

**City of Fayetteville**  
**Regular Mayor and City Council Meeting**  
**Minutes**  
**September 18, 2014**

**Call to Order**

The Mayor and City Council of Fayetteville met in regular session on September 18, 2014 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Clifton called the meeting to order, followed by Opening Prayer and led those attending in the Pledge of Allegiance to the Flag. Council members present were: Mickey Edwards, Edward Johnson, Paul Oddo, Scott Stacy and James Williams. Staff members present were Assistant City Manager Alan Jones and City Clerk Anne Barksdale.

Johnson moved to approve the minutes of the Regular Council Meeting of September 4, 2014. Oddo seconded the motion. Motion carried unanimously.

Stacy moved to approve the minutes of the Called City Council Meeting of September 5, 2014 and September 6, 2014. Johnson seconded the motion. Motion carried unanimously.

**Public Hearings:**

Mayor Clifton called Consider Ordinance #0-15-14 – Amend Villages PCD for 13 Acres from Restaurant/Retail Mixed Use to Senior Villages – 2<sup>nd</sup> Reading.

Brian Wismer, Director of Community Development stated at the last meeting there was a comment made in reference to the development agreement and how it is a component of the Villages. He explained within the ordinance amendment, it does address an amendment to the development agreement that specifically adds the Senior Village and its related development standards and it replaces the current development that was planned for that property. We also added a condition that the owners of the Senior Villages will be required to join the existing commercial community association. Both were incorporated into the development agreement.

He also said Council would be allowed to add the component of age restriction of 55 and older if they wish to add as a condition. He added Staff is neutral on that position.

Mr. Wismer said there are positives and negatives to this development. He reminded Council that in July, P&Z gave an unfavorable recommendation citing more time for the original vision of the

Villages to be realized. On a positive note, there are some reduced environmental impacts to the development.

Applicant and Development Director for the Beverly Searles Foundation, David Russell, spoke about the positives of this project and briefly went through a powerpoint presentation, asking for approval of the project. He said independent living would be developed first, and then the assisted living and memory care. Dennis Drewyer, Land Planner, was available to answer questions as well.

Mayor and Council discussed the development with concerns about time of build out, possibility of crime, anticipated security, solidifying upscale units with no Section 8 subsidized housing, deed restrictions to property, and overall look/architecture of the facility and coordination of the look/architecture with the apartments across the street.

Brian Wismer, Director of Community Development added the development would be subject to the Main Street Architectural guidelines, as would be the apartments.

Mr. Drewyer added covenants would be a big part of the property control.

Mayor Clifton asked Ray Gibson, newly appointed City Manager, his thoughts on the project, since he has expertise in planning/zoning.

Mr. Gibson suggested as a condition, the deed restriction be reviewed by the city attorney before approval. He also said to strongly consider the potential of the development going to Section 8 housing.

Public Comments against the development were made by Villages residents Dennis Shubert, Sandi Shubert, and Paul Carter.

Public Comments in favor of the development were made by Villages residents Thad Allen and Elaine Allen.

Oddo moved to approve Ordinance #0-15-14 – Amend Villages PCD from 13 Acres from Restaurant/Retail Mixed Use to Senior Villages. Stacy seconded the motion. Motion carried 4-1. For – Oddo, Stacy, Williams, Johnson. Against – Edwards.

Mayor Clifton called Consider Ordinance #0-16-14 – To Amend Chapter 10 Alcoholic Beverages – To Allow Alcohol Sales at Non-Profit Fundraisers – 2<sup>nd</sup> Reading.

Brian Wismer, Director of Community Development stated there are no changes from the 1<sup>st</sup> reading and we recommend approval of the amendments as presented.

There was one public comment by Kiwanis Club spokesperson Geneva Weaver. She said it is time to replace their major fundraiser the Kiwanis Fair with the Beer Fest, hence the need to approve the amendment to the alcohol ordinance.

Johnson moved to approve Ordinance #0-16-14 – To Amend Chapter 10 Alcoholic Beverages – To Allow Alcohol Sales at Non-Profit Fundraisers. Stacy seconded the motion. Motion carried unanimously.

**New Business:**

Mayor Clifton called Consider Approval of City Manager Employment Agreement.

Alan Jones, Assistant City Manager stated Mr. Ray Gibson was selected as the finalist by the Mayor and Council during the recent City Manager interview process. He has also successfully passed the required drug screen and background investigation. Mr. Gibson plans to begin employment with the City effective October 13, 2014. Our current City Manager Joe Morton plans to work closely with Mr. Gibson during the transition period.

Mr. Gibson said he agreed with the employment agreement and thanked Council for giving him this opportunity and looked forward to working with Council, staff and the community. He thanked City Manager Joe Morton for his assistance in this process and commended him for his excellent job here at the City of Fayetteville.

Johnson moved to approve City Manager Employment Agreement for Mr. Ray Gibson. Stacy seconded the motion. Motion carried unanimously.

Mayor Clifton called Consider Approval of Federal Staffing for Adequate Fire and Emergency Response Grant (SAFER).

Alan Jones, Assistant City Manager and Fire Chief said the Department of Homeland Security has approved the City of Fayetteville's grant application submitted under the FY 2013 SAFER program. The approved program of work provides salaries and benefits for the hiring of nine firefighters. The approved project costs total \$981,522 over a two-year performance period from November 27, 2014 to November 26, 2016. The federal share covers 100% the total project cost.

He added, the goal of SAFER is "to enhance the local fire departments' abilities to comply with staffing, response and operational standards established by NFPA and OSHA. Ultimately, a faster, safer and more efficient incident scene will be established and communities will have more adequate protection from fire and fire-related hazards." This project will provide a significant improvement to the level of fire protection we can provide to our community.

As a condition of the grant, the City will be required to maintain the fire department staffing levels that existed on September 5, 2014, in addition to the SAFER grant personnel, for the duration of the grant performance period. There is no staffing requirement for the City after the end of the performance period.

This will also require amendment of the FY 2015 budget to include the grant revenues which will offset the revised personnel expenditures. He added this will have a positive impact on the City including our Police Department. Staff respectfully requests authorization to proceed with this program of work.

Stacy moved to approve Federal Staffing for Adequate Fire and Emergency Response Grant (SAFER). Edwards seconded the motion. Motion carried unanimously.

### **City Manager and Staff Reports:**

Alan Jones, Assistant City Manager stated the demolition work will begin on Hudson Plaza next Monday and should be completed by Wednesday.

He said the fire department crews are working on Station 93 and should be in by October 1<sup>st</sup>. He added we are also in the process of approving the apparatus building plans with the hospital.

Chief Jones said our city was well represented at the Silent Hero's Award Banquet held last Thursday at Pinewood Studios and the department appreciated elected officials and staff attending.

Councilman Stacy announced that the Silent Hero's Leadership Award went to Captain Keith Harris and that is just another great accolade for the City.

Brian Wismer, Director of Community Development added Main Street Market Day is next Saturday, September 27<sup>th</sup> and the Main Street Golf Tournament is scheduled for October 3<sup>rd</sup> at Whitewater. He also said proceeds from Taste of Fayette last Sunday were very good and were more than the last spring and fall events.

Mr. Wismer said the property owner at Weatherly Walk and Highway 54 has begun to clean up the clear cutting area. He added we are still in discussions with them on replanting and the highway buffer. We will keep the public updated on the progress.

### **City Council and Committee Reports:**

Councilman Johnson said he visited the Fayette Teen Pregnancy Resource Center and asked for others to visit and show their support.

**Mayor's Comments:**

Mayor Clifton said the Inman Farm Heritage Days festival is this weekend. Plan to attend if possible.

Mayor Clifton welcomed our new Assistant City Manager, Alan Jones and our new City Manager, Ray Gibson.

**Public Comments:**

Mr. J.D. from Khalifa Indian Restaurant complimented the City on the downtown lighting, and he would like to ask the City (at his own expense) to add lighting to the center where his restaurant is located.

Mayor Clifton said he is in favor of that idea.

Johnson moved to adjourn the meeting. Williams seconded the motion. The motion carried unanimously.

Respectfully submitted,

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Anne Barksdale, City Clerk