immediately upon written notice to the Parties terminate this Agreement, in addition to any other rights and remedies that the City may have hereunder or at law or in equity.

L. Force Majeure. Neither of the Parties shall be deemed to be in default of its obligations hereunder if and so long as it is prevented from performing such obligations by an act of war, hostile foreign actions, adverse governmental actions, nuclear explosion, pandemic or epidemic, earthquake, hurricane, tornado, or other catastrophic natural event or act of God.

M. E-Verify. The Parties acknowledge that "E-Verify" is the federal E-Verify program operated by the US Department of Homeland Security and other federal agencies which is used to verify the work authorization of newly hired employees pursuant to federal law and in accordance with Article 2, Chapter 64 of the North Carolina General Statutes. Subrecipient further acknowledges that all employers, as defined by Article 2, Chapter 64 of the North Carolina General Statutes, must use E-Verify and after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS §64-26(a). The Parties pledge, attest and warrant through execution of this contract that Parties comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes and further pledge, attest, and warrant that any subcontractors currently employed by or subsequently hired by the Parties shall comply with any and all E-Verify requirements. Failure to comply with the above requirements shall be considered a breach of this contract.

N. Assignment. The Parties may not assign their rights, duties, or obligations under this Agreement to any other person or entity without the prior written consent of all Parties to this Agreement.

O. Successors and Assigns. This Agreement shall be binding on and inure to the benefit of the Parties hereto and their permitted successors and assigns.

P. No Third-Party Beneficiaries. This Agreement is entered into for the exclusive benefit of the Parties and the Parties expressly disclaim any intent to benefit anyone not a party to this Agreement.

Q. Severability. If any term or provision of this Agreement, or the application thereof to any person or circumstances shall be invalid or unenforceable, the remainder of this

DRAFT

Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the greatest extent permitted by law.

R. Liability. Each of the Parties agrees to assume liability for their own risks associated with activities pursuant to this Agreement. Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating a legal partnership between any Parties to this Agreement. Nothing herein shall be construed to provide for rights to recovery of any damages, including but not limited to all general, special, pecuniary, consequential, or punitive damages as a result of this Agreement. Subsequent Agreements may include such rights, provided the Parties to such Subsequent Agreements determine appropriate.

S. Indemnification.

i. **Mutual Scope of Indemnification.** Each Party (each, an "Indemnifying Party") agrees, to the fullest extent permitted by applicable law, to indemnify, defend, and hold harmless each other Party, together with its respective elected and appointed officials, officers, directors, employees, agents, representatives, successors, and assigns (each, an "Indemnified Party"), from and against any and all claims, demands, suits, actions, proceedings, losses, damages, liabilities, costs, and expenses, including reasonable attorneys' fees and court costs (collectively, "Claims"), arising out of or relating to: (i) the negligent, reckless, or wrongful acts or omissions of the Indemnifying Party, its officers, employees, agents, subcontractors, or invitees in connection with the performance of its obligations under this Agreement; or (ii) the material breach by the Indemnifying Party of any representation, warranty, covenant, or obligation contained in this Agreement.

ii. **Developer Indemnification of City and FMHA.** In addition to the obligations set forth in the Mutual Scope of Indemnification provision above, Pennrose NC, LLC ("Developer") shall indemnify, defend, and hold harmless the City and FMHA, and each of their respective officials, officers, employees, and agents, from and against any and all Claims arising out of or relating to:

a) The design, construction, development, or management of any phase of the Housing Strategy, including defects in workmanship or materials;
b) Any failure by the Developer to comply with applicable federal, state, or local law, regulation, or HUD requirement in connection with the Transformation Plan;
c) Any labor dispute, workers' compensation claim, or employment matter arising from the Developer's activities under this Agreement or any Subsequent Agreement; or
d) Any environmental condition, hazardous material release, or contamination caused or exacerbated by the Developer's construction or demolition activities.

iii. **USI Indemnification of City and FMHA**. In addition to the obligations set forth in the Mutual Scope of Indemnification provision above, Urban Strategies, Inc. ("USI") shall indemnify, defend, and hold harmless the City and FMHA, and each of their respective officials, officers, employees, and agents, from and against any and all Claims arising out of or relating to:

DRAFT

a) The implementation of the People Strategy or the Neighborhood Strategy, including any services rendered to or on behalf of residents of the Target Neighborhood;
b) Any breach of confidentiality or misuse of personal data, resident information, or case management records in USI's possession or control; or
c) Any failure by USI to comply with applicable federal, state, or local law in connection with community services activities under the Transformation Plan.

iv. **City and FMHA Indemnification of Other Parties.** The City and FMHA shall indemnify, defend, and hold harmless the Developer and USI from Claims arising solely and directly from the City's or FMHA's respective negligent or wrongful acts or omissions in connection with the performance of their own obligations under this Agreement, subject in all cases to the governmental immunity limitations set forth below.

v. **Indemnification Procedure.** Any Indemnified Party seeking indemnification under this Section shall: (i) give the Indemnifying Party prompt written notice of any Claim for which indemnification is sought, provided that failure to give timely notice shall not relieve the Indemnifying Party of its obligations except to the extent the Indemnifying Party is materially prejudiced by such failure; (ii) grant the Indemnifying Party the right, at the Indemnifying Party's election, to assume sole control of the defense of such Claim with counsel reasonably acceptable to the Indemnified Party; and (iii) cooperate with the Indemnifying Party, at the Indemnifying Party's reasonable expense, in the defense of such Claim. The Indemnified Party shall have the right to participate in the defense of any Claim with counsel of its choice, at its own expense. No settlement or consent judgment binding on an Indemnified Party shall be entered without the prior written consent of the Indemnified Party, which consent shall not be unreasonably withheld.

vi. **Governmental Immunity Preserved.** Nothing in this Section shall be construed as a waiver of the sovereign or governmental immunity of the City, FMHA, or any other governmental entity under North Carolina law, including without limitation the limitations on liability set forth in the North Carolina Tort Claims Act, N.C.G.S. § 143-291, et seq., and the local government tort claims provisions set forth in N.C.G.S. § 160A-485. No right of indemnification shall arise against the City or FMHA to the extent that such indemnification would constitute a waiver of governmental immunity not authorized by statute. Each Party acknowledges and agrees that its rights to indemnification from the City or FMHA are subject to these limitations.

vii. **No Indemnification for Own Willful Misconduct.** Notwithstanding any other provision of this Agreement, no Party shall be entitled to indemnification under this Section for any Claim to the extent arising from that Party's own fraud, willful misconduct, or gross negligence.

viii. **Subsequent Agreements.** The indemnification provisions of this Section represent the baseline framework for indemnification obligations under this Agreement. Subsequent Agreements may expand, supplement, or modify the indemnification obligations of specific Parties with respect to specific activities, provided that no Subsequent Agreement may reduce the protections afforded to the City or FMHA below those set forth in this Section without the prior written consent of the City.

DRAFT

T. **North Carolina Public Records Law**

i. **Applicability.** The Parties acknowledge that the City and FMHA are public agencies subject to the North Carolina Public Records Law, N.C.G.S. Chapter 132 ("Public Records Law"). Records in the possession or custody of the City or FMHA that relate to this Agreement, the Transformation Plan, or the expenditure of public funds under this Agreement may constitute "public records" as defined in N.C.G.S. § 132-1 and may be subject to public disclosure upon request, subject to applicable statutory exemptions.

ii. **Obligations of Non-Governmental Parties.** Pennrose NC, LLC and Urban Strategies, Inc. (each, a "Non-Governmental Party") acknowledge that, to the extent they are acting as agents of the City or FMHA, or where records in their possession relate to the receipt or expenditure of public funds under this Agreement or any Subsequent Agreement, such records may be subject to the Public Records Law. Each Non-Governmental Party agrees to:

a) Retain all records, correspondence, financial documents, reports, and other materials related to the performance of obligations under this Agreement for a period of not less than five (5) years following the closeout of the Grant, or longer if required by the Grant Agreement or applicable law;

b) 2. Promptly notify the City's designated records liaison upon receipt of any public records request, subpoena, court order, or other legal process seeking records related to this Agreement, the Transformation Plan, or the use of Grant funds;

c) 3. Cooperate fully with the City in responding to public records requests, including by producing responsive records within the time required by N.C.G.S. § 132-6; and

d) 4. Refrain from taking any action designed to circumvent the City's or FMHA's obligations under the Public Records Law, including by retaining records that should properly be in the City's or FMHA's custody.

iii. Exemptions. Nothing in this Section shall require the disclosure of records that are: (i) exempt from disclosure under N.C.G.S. § 132-1.2 (trade secrets), N.C.G.S. § 132-6.1 (security plans), or other applicable exemptions under N.C.G.S. Chapter 132; (ii) protected from disclosure by federal law, including applicable HUD confidentiality requirements; (iii) protected by the attorney-client privilege or the attorney work-product doctrine; or (iv) personal identifying information protected under applicable privacy laws. Where a Non-Governmental Party asserts that responsive records are exempt from disclosure, it shall promptly provide the City with a written log identifying the records withheld and the basis for each asserted exemption, so that the City may make a lawful disclosure determination.

iv. **Designation of Records Liaison.** Within fifteen (15) days of execution of this Agreement, each Party shall designate a records liaison responsible for coordinating public records requests and records retention obligations under this Section. The City's records liaison shall serve as the primary point of contact for coordinating the City's response to any public records request that implicates records held by a Non-

DRAFT

Governmental Party. Each Party shall promptly notify all other Parties of any change in the identity of its designated records liaison.

v. **No Liability for Lawful Disclosure.** No Party shall have any liability to another Party for disclosing records in good faith compliance with a valid public records request, court order, or other legal obligation under N.C.G.S. Chapter 132 or applicable law, even if such disclosure includes information provided in confidence by another Party, provided that the disclosing Party has given written notice of the request to all other affected Parties and has afforded them a reasonable opportunity—not to exceed five (5) business days—to seek a protective order or other relief before disclosure.

vi. Electronic Records. The Parties acknowledge that electronic communications, including e-mails, text messages, and electronic documents, related to the subject matter of this Agreement may constitute public records subject to disclosure and retention requirements under N.C.G.S. Chapter 132. Each Party shall ensure that its electronic records management systems and retention policies are consistent with the obligations of this Section and applicable law.

U. Termination. This Agreement shall terminate upon the closeout of the Grant or sooner:

i. In the event the City is not selected for a Grant for funding year 2023/2024, and any Party withdraws as a Principal Team Member by written notice to the other Parties, in which event this Agreement shall terminate sixty (60) days after receipt of such notice; or

ii. With the mutual consent of the Parties and HUD.

V. Termination for Cause. In the event of substantial failure by one or more of the Parties to perform in accordance with the terms of this agreement, one or more of the Parties shall have the right to terminate this agreement upon ten calendar (10) days written notice in which event the Parties shall have neither the obligation nor the right to perform further services under this agreement nor shall the Parties be obligated to make any further payment for work that has not been performed. Failure to perform includes (but are not limited to) the following:

i. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and HUD guidelines, policies or directives as may become applicable at any time;

ii. Failure, for any reason, of one or more of the Parties to fulfill in a timely and proper manner its obligations under this Agreement; or

iii. Ineffective or improper use of funds under this Agreement.

W. Termination for Convenience. One or more of the Parties may without cause and without prejudice to any other right or remedy legally available to the Parties, terminate this Agreement for convenience at any time by giving sixty (60) days written notice to the other Parties, subject to applicable terms of Subsequent Agreements and in accordance with the federal cost principles outlined in 2 CFR Part 200.

DRAFT

X. Notices. Any notices to be given by either party to the other under the terms of this Agreement shall be in writing and shall be deemed to have been sufficiently given if delivered by hand, with a written acknowledgment of receipt, or mailed by registered or certified mail to the other party at the following addresses or to such other addresses as either party hereafter from time to time designates in writing to the other party for the receipt of notice:

i. City of Fayetteville
Douglas J. Hewett, City Manager (via)
Christopher Cauley, Director of Economic and Community Development
433 Hay Street
Fayetteville, NC 28301
910-433-1590
ChristopherCauley@Fayettevillenc.gov

ii. Fayetteville Metropolitan Housing Authority
Dawn Weeks, Executive Director
P.O. Drawer 2349
Fayetteville, NC 28302-2349
910-483-3648
DWeeks@fmhanc.org

iii. Pennrose NC, LLC
Timothy Henkel
CEO
1301 N 31st St,
Philadelphia, PA 19121
Email

iv. Urban Strategies, Inc.
Esther Shin
100 N Broadway, Suite 1110
St. Louis, MO 63102
314-335-2914
Esther.shin@usi-inc.org

Such notice, if mailed, shall be deemed to have been received by the other party on the date contained in the receipt.

Y. Waiver. The Parties' failure to act with respect to a breach by the Parties does not waive its right to act with respect to subsequent or similar breaches. The failure of the Parties to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

Z. Examination and Retention of Records. The Parties acknowledge and agree that HUD, or the Comptroller General of the United States, or any of their duly authorized representatives shall, until five years after close-out of the Grant, have access to and the right to examine any of any Party's books, documents, papers, or other records involving transactions related to this Agreement for the purpose of making audit,

DRAFT

examination, excerpts, and transcriptions. Notwithstanding the above, if there is litigation, claims, audits, negotiations, or other actions that involve any of the records cited and that have started before the expiration of the five-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the five-year period, whichever occurs later.

AA. Opportunities for Low-Income and Very-Low Income People. The Parties are each committed to fully implementing the requirements of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) ("Section 3") is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

BB. Opportunities for Minority Firms, Women's Business Enterprises and Labor Surplus Area Firms. The Parties are each committed to take all necessary affirmative steps to assure that minority firms, women's business enterprises, and labor surplus area firms are involved in the Transformation Plan. Affirmative steps shall include:

i. Placing qualified small and minority businesses and women's business enterprises on solicitation lists for work required by the Transformation Plan;

ii. Assuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources to perform services or provide supplies related to the Transformation Plan;

iii. Dividing total requirements, when economically feasible, into smaller tasks or quantities to per-unit maximum participation by small and minority business, and women's business enterprises;

iv. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority business, and women's business enterprises; and

v. Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce to promote the involvement of minority firms, women's business enterprises, and labor surplus area firms.

CC. Counterparts. This Agreement may be executed in counterparts and all such counterparts shall be deemed to be originals and together shall constitute but one and the same instrument.

DD. Delay. Failure or delay on the part of any Party to exercise any right, remedy, power, or privilege hereunder shall not operate as a waiver of any current or future default. Further, a waiver of one provision of this Agreement is not a waiver of all or any future provision(s) of this Agreement.

DRAFT

EE. Divestment of Companies Boycotting Israel or Invest in Iran Certification. The Parties certify that:

i. It is not identified on the Final Divestment List or any other list of prohibited investments created by the NC State Treasurer pursuant to N.C.G.S. 147-86.58;

ii. It has not been designated by the NC State Treasurer pursuant to N.C.G.S. 147-86.81 as a company engaged in the boycott of Israel ((i) and (ii) to be collectively referred to as "FD Lists"); and

iii. It will not take any action causing it to appear on the Treasurer's FD Lists created by the NC State Treasurer during the term of this Agreement.

By signing this Agreement, the Parties further agree, as an independent obligation, separate and apart from this Agreement, to reimburse the City for any and all damages, costs and attorneys' fees incurred by the City in connection with any claim that this Agreement or any part thereof is void due to one or more parties appearing on the Treasurer's FD Lists at any time before or during the term of this Agreement.

FF. Survival of Terms. All warranties, covenants, and representations contained within this contact and all applicable work authorizations, if any, shall continue in full force and effect for five (5) years after the execution and delivery of the final product, act, or service taken in furtherance of this contract. Survivability shall not be impacted, or otherwise shall not be rendered null or void, by the termination or natural expiration of this contract or other applicable work undertaken in furtherance of this contract.

GG. Counterpart Execution. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original as against any party whose signature appears thereon, and all of which shall together constitute one and the same instrument. This Agreement shall become binding when the counterparts hereof, taken together, bear the signatures of all the parties reflected hereon as the signatories. To facilitate execution of this Agreement, the parties may execute and exchange by telephone facsimile, or by e-mail as a .pdf document or other electronic image, counterparts of the signature pages, provided that executed originals thereof are promptly forwarded to the other party by any of the delivery methods set forth in this Paragraph Article III, Section FF.

HH. Representations and Voluntary Execution. Each of the Parties represent that they have read and reviewed this Agreement and enter into this Agreement voluntarily and on their own accord, each having the opportunity to seek the advice of counsel and represents and warrants that they are under no duress or coercion in entering into this Agreement. The person who has signed this Agreement on behalf of a Party is authorized by such Party to do so, and by signing this Agreement, personally represents and warrants that he or she is authorized to bind them to its terms.

THE UNDERSIGNED REPRESENT AND ACKNOWLEDGE THAT THEY HAVE CAREFULLY READ THE ENTIRE AGREEMENT, HAVE SECURED THE ADVICE OF COUNSEL, UNDERSTAND THE AGREEMENT AND ITS CONSEQUENCES, AND KNOWINGLY AND VOLUNTARILY ENTER INTO IT.

DRAFT

[SIGNATURE PAGES FOLLOW]

DRAFT

IN WITNESS WHEREOF, the Parties have duly executed this Murchison Choice Neighborhoods Partnership Implementation Agreement, on or as of the date first written above.

ATTEST:

CITY OF FAYETTEVILLE

BY:_____
Pamela J. Megill
City Clerk

BY:_____
Kelly Olivera
Assistant City Manager

ATTEST:

FAYETTEVILLE METROPOLITAN HOUSING AUTHORITY

BY:_____
Dawn Weeks
Executive Director

BY:_____
Joyce Tucker
Board Chairperson

ATTEST:

Pennrose NC, LLC

BY:_____

BY:_____
Timothy Henkel
CEO

ATTEST:

URBAN STRATEGIES, INC.

BY:_____
Ebonie Reed, Esq.
Vice President of Legal and Compliance

BY:_____
Esther Shinn
President

DRAFT

Murchison Choice 2025 Implementation Grant Application

Partnership Certification and Leverage

February 10, 2026



FAYETTEVILLE NC

Choice Neighborhoods

- Leverages public and private dollars to support strategies that address neighborhoods through comprehensive neighborhood transformation

- Local stakeholders create and implement a plan that revitalizes distressed HUD housing and addresses the surrounding neighborhood

- Communities transform neighborhoods by revitalizing distressed housing and catalyzing neighborhood improvements, including vacant property, housing, businesses, services and schools

Planning Grant

In December of 2020, the City of Fayetteville, in partnership with the Fayetteville Metropolitan Housing Authority (FMHA), was awarded a **HUD Choice Neighborhoods Planning Grant** for the Murchison neighborhood. Fayetteville was 1 of 11 awards nationally.

Completed and approved by HUD in March of 2023, the City and FMHA worked with **local residents and a variety of community stakeholders** – including nonprofits, faith-based organizations, anchor institutions, supportive services agencies, businesses, and others – to create a forward-looking **Transformation Plan with a strong commitment to diversity and inclusion.**

In October of 2023 the Murchison Choice Plan won the 2023 North Carolina **Marvin Collins Award in Advancing Equity** from the North Carolina Chapter of the American Planning Association (APA-NC)

Visions



- **Community of Learning Theme:** Harness FSU and local schools to expand educational and job training opportunities for local residents.
- **Growing Green Theme:** Grow local wealth and ownership, while also improving and expanding the green network of parks, open spaces and trails to connect neighbors to nature.
- **Historical and Cultural Community Theme** Recognize and celebrate the rich history and culture of the community as a way to foster growth and opportunity.

HUD Decision

Application Submission

- The City submitted the application on February 14, 2024
- HUD sent a letter notifying the City that we were a finalist on May 1, 2024
- HUD toured the neighborhood on June 13, 2024

Application Review and Denial

- HUD notified the City that we were not selected on July 16, 2024
- On the same day, ECD sent an email to all partners and collaborators notifying them of HUD's decision
- The City and Housing Authority requested a debrief from HUD on July 23, 2024
- HUD scheduled a debrief with the team on September 19, 2024



HUD Debrief

HUD Provided a verbal debrief of our application with scoring criteria broken into seven categories for a maximum of 104 points

Category	Score
Capacity	15/20
Need	10/14
Strategy – Neighborhood	8/10
Strategy – Housing	13/17
Strategy – People	8/14
Leverage	6/9
Approach	8/9
Other	5/5
Impact	2/6
Total	75/104

HUD Comments (Summarized)

- The application was eligible, and it is impressive to be shortlisted the first year
- Including Elliot Circle in the redevelopment plan is unusual but just needs more explanation
- Application needs better understanding of roles and responsibilities
- Costs of site acquisition and development at Elliot Circle is high
- Need to ensure non housing authority residents are provided resources, options, and right to return



Notice of Funding Opportunity

Timeline for the Grant Submission

- Posted December 9, 2025
- Due March 9, 2026

New Administration/ New Grant Adjustments

- Funding reduced from a max of $50M to $26M
- Limited applicant pool
- Focus on practical projects that can be implemented



Fayetteville's time is Now

Set up for Success

- **Transformation Plan** developed by the community and accepted by HUD.
- **Scoring and Feedback** Focusing on scoring and addressing HUD's feedback.
- **Murchison Neighborhood's Story** Threading the resident's and the community's story through the application.
- **Housing plan** Financing and implementation feasibility.
- **People strategies and partners** Partnering with education and workforce development service providers.
- **Neighborhood investments** concentrating on partnerships, connections and leverage.



CNI Resident Rights



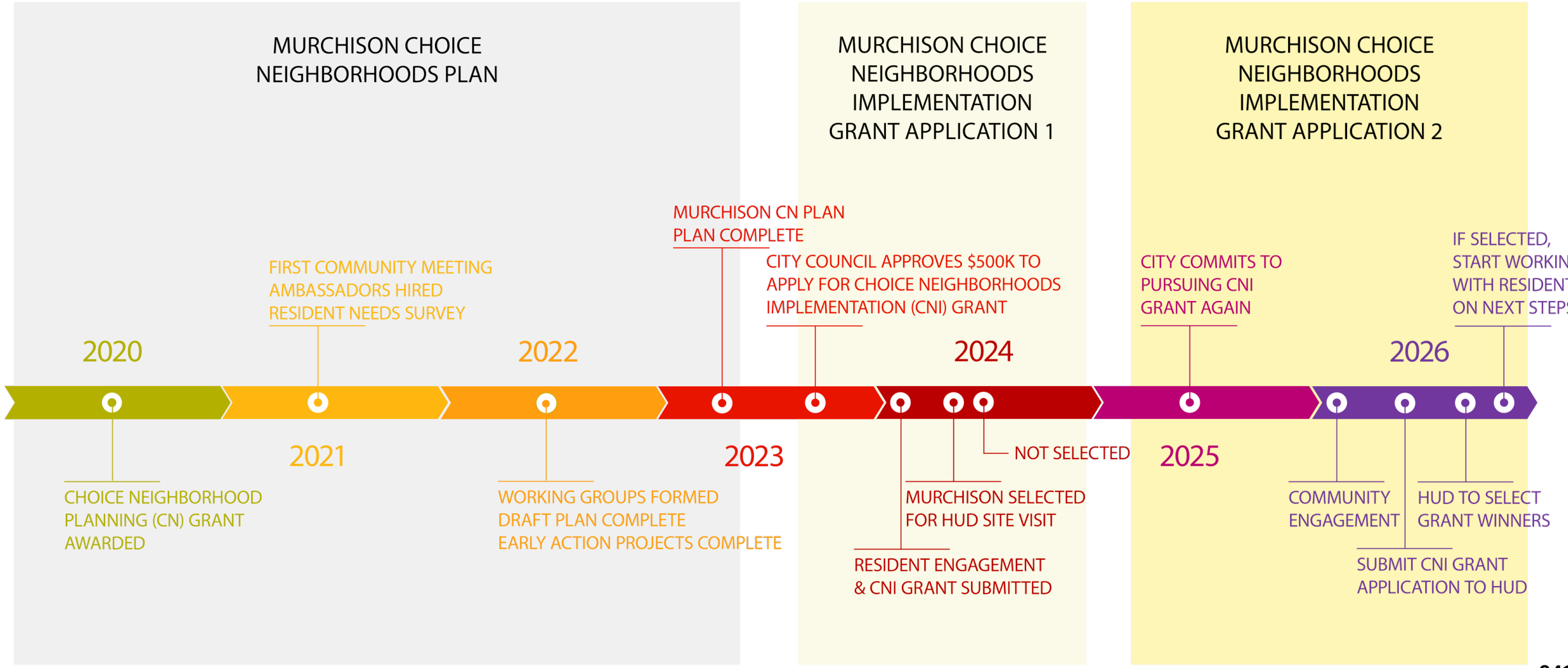
A. **To be continuously involved.** All residents are invited and encouraged to be involved

B. **To return to a replacement housing unit.** Collaborative relocation plans and preference for returning will be provided to all impacted residents

C. **To play a role in updates to the Transformation Plan.** Residents will continue to be offered opportunities to have meaningful roles in making decisions throughout implementation.

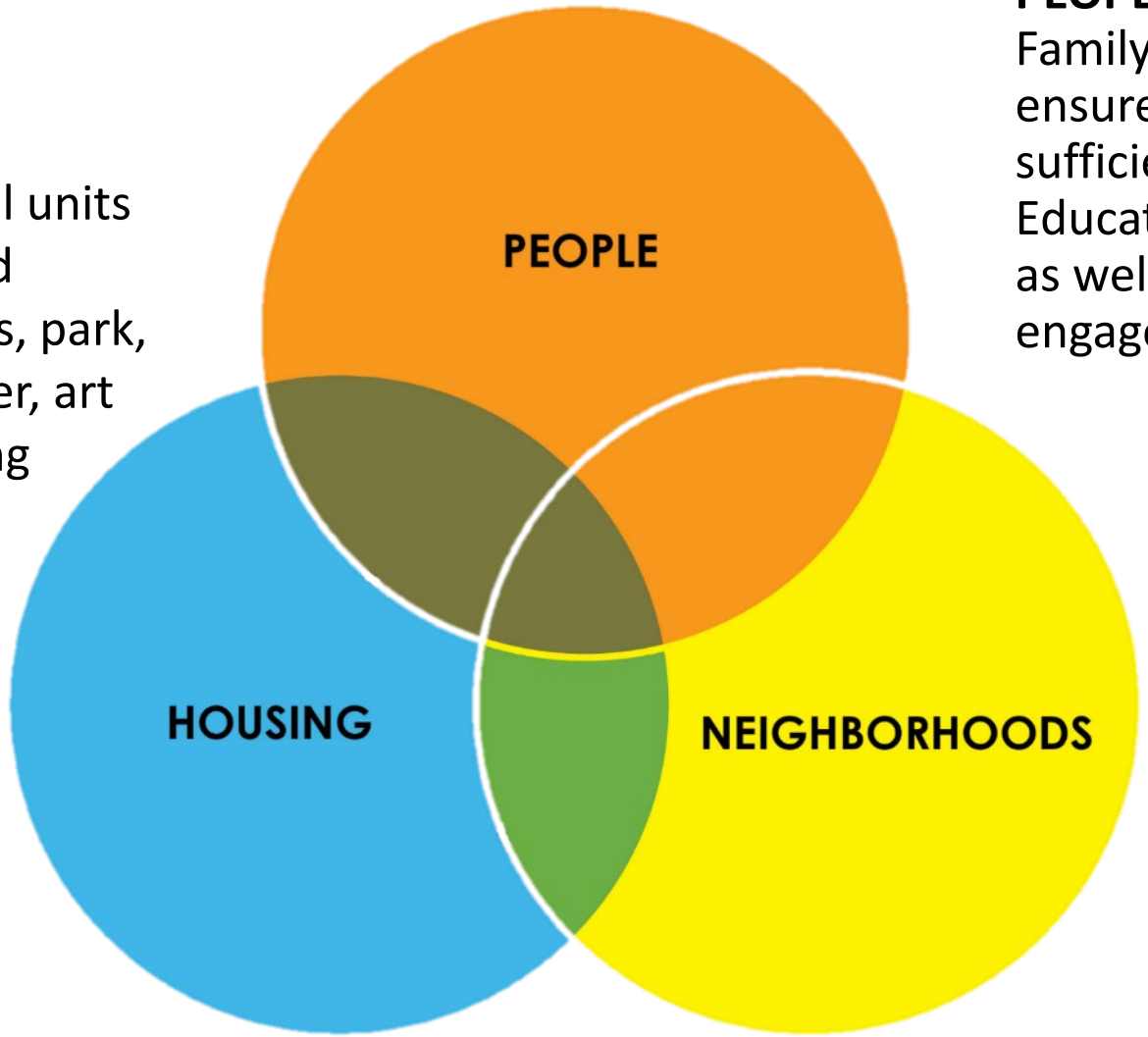
D. **To confirm their needs, desires and assets on a one-on-one basis**. Urban Strategies is meeting with residents to update the household level assessments to ensure residents strengths, needs and opportunities are incorporated.

Choice Neighborhood Timeline



Choice Neighborhoods Plan Overview

HOUSING
323 mixed income rental units with in-unit washers and dryers, pantries, gardens, park, picnic area, fitness center, art murals, improved lighting



PEOPLE
Family Supportive services that ensure access to economic self-sufficiency, youth and adult Education, health and wellness, as well as community engagement

NEIGHBORHOOD
35 homeownership units, 35 residential façade upgrades, 30 business façade upfits, trail access, gateway and corrdior signage, placemaking improvements

Murchison CNI Team

FY2025-2026 Choice Neighborhood Implementation

CITY OF FAYETTEVILLE

FAYETTEVILLE METROPOLITAN HOUSING AUTHORITY

Cumberland County Schools

Fayetteville State University

COMMUNITY DEVELOPMENT STRATEGIES

Grant Strategy/Writer

- Guide Housing, Neighborhood and People strategies that are integrated and equitable
- Formulate implementation strategies based on data and community input
- Build consensus through a democratic process

COLLABO
Steele Group

Master Planner/Designer

URBAN STRATEGIES

People Implementation Lead

People Plan – Education,
Income & Employment
Case Management
Resident Engagement
Partner Engagement and Leverage

PENNROSE

Housing Implementation Lead

Mixed-Income Rental Housing Master Plan
Site Control, Unit Mix and Phasing
Design and Financing
Land Use Approvals
Partner Engagement and Leverage

CITY OF FAYETEVILLE

Neighborhood Implementation Lead

Neighborhood Plan (CCI) Plan
Community and Economic Development
Homeownership
Placemaking and Connections
Partner Engagement and Leverage

CNI Team Members

- The City, Fayetteville Metropolitan Housing Authority (FMHA), Pennrose, and Urban Strategies, Inc. (USI) are making final preparations to submit by **March 9, 2026**
- The application requires a partnership certification signed by an authorized representative of each entity and can not be changed without HUD approval.
- **Roles:**
  - **Lead Applicant and Coordinator** – City of Fayetteville
  - **Co-Applicant and Co-Developer** – FMHA
  - **Housing Developer** – Pennrose
  - **Neighborhood** - City of Fayetteville
  - **People Lead** – USI

Action Requested: Authorize City Manager to Execute Agreement

Implementation Grant

- HUD Choice Neighborhood Implementation Grant amount: **$26M**
- **Administration - $1M (8 years)**
- **Housing Grant - $18.5M**
  - Demolish Murchison Townhomes at Rosemary and Elliot Circle
  - Develop 323 units of mixed income housing at both locations over 3 phases
- **People - $3.9M**
  - Increasing income and employment
  - Increasing access to training and education
  - Maintaining independence for seniors
- **Neighborhood - $2.6M**
  - Create access to trails and multi-use paths
  - Develop gateways and neighborhood branding
  - Improve access to homeownership and housing quality

CNI Housing





Housing Principles

- $95.7M of new housing development
- 1:1 replacement of public housing units.
- Public housing residents will continue to pay 30% of their income toward rent
- Build first, households relocate once
- Built with high quality amenities for a mix of incomes





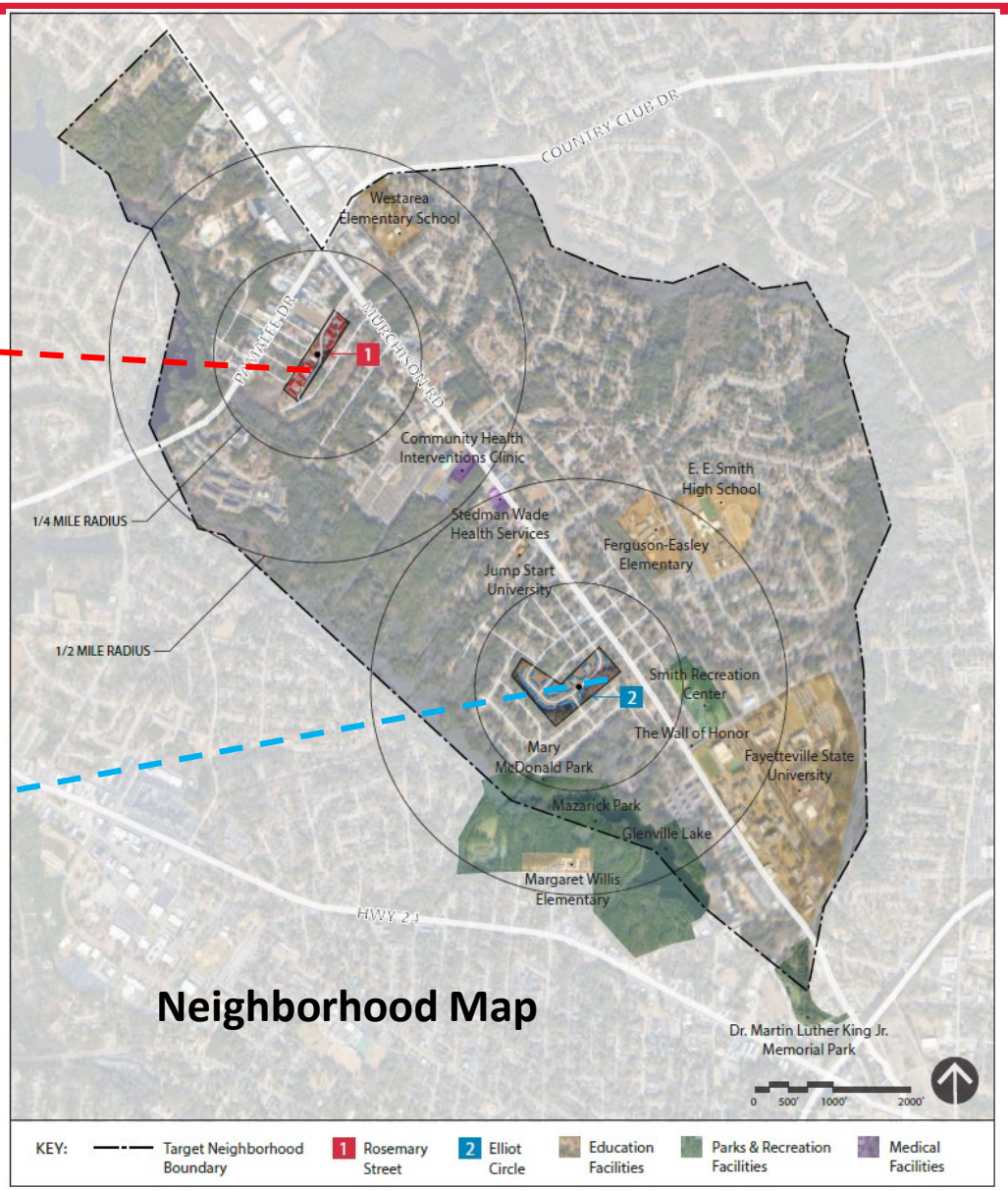
Site Priorities



Murchison Site – Target Housing



Elliott Circle Site – New Site



Neighborhood Map

Housing Design

- Community Engagement
- Assessment and Planning
- Cultural Preservation
- Greenspace and Parks
- Accessibility and Connectivity
- Economic Development
- Public Safety
- Sustainability



Community Amenities and Features

- **Large Greenspace**
- **Small Greenspace**
- **Raised Gardens - Elderly**
- **Dog Park**
- **Picnic Shelter w/ Grills**
- **Benches**
- **Handicap Accessibility - Walkability**
- **Raised Crosswalks**
- **Bus Stops**
- **Bike Racks**
- **Common Fitness Room**
- **Community Room/Kitchen**

Playgrounds



Picnic Shelters



Greenway & Walking Trails



Laundromat



Neighborhood Elevations



2 Bedroom – Walk-Up





3 Bedroom – Walk-Up



Neighborhood Elevations





2 Bedroom – Townhouses
and 1 & 3 Bedroom Walk-Up





1, 2 & 3 Bedroom – Walk-Up

Urban Strategies, Inc. (USI)

- USI is a national nonprofit leader with 45 years of experience in place-based human capital development strategies
- USI will be the People and Neighborhood Leads for the Grant
- As **the People Lead in more than 20 CNI grants**, USI has successfully implemented a wide range of strategies in service to HUD's goal to improve employment and income, health and children's education
- Assigns leadership, hires locally
- Community Development Financial Institution with resources and leverage of their own

Critical Community Improvement Projects

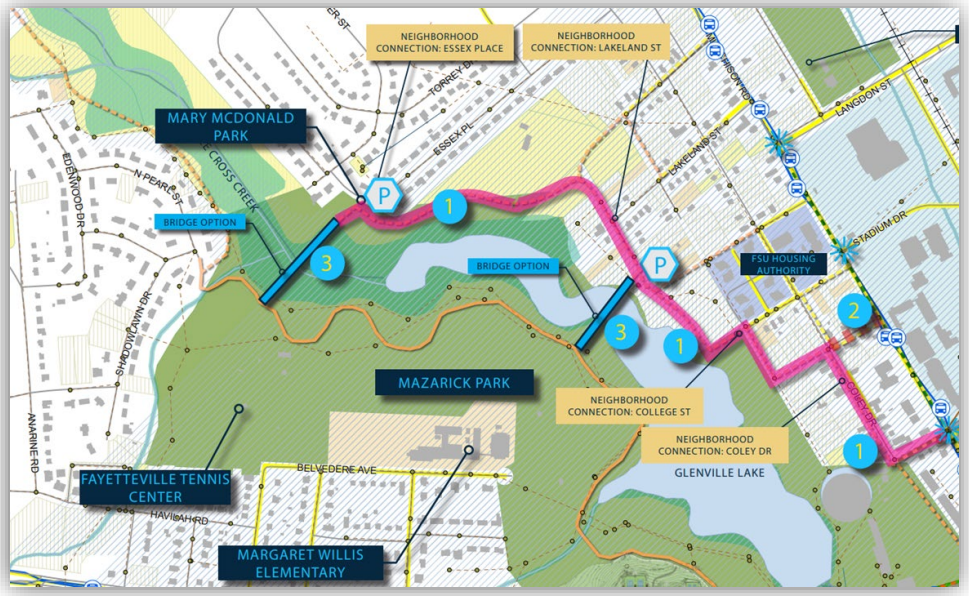
Community Confidence

Infill Housing and Façade Improvement



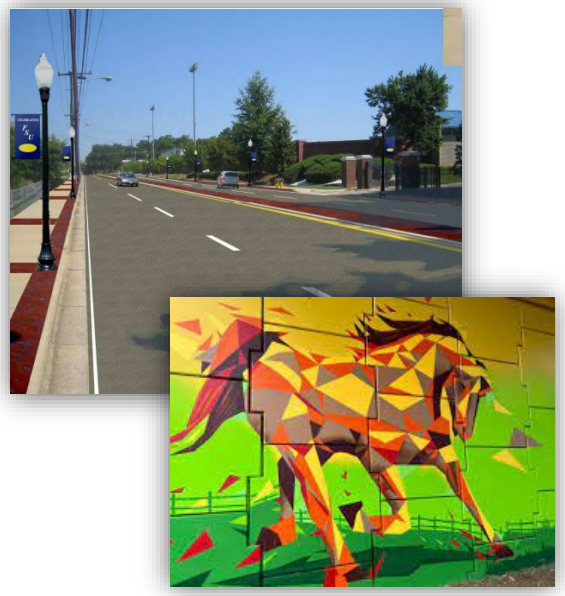
Community Assets

Access to Neighborhood Parks and Trails



Community Confidence

Placemaking and Corridor Improvement



Infill Homeownership

- Within 1/8 mile from the edge of the property, there are between 65-70 vacant sites that could accommodate new homes.
- The Plan includes rehabilitation/new construction of 35 homes in the neighborhood available for **moderate- and middle-income homeownership**
- Estimated total of $9.5M in taxable property





Residential Façade Improvement



- Performed by a NPO Developer
- Low Interest Loans to landlords
- Grants to Homeowners
- Small Local Business Requirements







Leverage and Support

- Significant leverage is needed from the community, large institutions, and the City to meet the grant requirements AND be competitive
- The table represents **$20M** in leverage to support this grant application
- Leverage is pledged over an eight-year period (the life of the grant) in a letter from the Mayor to HUD

Action Requested:
Authorize Mayor to Sign Leverage Letter

Source	Use	Amount
Community Development Block Grant (CDBG)	Neighborhood Housing Façade Improvements	$600,000
	Commercial Façade Improvements	$200,000
	Neighborhood Trail Improvements	$500,000
	Gateway and Placemaking Improvements	$200,000
	CDBG Total	**$1,500,000**
HOME Investment Partnership	Elliot Circle Phase I and II	**$593,338**
HOME Investment Partnership – American Rescue Plan	Elliot Circle Phase I and II	**$3,402,662**
Housing Opportunity General Obligation Bond	Elliot Circle Phase I and II, Murchison Townhouses	$1,000,000
	Neighborhood Housing Façade Improvements	$500,000
	Neighborhood Infill Housing	$1,000,000
	GO Bond Total	**$2,500,000**
City General Fund	Commercial Façade Improvements	**$400,000**
City Capital Improvement Plan	5-Year CIP Amounts	**$12,498,070**
	Total Leverage	**$20,894,070**



FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov

City of Fayetteville

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

City Council Action Memo

File Number: 26-0109

Agenda Date: 2/23/2026 **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: **Jodi Phelps, Assistant City Manager**

FROM: **Christopher Cauley, Director of Economic and Community Development**
Derrick McArthur, Economic Development Manager

DATE: **February 23, 2026**

RE:
Fayetteville State University Update on Memorandum of Understanding for Catalyst Site 1

COUNCIL DISTRICT(S):
District 2

Relationship To Strategic Plan:
Strategic Operating Plan FY 2022 - 2026
Goal II: Responsive City Government Supporting a Diverse and Viable Economy
- Objective 2.1 - To ensure a diverse City tax base.
- Objective 2.3 - To invest in community places to ensure revitalization and increase quality of life.

Goal IV: Desirable Place to Live, Work and Recreate
- Objective 4.3 - To ensure a place for people to live in great neighborhoods

Executive Summary:
City Council is asked to receive the Fayetteville State University (FSU) fifth required six-month update on the three-year Memorandum of Understanding (MOU) for the Catalyst Site. FSU is currently working on completing a feasibility study and an updated environmental study.

Background:
On June 12, 2023, City Council authorized the City Manager to execute an MOU with FSU initiating a three-year period for FSU to develop a comprehensive project proposal for City Council's consideration. This agreement enables FSU to pursue financing and development efforts with the objective of presenting a full project proposal within the specified timeframe. As per Section A.2 of the MOU, FSU is required to provide a written update every six months detailing the progress made towards the development proposal to allow for a three-year period wherein the University would bring back a full development proposal for City Council’s consideration.

Issues/Analysis:

FSU plays a crucial role in the community, especially in the City's efforts to revitalize the Murchison Choice Neighborhood. Various studies have highlighted the significance of FSU's connection to Downtown Fayetteville as a driving force for the economic development of both the Downtown area and the University.

FSU remains invested in the collaborative redevelopment strategy for the Murchison Road corridor. A significant milestone within this shared vision is the JBS Developer's and Housing Authority's effort to construct Central Park Villas. This development represents a meaningful step forward for both the City and the University, advancing redevelopment goals for the corridor and, more specifically, Catalyst Site 1.

The University continues to move forward with strategic planning for the remaining acreage within Catalyst Site 1 and are actively advancing a feasibility study for the Catalyst Site 1 property. This study will better define development opportunities, shape the long-term vision for the site, and determine the highest and best use of the remaining land in alignment with institutional needs and community priorities.

Additionally, FSU is initiating an updated environmental study of the property. Completion of this study is a required step to satisfy necessary regulatory and institutional approvals and will support informed decision-making as future development phases are considered.

Finally, the University is engaged in ongoing discussions with Cumberland County regarding a potential development opportunity within the corridor. While still in the exploratory stage, this opportunity has the potential to become a valuable community asset and aligns with the shared redevelopment vision held by the City and FSU. Fayetteville State University remains fully committed to advancing redevelopment along the Murchison Road corridor through strategic partnerships, responsible planning, and mission-aligned investment.

Budget Impact:
This action does not have any budgetary impact. If FSU is successful, the property and its improvements may be returned to the tax roll and generate future revenues.

Options:
1. Receive the administrative report.
2. Do not receive the administrative report
3. Direct staff to some other action.

Recommended Action:
Receive the administrative report

Attachments:
CAT Site 1 MOU with FSU - Amended and Restated
Catalyst Site 1 (Fifth 6-Month Update)

FAYETTEVILLE STATE UNIVERSITY

Office of the Chancellor

Memorandum

To: Douglas J. Hewett
City Manager, City of Fayetteville

From: Darrell T. Allison, J.D.
Chancellor, Fayetteville State University

Re: Catalyst Site 1 Progress Update

Date: January 30, 2026

……

Fayetteville State University (FSU) is pleased to provide this 30-month progress update on development efforts associated with Catalyst Site 1 and the broader shared vision between the City of Fayetteville and the University for redevelopment along the Murchison Road corridor. These efforts continue to reflect FSU's long-term commitment to expanding its campus footprint, supporting student success, and serving as an anchor institution for community-centered revitalization.

Shared Vision for the Murchison Road Corridor:

FSU remains invested in the collaborative redevelopment strategy for the Murchison Road corridor. A significant milestone within this shared vision is the JBS Developer's and Housing Authority's project to construct Central Park Villas. This development represents a meaningful step forward for both the City and the University, advancing redevelopment goals for the corridor and, more specifically, Catalyst Site 1.

University Progress and Ongoing Initiatives:

The University continues to move forward with strategic planning for the remaining acreage within Catalyst Site 1. We are actively advancing a feasibility study for the Catalyst Site 1 property. This study will better define development opportunities, shape the long-term vision for the site, and determine the highest and best use of the remaining land in alignment with institutional needs and community priorities.

Additionally, FSU is initiating an updated environmental study of the property. Completion of this study is a required step to satisfy necessary regulatory and institutional approvals and will support informed decision-making as future development phases are considered.

Finally, the University is engaged in ongoing discussions with Cumberland County regarding a potential development opportunity within the corridor. While still in the exploratory stage, this opportunity has the potential to become a valuable community asset and aligns with the shared redevelopment vision held by the City and FSU.

Fayetteville State University remains fully committed to advancing redevelopment along the Murchison Road corridor through strategic partnerships, responsible planning, and mission-aligned investment. We appreciate the continued collaboration with the City of Fayetteville and look forward to working together as Catalyst Site 1 progresses into its next phase. Should you have any questions or require additional information, please do not hesitate to contact my office.

AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING AND PARTIAL ASSIGNMENT OF RIGHTS (CATALYST I SITE)

September 30, 2025 (the "Effective Date")

This AMENDED AND RESTATED MEMORADUM OF UNDERSTANDING AND PARTIAL ASSIGNMENT OF RIGHTS (this "Amended MOU") is entered into by and among the CITY OF FAYETTEVILLE, NORTH CAROLINA ("City"), FAYETTEVILLE STATE UNIVERSITY ("FSU"), the FAYETTEVILLE METROPOLITAN HOUSING AUTHORITY ("FMHA") and JBS DEVELOPERS, LLC, a North Carolina limited liability company ("JBS" and, together with FMHA, the "Co-Assignees"). City, FSU, FMHA and JBS are each a "Party" and collectively the "Parties."

RECITALS

A. City and FSU are parties to that certain Memorandum of Understanding dated July 1st 2023 (the "MOU") granting FSU full and exclusive access to the "Catalyst I" site as was identified on Attachment 1 to the MOU and include here in as Exhibit A-1 (the "Site").

B. Under the MOU, City granted FSU exclusive access to the Site to conduct due diligence and to prepare and negotiate a development proposal and related purchase terms for the Site.

C. FSU desires to assign to Co-Assignees a portion of FSU's rights and obligations under the MOU solely with respect to a subset of the Site described on Exhibit A-2 attached hereto (the "Assigned Area") to permit Co-Assignees to perform due diligence on the Assigned Area for a potential affordable housing development, while FSU retains all rights and obligations with respect to the balance of the Site (the "Retained Area").

D. City consents to this partial assignment and recognizes the Co-Assignees as parties to the MOU solely with respect to the Assigned Area as limited by the terms of this Amended MOU.

NOW, THEREFORE, the Parties agree as follows:

1. PARTIAL ASSIGNMENT OF RIGHTS AND RESPONSIBILITIES OF THE PARTIES

(a) The City will provide FSU with full and exclusive access to the Retained Area on the Site pursuant to the terms of this Agreement. FSU will take all necessary steps to provide City with a full development proposal to include, but not limited to, site plans, architectural elevations, and a financial proposal and provide the CITY with a written progress report every six (6) months on the steps it has taken towards the development proposal.

(b) The City and FSU agree that FSU hereby assigns its interests under the MOU to the Co-Assignees with respect to the Assigned Area. Pursuant to this partial assignment, FSU shall retain access rights only to the Retained Area and the Co-Assignees shall have access only

to the Assigned Area. Co-Assignees and FSU shall coordinate reasonable access logistics and shall not unreasonably interfere with one another's due diligence activities.

(c) The City will provide the Co-Assignees with full and exclusive access to the Assigned Area on the Site pursuant to the terms of this Agreement. Co-Assignees will take all necessary steps to provide City with a full development proposal to include, but not limited to, site plans, architectural elevations, and a financial proposal and provide the CITY with a written progress report every six (6) months on the steps it has taken towards the development proposal. City and Co-Assignees expressly understand that the purpose of this Amended MOU is to permit Co-Assignees to pursue an acquisition or ground lease of the Assigned Area pursuant to N.C.G.S. § 160A-267, § 160A-272, and § 160D-1316.

(d) To promote Co-Assignees development goals, City may enter a Short Form Site License Agreement with Co-Assignees with terms consistent with this Amended MOU. This license will grant Co-Assignees a non-exclusive license to enter onto the Assigned Area to perform non-invasive and, with prior written notice to City, invasive due diligence activities (including environmental, geotechnical, and survey work) subject to reasonable scheduling and restoration obligations, customary insurance (Commercial General Liability of not less than $2,000,000.00 aggregate and $1,000,000.00 per occurrence and workers' compensation as required by law) naming City as an additional insured, and an indemnity from Co-Assignees for claims arising from Co-Assignees' (or its contractors') entry, negligence, or willful misconduct, excluding pre-existing conditions not exacerbated by Co-Assignees. The Parties may, in their discretion, memorialize such license in the form attached as Exhibit B.

(e) City agrees to cooperate with Co-Assignees and FSU in connection with any subdivision, recombination, or platting reasonably required to allow separate conveyance of the Assigned Area and the Retained Area, including execution of customary applications and consents, at no material cost to City.

2. GENERAL TERMS

(a) Term: This Amended MOU shall be effective on the Effective Date written above and shall expire on July 1, 2026 ("Term"). The Term may be extended through mutual agreement of the Parties by amending this Amended MOU in writing.

(b) Termination: This Amended MOU may be terminated by either party giving the other thirty (30) days advanced written notice of such intent. Neither party shall enter into or otherwise create new obligations relative to this Amended MOU following receipt of such notice, without the written consent of the other party.

(c) Independent Negotiation: City may negotiate a purchase and sale agreement or ground lease agreement with Co-Assignees for the Assigned Area independently of, and without condition upon, any agreement with FSU for the Retained Area, and vice-versa.

(d) Notices: Unless otherwise provided herein, all notices or other communications required or permitted to be given under this Amended MOU shall be in writing and shall be deemed to have been duly given if delivered personally in hand or sent by certified mail, return

receipt requested, postage prepaid, and addressed to the appropriate party(s) at the following address or to any other person at any other address as may be designated in writing by the parties:

To City: City of Fayetteville
Office of the City Manager
433 Hay Street
Fayetteville, NC 28301

To FSU: Fayetteville State University
Darrell T Allison, JD, Chancellor
1200 Murchison Road
Fayetteville, NC 28301

To FMHA: Fayetteville Metropolitan Housing Authority
Attention: Dawn Weeks, Executive Director
1000 Ramsey Street
Fayetteville, NC 28301

To JBS: JBS Developers, LLC
Attention: James B Smith, Manager
PO Box 87467
Fayetteville, NC 28304

(e) Entire Agreement: This Amended MOU constitutes the entire agreement of the parties and is intended as a complete and exclusive statement of the promises, representations, negotiations discussions and agreements that have been made in connection with the subject matter hereof. No modifications or amendments to this Amended MOU shall be binding upon the parties unless the same is in writing and signed by the respective Parties.

(f) In the event any provision of this Amended MOU is held to be unenforceable for any reason, this determination of unenforceability shall not affect the remainder of the Agreement. This Amended MOU shall be governed by, and construed according to, the laws of North Carolina.

IN WITNESS THEREOF, the Parties have executed this Amended MOU as of the Effective Date.

CITY OF FAYETTEVILLE, NORTH CAROLINA

By: _____
Name: Douglas J. Hewett, ICMA-CM
Title: City Manager

FAYETTEVILLE STATE UNIVERSITY

By: _____
Name: Darrell T. Allison, JD

receipt requested, postage prepaid, and addressed to the appropriate party(s) at the following address or to any other person at any other address as may be designated in writing by the parties:

To City: City of Fayetteville
Office of the City Manager
433 Hay Street
Fayetteville, NC 28301

To FSU: Fayetteville State University
Darrell T Allison, JD, Chancellor
1200 Murchison Road
Fayetteville, NC 28301

To FMHA: Fayetteville Metropolitan Housing Authority
Attention: Dawn Weeks, Executive Director
1000 Ramsey Street
Fayetteville, NC 28301

To JBS: JBS Developers, LLC
Attention: James B Smith, Manager
PO Box 87467
Fayetteville, NC 28304

(e) Entire Agreement: This Amended MOU constitutes the entire agreement of the parties and is intended as a complete and exclusive statement of the promises, representations, negotiations discussions and agreements that have been made in connection with the subject matter hereof. No modifications or amendments to this Amended MOU shall be binding upon the parties unless the same is in writing and signed by the respective Parties.

(f) In the event any provision of this Amended MOU is held to be unenforceable for any reason, this determination of unenforceability shall not affect the remainder of the Agreement. This Amended MOU shall be governed by, and construed according to, the laws of North Carolina.

IN WITNESS THEREOF, the Parties have executed this Amended MOU as of the Effective Date.

CITY OF FAYETTEVILLE, NORTH CAROLINA

By: _____
Name: Douglas J. Hewett, ICMA-CM
Title: City Manager

FAYETTEVILLE STATE UNIVERSITY

By: _____
Name: Darrell T. Allison, JD

Title: Chancellor

FAYETTEVILLE METROPOLITAN HOUSING AUTHORITY

By: _____
Name: Dawn Weeks
Title: Executive Director

JBS DEVELOPERS, LLC

By: _____
Name: James B. Smith
Title: Manager

EXHIBIT A-1

Assigned Area – Map Excerpt from MOU (Catalyst I Site)

Attachment I

Map and List of Parcels Located at Catalyst I site

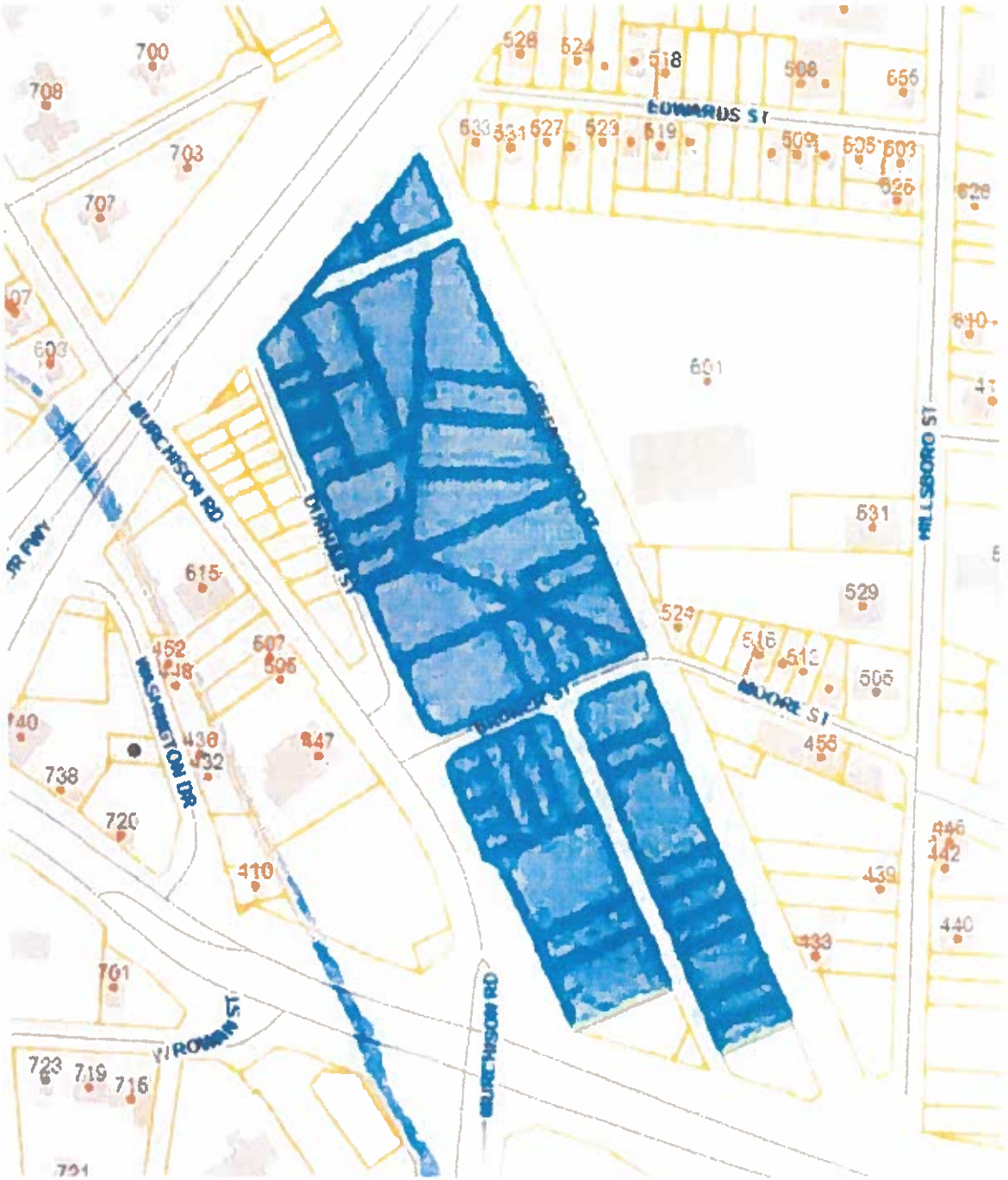


EXHIBIT A-2

Assigned Area – Parcel List Subset

Parcel Identification Number	Property Description	Acreage	GIS Address
0437-38-4393	IMP 536 E/S DURHAM ST	0.15	536 DURHAM ST
0437-38-5223	IMP 532 DURHAM ST	0.06	532 DURHAM ST
0437-47-0246	IMP 412 E/S MURCHISON RD	0.28	412 MURCHISON RD
0437-47-3124	IMP 421 W/S GREENSBORO ST	0.16	421 GREENSBORO ST
0437-47-3140	VAC 411 W/S GREENSBORO ST	0.16	411 GREENSBORO ST
0437-37-7866	VAC E/S DURHAM ST	0.7	0 DURHAM ST
0437-38-8035	VAC W/S GREENSBORO ST (ODD SHAPE LT	0.59	0 GREENSBORO ST
0437-37-8723	3 VAC N/S BRUNER ST	0.6	0 BRUNER ST
0437-37-9917	LOT 511 W/S GREENSBORO ST	0.74	511 GREENSBORO ST
0437-47-0865	1 VAC W/S GREENSBORO ST	0.26	0 GREENSBORO ST
0437-47-0902	0.16 AC LD	0.16	0 GREENSBORO ST
0437-37-8468	IMP 424 MURCHISON RD	0.07	424 MURCHISON RD
0437-37-8483	200 X 200 PT 10-16	0.06	0 ?DR
0437-37-8527	IMP 428 MURCHINSON RD	0.07	428 MURCHISON RD
0437-37-8543	IMP 426 MURCHINSON RD	0.08	426 MURCHISON RD
0437-37-9502	VAC 613 BRUNER ST	0.22	613 BRUNER ST
0437-37-9555	VAC 611 BRUNER ST	0.22	611 BRUNER ST
0437-37-9596	IMP 609 S/S BRUNER ST	0.22	609 BRUNER ST
0437-47-0188	CROSS ROADES DR IN E/S MURCHISON RD & ROWAN ST	0.52	408 MURCHISON RD
0437-38-5217	IMP 534 E/S DURHAM ST	0.06	534 DURHAM ST
0437-38-5231	LT 18 X 75 E/S DURHAM ST	0.03	530 DURHAM ST
0437-37-9799	0.18 AC BRUNER ST	0.18	0 BRUNER ST
0437-47-0769	RES 501 GREENSBORO ST	0.11	501 GREENSBORO ST
0437-38-5149	LT 16 X 75 E/S DURHAM ST	0.03	0 DURHAM ST
0437-38-5157	0.06 AC LD	0.06	526 DURHAM ST
0437-47-2327	431 W/S GREENSBORO ST	0.17	431 GREENSBORO ST
0437-47-2343	VAC W/S GREENSBORO ST	0.16	0 GREENSBORO ST
0437-47-2291	IMP 423 W/S GREENSBORO ST	0.32	423 GREENSBORO ST
0437-38-6050	IMP 520 E/S DURHAM ST	0.15	520 DURHAM ST
0437-47-1606	100 X 140 IMP W/S GREENSBORO ST	0.32	441 GREENSBORO ST
0437-38-8155	0.56 AC LD	0.56	0 GREENSBORO ST
0437-37-6964	0.12 AC LD	0.12	0 DURHAM ST
0437-38-6047	522 E/S DURHAM ST	0.38	522 DURHAM ST
0437-38-5173	IMP 524 E/S DURHAM ST	0.11	524 DURHAM ST
0437-38-6207	0.34 AC LD	0.34	0 ?DR
0437-38-7306	LOT HUBBARD ST (0.73 AC)	0.73	0 HUBBARD ST
0437-38-8318	LOT W/S GREENSBORO ST	0.66	541 GREENSBORO ST
0437-38-8244	521 W/S GREENSBORO ST	0.35	521 GREENSBORO ST
0437-37-9738	IMP 606 N/S BRUNER ST	0.17	606 BRUNER ST
0437-38-7539	LOT W/S GREENSBORO ST	0.25	0 GREENSBORO ST
0437-38-6564	IMP 610 N/S HUBBARD ST	0.08	610 HUBBARD ST
0437-38-5499	.09 AC LD	0.09	0 N/A DR

0437-47-1539	4 VAC W/C GREENSBORO ST	0.16	0 ? DR
0437-47-1478	VAC W/S GREENSBORO ST 140 X 90	0.61	0 ? DR
0437-47-2268	IMP 425 W/S GREENSBORO ST	0.16	425 GREENSBORO ST
0437-38-6214	0.34 AC LD	0.34	0 ? DR
0437-47-0307	0.78 AC CHLN LD	0.78	414 MURCHISON RD

City of Fayetteville

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

City Council Action Memo

File Number: 26-0129

Agenda Date: 2/23/2026 **Version:** 1 **Status:** Agenda Ready

In Control: City Council Regular Meeting **File Type:** Administrative Reports

Agenda Number: 12.02

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

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

FROM: **Christopher Cauley, MPA - Economic & Community Development Director**
Jacqueline Abbott, MA - Community Relations Manager

DATE: **February 23, 2026**

RE:
Receive an Administrative Report on the Day Resource Center for the Second Quarter of Fiscal Year 2026

COUNCIL DISTRICT(S):
District 2

Relationship To Strategic Plan:
Goal II: The City of Fayetteville will have a responsive city government supporting a diverse and viable economy.
Goal IV: The City of Fayetteville will be a highly desirable place to live, work and recreate

Executive Summary:
City Council is asked to receive and accept this administrative report on the Fayetteville Cares Day Resource Center (DRC) for the Second Quarter of Fiscal Year 2026. The DRC serves as a multi-disciplinary day center for individuals at risk of or experiencing homelessness, located at 128 South King Street. Council previously authorized the Manna Dream Center to operate the facility in May 2024, and this update provides program outcomes and highlights.

Background:
The DRC is part of the City's transformational and critical initiatives aimed at reducing poverty and homelessness. The center is a $6.99 million project entirely grant-funded through the Department of Housing and Urban Development's (HUD) Community Development Block Grant - Disaster Recovery (CDBG-DR) via the North Carolina Office of Recovery and Resiliency (NCORR), American Rescue Plan Act and State Capital Infrastructure Grants. The purpose is to provide a public facility that allows for resiliency within our City by increasing disaster response capacity in Fayetteville and Cumberland County, centralizing service providers, and removing barriers during non-emergency times as a day resource center. Manna as the operator has rebranded the city facility to Fayetteville Cares Day Resource Center, launched a website, and expanded services, while maintaining a clean and safe environment for individuals and families to receive

critical services.

Issues/Analysis:
The Fayetteville Day Resource Center reports continued success. The following presentation shares some of those successes and challenges with a few highlights below:

Showers	1,443
Laundry	701
Lunches	12,217

Issued a total of 100 bus passes consisting of 56 one-day passes, 21 five-day passes, and 23 30-day passes;

Fulfilled 1,252 clothing requests;

Reports 1,713 referrals for services such as peer support, case management, counseling, behavior health, medical, veteran's services, and coordinated entry to include shelter referrals;

Four new community partners were reported as onboarded during the quarter, with these new partners providing critical services such as substance use outpatient treatment, wellness for staff and providers, peer support and advocacy, and free haircuts for clients.

Budget Impact:
The operation of the Fayetteville Day Resource Center costs approximately $300,000 per year and was initially funded for 3 years with revenue replacement from the American Rescue Plan Act. This funding is expected to be exhausted by the end of Fiscal Year 2027 and a new source of funds will be required to continue operations.

Options:

- Receive the Fiscal Year 2026 Second Quarter Report on the Fayetteville Cares Day Resource Center
- Do not receive the Fiscal Year 2026 Second Quarter Report on the Fayetteville Cares Day Resource Center

Recommended Action:
For information only, no action required unless Council moves to add to an upcoming Work Session.

Attachments:
Fayetteville Cares FY26 Second Quarter Report

FAYETTEVILLE CARES

Second Quarter Update

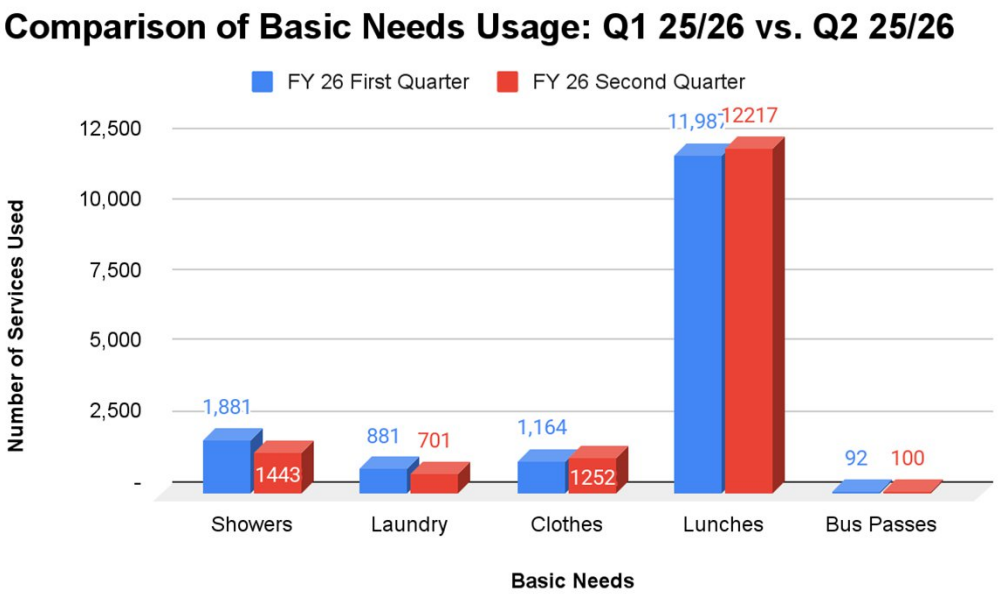


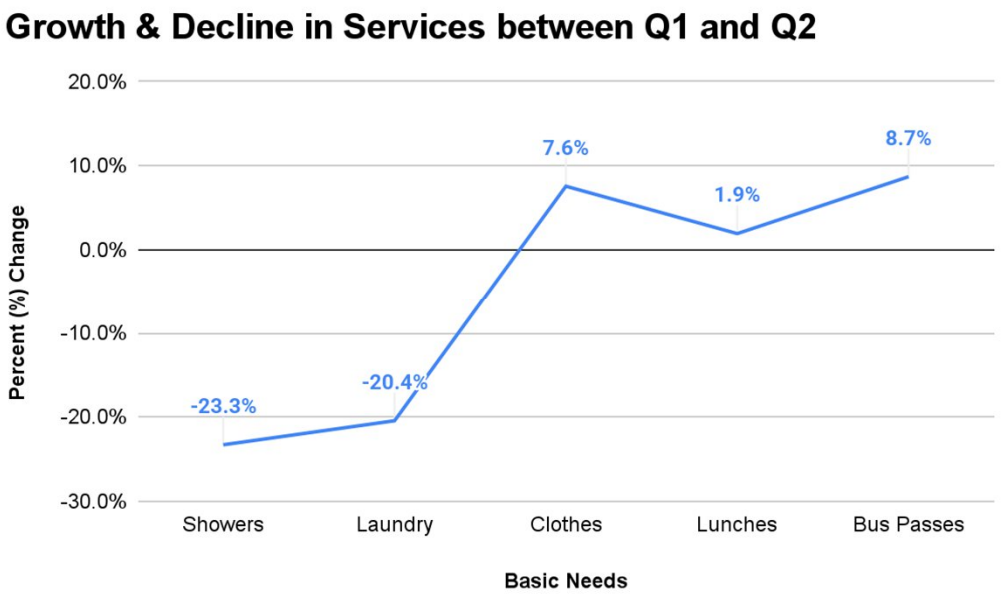
FAYETTEVILLE NC

Agenda

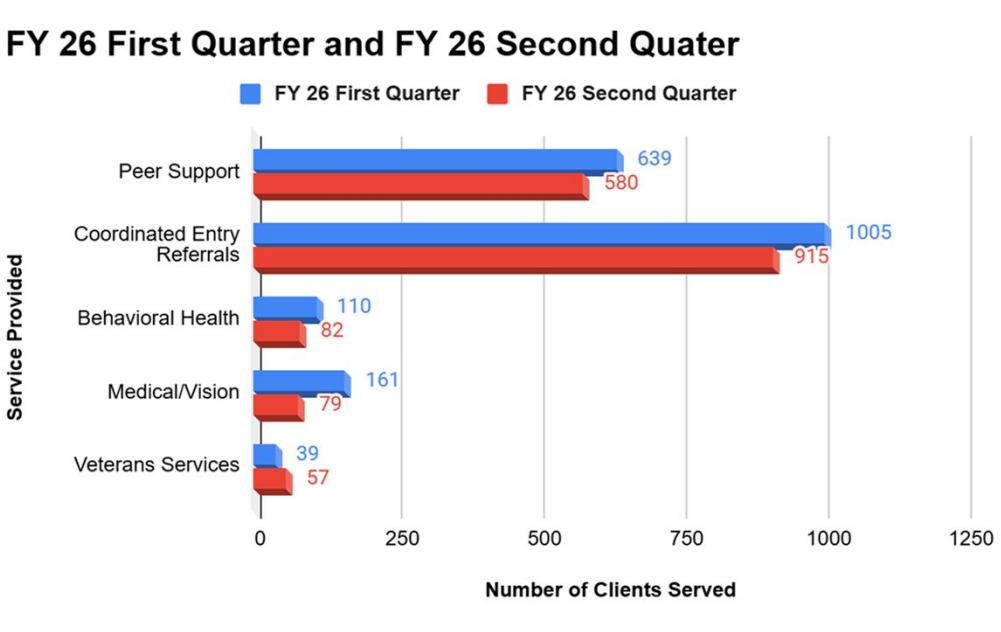
- Fayetteville Cares New Leadership Michele Damato-Director Meghan Castillo Asst. Director
- Second Quarter Numbers
- Fayetteville Cares Updates
- Second Quarter New Providers
- Provider Impact Statements
- Q&A

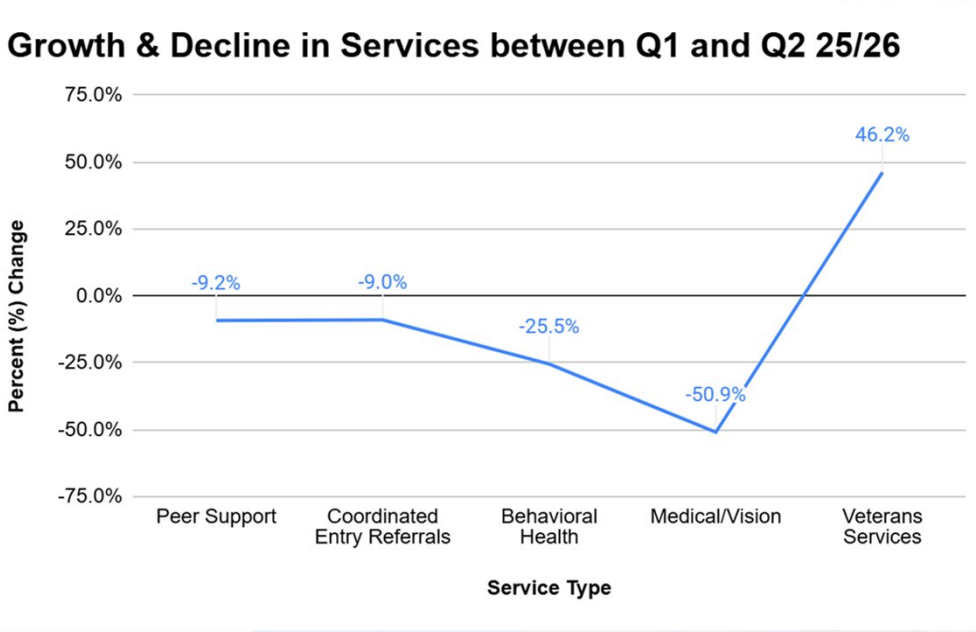
Basic Need Numbers





Service Provider Numbers





Fayetteville Cares Goals/Updates

- Raised Bed Garden(Spring 2026)
  - Additional Partner/Funding from Wellcare
- NC Department of Agriculture & Consumer Services food donation. (Current projection 4th Quarter)
- Digital Leadership Training via Wellcare
- Stedman-Wade mobile health services (Dental)
- Future Quarterly meeting dates: 4/23, 7/23

Second Quarter New Providers

Fayetteville
comprehensive treatment center

HEAL Holistic Journey INC.

TRUE TO YOU
OUTREACH WITH REAL CONNECTIONS

ONE STOP ACADEMY

- Substance Use Outpatient Treatment
- Wellness for Staff and Providers
- Peer Support
- Advocacy
- FREE Haircuts



FAYETTEVILLE NC

AMERICA'S CAN DO CITY

FayettevilleNC.gov