

**FAYETTEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
COUNCIL CHAMBER, CITY HALL
NOVEMBER 24, 2025
6:30 P.M.**

Present: Mayor Mitch Colvin;

Council Members Katherine K. Jensen (District 1); Malik Davis (District 2); Mario Benavente (District 3); D. J. Haire (District 4) (departed at 7:42 p.m.); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Courtney Banks-McLaughlin (District 8); Deno Hondros (District 9) (via TEAMS, departed at 8:36 p.m.)

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
Adam Lindsay, Assistant City Manager
Roberto Bryan, Police Chief
Gerald Newton, Development Services Director
Sheila Thomas-Ambat, Public Services Director
John Jones, Office of Community Safety Director
Albert Baker, Economic and Community Development Assistant Director
Brain McGill, Assistant Public Services Director
David Scott, Communications Manager
Craig Harmon, Senior Planner
Jeffery Morin, Housing Program Manager
Kimberly Toon, Purchasing Manager
Jennifer Ayre, City Clerk
Members of the Press

1.0 CALL TO ORDER

Mayor Colvin called the meeting to order at 6:30 p.m. and recognized current and former elected officials in the audience.

2.0 INVOCATION

The invocation was offered by Dr. Christophher Stackhouse, Sr., with Lewis Chapel Missionary Baptist Church.

3.0 PLEDGE OF ALLEGIANCE

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

4.0 ANNOUNCEMENTS AND RECOGNITIONS

Cumberland County Chairman Kirk deViere presented the Cumberland County Crest and Chairmans Coin to Mayor Pro Tem Jensen and Council Members Benavente and Banks-McLaughlin in honor of their service to the City while on the City Council.

Mayor Colvin presented the City Key and Coin to Mayor Pro Tem Kathy Jensen in grateful recognition of her devoted interest and untiring commitment to the citizens of Fayetteville while serving the Fayetteville City Council for District 1 and Mayor Pro Tem from 2013-2025.

Mayor Colvin presented the City Key and Coin to Council Member Mario Benavente in grateful recognition of his devoted interest and untiring commitment to the citizens of Fayetteville while serving the Fayetteville City Council for District 3 from 2023 – 2025.

Mayor Colvin presented the City Key and Coin to Council Member Courtney Banks-McLaughlin in grateful recognition of hers devoted interest and untiring commitment to the citizens of Fayetteville while serving the Fayetteville City Council for District 8 from 2019 – 2025.

MOTION: Council Member Thompson moved to excuse Council Member Haire
SECOND: Council Member Greene
VOTE: UNANIMOUS (10-0)

Council Member Benavente presented a proclamation to members of the Korean Presbyterian Church in honor of Kimchi Day.

Mayor Colvin presented a proclamation to members of staff in honor of Native American Heritage Month.

Council Member Greene introduced Fayetteville Freedom for All to present a Community Award to Council Member Benavente.

5.0 CITY MANAGER REPORT

Dr. Douglas Hewett, City Manager, stated City services will be closed on Thursday for the Thanksgiving Holiday. Solid waste customers that are usually serviced on Thursdays will be serviced on Wednesday this week, with Friday operations resuming as normal. Recycling customers that are serviced on Thursday will be serviced on Saturday this week. FAST Transit will resume normal schedule on Friday. As well as recreation centers reopening from 10:00 a.m. – 4:00 p.m. on Friday.

Mayor and City Council Inauguration is being held on Monday, December 1, 2025, at 6:00 p.m. at J.W. Seabrook Auditorium at Fayetteville State University located at 1200 Murchison Rd., Fayetteville, NC.

Dr. Hewett announced that Dickens Holiday will be returning on this week, as well as holiday lights at Segra Stadium, and downtown holiday lighting. Additionally, he will be bringing back information at the next regular Council meeting about the New Years Eve celebration.

6.0 APPROVAL OF THE AGENDA

MOTION: Council Member Thompson moved to approve the agenda
SECOND: Council Member Banks-McLaughlin

Friendly Amendment: Council Member Benavente requested a friendly amendment to add to Item 7.0A11 - Adopt Resolution in Support of Immigrant Communities and the 4th Amendment Rights for All Fayetteville Residents to the agenda.

Council member Thompson did not accept the amendment.

VOTE: PASSED by a vote of 6 in favor to 3 in opposition (Jensen, Benavente, Hondros)

7.0A CONSENT AGENDA

MOTION: Council Member Greene moved to approve the consent agenda with the exception of Items 7.0A2, 7.0A8, 7.0A9.

SECOND: Council Member Thompson

VOTE: PASSED by a vote of 8 in favor to 1 in opposition (Benavente)

7.0A1 Approval of Meeting Minutes:
November 10, 2025 – Work Session
November 10, 2025 – Discussion of Agenda Items
November 10, 2025 – Regular

7.0A2 Pulled for a Separate Vote

7.0A3 Approve Ordinances for Uninhabitable Structures: Demolition Recommendations
827 E. Orange Street District 2
4714 Ashton Road District 5

City Council approved the demolition ordinance for two residential buildings identified as dangerous.

827 E. Orange Street

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, 827 E. ORANGE STREET, PIN 0437-59-7316. ORDINANCE NO. NS2025-035

4714 Ashton Road

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, 4714 ASHTON ROAD, PIN 0416-32-2823. ORDINANCE NO. NS2025-036

7.0A4 Adopt Resolution supporting “No Parking” on Broadfoot Avenue to NCDOT

City Council adopted the resolution of support to the North Carolina Department of Transportation for No Parking on Broadfoot Avenue from Morganton Road to Raeford Road/Arsenal Avenue due to safety concerns.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, SUPPORTING PARKING PROHIBITIONS ON BROADFOOT AVENUE (SR1414) IN THE CITY OF FAYETTEVILLE. RESOLUTION NO. R2025-042

7.0A5 Fire Station No. 9 Professional Architectural Services Selection

City Council authorized the City Manager to negotiate and enter into a contract for professional architectural services with Davis Kane Architects for the relocation of Fire Station 9.

7.0A6 Approve use of ARPA Interest Funds for Electric Buses, Maker’s Space, and Grant Matches

City Council approved the use of the \$2.9 million earned interest from the American Rescue Plan Act (ARPA) funds to three high-impact initiatives. \$1,666,366.00 for an electric bus grant local match, \$800,000.00 for the build-out of the Maker’s Space facility, and \$222,998.00 for the creations of a reserve to match future grants.

7.0A7 Accept and Appropriate the Governors Crime Commission Criminal Justice Improvement Committee Law Enforcement Equipment Grant Award

City Council adopted Special Revenue Fund Project Ordinance 2026-9 to appropriate \$47,093.00 for the replacement of outdated radio equipment used by the Fayetteville Police Task Force. This is from the awarded grant funding for the Criminal Justice Improvement Committee Law Enforcement Equipment Grant from the Governors Crime Commission.

7.0A8 Pulled for a Separate Vote

7.0A9 Pulled for a Separate Vote

7.0A10 PWC – Adoption of Resolution in Opposition to Interbasin Transfer (IBT) Certificate

City Council adopted the resolution in opposition of the Interbasin Transfer (IBT) Certificate. PWC is opposed to Fuquay-Varina receiving the IBT as their interest is to preserve the short- and long-term needs of the communities downstream along the Cape Fear River, including Fayetteville and Cumberland County. Any transfer request that does not return the water back to the Cape Fear River Basin has potential long-term effects to anyone downstream of the request, including PWC customers. Long-term effects include future availability of water to meet our community’s needs and sustainability of water resources in our basin.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, OPPOSING INTERBASIN TRANSFER. RESOLUTION NO. R2025-043

7.0B ITEMS PULLED FROM CONSENT

7.0B1 Adopt Council Policy 160.09.2 – The Policy for Residents to Request “No Parking” in Multi-Use Lanes

Mr. Brian McGill, Assistant Public Services Director provided the current process to request no parking.

Discussion ensued.

MOTION: Council Member Greene moved to put on for a public hearing at a January Meeting
SECOND: Council Member Hondros
VOTE: PASSED by a vote of 5 in favor to 4 in opposition (Colvin, Benavente, Thompson, and McNair)

7.0B2 Adopt Capital Project Ordinance for Stadium View Project

Mr. Jeffery Yates, Assistant City Manager, stated the \$5.7 million loan is envisioned for the capping of the building, finishing the elevators, and any public access areas of the building.

Discussion ensued.

MOTION: Council Member Thompson moved to adopt the Capital Project Ordinance for Stadium View Project
SECOND: Council Member Davis
VOTE: PASSED by a vote of 8 in favor to 1 in opposition (Benavente)

7.0B3 Adopt Resolution of the Fayetteville City Council Authorizing the City Manager to Acquire the Real Property Located at 920 and 922 Washington Drive

Ms. Kecia Parker, Real Estate Manager, stated 920 and 922 Washington is being purchased for overflow parking for Senior Center East and the MLK Park.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA AUTHORIZING THE CITY MANAGER TO ACQUIRE THE REAL PROPERTY LOCATED AT 920 AND 922 WASHINGTON DRIVE. RESOLUTION NO. R2025-044

MOTION: Council Member Davis moved to adopt resolution of the Fayetteville City Council authorizing the City Manager to acquire the real property located at 920 and 922 Washington Drive
SECOND: Council Member Hondros
VOTE: UNANIMOUS (9-0)

8.0 EVIDENTIARY HEARINGS

8.01 SUP25-07 Evidentiary Hearing for a Special Use Permit to allow changes to a Major Utility located at 6787 Bailey Lake Road (Reid # 0406046357000) owned by LUMBEE RIVER ELECTRIC MEMBERSHIP CORP.

Mr. Craig Harmon, Senior Planner, presented this item with the aid of a PowerPoint presentation and stated this is a special use permit (SUP) for a major utility expansion for Lumbee River Electric Membership Corporation (LREMC) at 6787 Bailey Lake Road and is just over 7 acres. It is an existing substation that the utility has used since the 1980's. At the time of the construction there was no special use permit required, however, they are now doing upgrades to the site. The proposed improvements do not introduce a new use but rather reflects an ongoing need to upgrade and modernize equipment to maintain reliable electrical service for surrounding residents and businesses. Because the existing and continued use of the site falls within a category now subject to SUP review under the UDO, the SUP is required to bring the facility into full regulatory compliance while enabling LREMC to implement needed enhancements. Typically a 100-foot setback is required, however, LREMC is also requesting an 40-foot setback to accommodate where the site already is. The Future Land Use Plan call for low density residential which matches the current zoning and utilities are allowed in the zoning through the SUP process.

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

Mr. Shane Finn, 115 Oakland Ave., Rock Hill, SC, spoke in favor of this item.

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

MOTION: Council Member Thompson moved to approve the Special Use Permit to allow the expansion of a major utility and reduction of the required setback to 40-ft subject to the submitted site plans and conforming to the current Unified Development Ordinance standards as depicted on the attached site plan, as presented by staff, based on the standards of the City's development code and the evidence presented during this hearing. And that the application is consistent with applicable plans because: (1) the development is located in a Single family Residential 10 (SF-10) zoning district and (2) that this use complies with the findings listed and (3) the proposed permit is in the public interest because the proposed SUP does fit with the character of the area.

This Special Use Permit shall become effective with the approval of the Order of Findings by the City Council. The SUP shall expire one year from its effective date if a building permit is not issued within that time.

*For a motion to approve, all six findings below must be met:

1. The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards because LREMC will comply with the standards and do anything outside of the section;
2. The special use will be in harmony with the area in which it is located because it is current not visible and will continue to not be seen;
3. The special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved because they are using the exiting site and the same safety measures will be in place;
4. The special use is in general conformity with the City's adopted land use plans and policies because it was reviewed by staff to ensure it is correct;
5. The special use will not substantially injure the value of the abutting land, or the special use is a public necessity because if the only abutting land is still single-family residential and will not injure the value of the abutting land; and
6. The special use complies with all other relevant City, State, and Federal laws and regulations because the utility is required to abide by all laws and regulations.

SECOND: Council Member Greene
VOTE: UNANIMOUS (8-0)

MOTION: Council Member Davis moved to excuse Council Member Hondros
SECOND: Council Member Thompson
VOTE: UNANIMOUS (8-0)

9.0 OTHER ITEMS OF BUSINESS

9.01 Authorize Central Park Villas Affordable Housing Contingent Loan Commitment

Mr. Jeffery Morin, Housing Program Manager, presented this item with the aid of a PowerPoint presentation and stated the Central Park Villas is a proposal by JBS Developers for a 4 percent (%) low-income housing tax credit and is seeking a contingent loan commitment letter from the City for \$2,833,811.00. The City's loan would be contingent upon the developer receiving the allocation of funds from the North Carolina Housing Finance Agency (NCHFA), approved environmental review from HUD, and the Council's acceptance of an option to purchase agreement for a portion of the City's Catalyst Site 1.

The development will be affordable housing for households earning below 80% of the area median income and be an 84-unit multi-family community, including five (5) HOME rental units. The location is 6.32 acres in the northern portion of Catalyst Site 1. The development will include ten (10) one-bedroom units, forty-four (44) two-bedroom units, and thirty (30) three-bedroom units, as well as a leasing/community building.

The total development would be an estimated \$22.8 million. The developer is requesting a loan of \$1,000,000.00 at 1% interest with a term of 40 Years, interest only from HOME funds and a loan of \$1,883,811.00 at 2% interest with a term of 40 Years, interest only from the Housing Opportunity General Obligation Bond. Loan payments would be made from residual earnings per NCHFA rules. JBS Developers and Fayetteville Metropolitan Housing Authority (FMHA) have submitted an Option to Purchase Agreement to the City for the proposed site of 6.32 acres in the amount of \$545,000.00, based on an independent appraiser's opinion of the fair market value of the parcels identified for this project.

Council Member Greene stated the City cleaned up Catalyst Site 1 to be a corridor into the Fayetteville State University and Murchison Road area and staff are now recommending rental homes, which is different from Murchison Choice that led to homeownership. Mr. Morin stated the Murchison Choice Grant application was reviewed by two separate organizations and both recommended taking on a housing project prior to receiving grant funds for more housing projects.

Discussion ensued regarding flooding – not of the homes, but the roads to the homes. Mr. Morin stated a portion of the area is in the 100-year flood, the developer and the environmental review by HUD would require the properties be elevated and the developer is recommending it be elevated 2 feet above the 500-year flood.

Discussion ensued.

MOTION: Council Member Davis moved to authorize a contingent loan commitment letter and subsequent loan documents in the amount of \$2,883,811.00 from HOME and Housing Opportunity General Obligation Bond Funds to Central Park Villa
SECOND: Council Member Banks-McLaughlin
VOTE: UNANIMOUS (8-0)

10.0 ADMINISTRATIVE REPORT

10.01 Administrative Report on Downtown Municipal Service District Boundary and Inclusion of Park View Townhomes

Consensus of Council was to move Item 10.01 Administrative Report on Downtown Municipal Service District Boundary and Inclusion of Park View Townhomes to the January Work Session

10.02 American Rescue Plan Act (ARPA) Final Phase and Next Steps

This item was for informational purposes only and not presented.

10.02 Festival Park Security Protocol Implementation Update

This item was for informational purposes only and not presented.

11.0 ADJOURNMENT

There being no further business, the meeting adjourned at 9:11 p.m.

Respectfully submitted,

JENNIFER L. AYRE
City Clerk
112425

MITCH COLVIN
Mayor