City of Fayetteville
Mayor and City Council
Regular Meeting
Minutes
October 16, 2025

Call to Order

The Mayor and City Council of Fayetteville met for a Regular Meeting on October 16, 2025, in the Council Chamber at City Hall. Mayor Edward Johnson and Council Members Darryl Langford, Joe Clark, Scott Stacy, Rich Hoffman, and Niyah Glover were present. Also present was City Attorney Patrick Jaugstetter, City Manager Ray Gibson, and City Clerk Chelsea Siemen. Mayor Johnson called the meeting to order at 6:00 p.m.

Opening prayer was delivered by Council Member Langford followed by the Pledge of Allegiance

Stacy made a motion to approve the agenda as presented. Glover seconded the motion. The motion carried unanimously.

Clark moved to approve the minutes of September 18, 2025, City Council Regular Meeting. Langford seconded the motion. Stacy abstained. The motion carried 4-0-1.

Langford moved to approve the minutes of September 25, 2025, City Council Work Session. Glover seconded the motion. The motion carried unanimously.

Recognitions and Presentations:

Assistant Director of Finance and Administrative Services, Carleetha Character, and Utility Billing Manager, Brenda Williams, introduced the inaugural class of the Fayetteville 101 Citizens' Government Academy of 2025.

Director of Economic Development Lori Funderwhite presented the Video Premiere: Planning Smart Growth.

Public Hearing:

Second Hearing of Resolution No. 25-R-63 – 2025 Millage Rate

Director of Finance and Administrative Service Mike Bush presented the second hearing for the 2025 Tax Digest and proposed Millage Rate. Mr. Bush summarized the changes in the digest compared to previous years, emphasizing the impact of House Bill 581 on the current calculations, which resulted in a significant decrease in revenue.

There were no public comments.

The Second Hearing of Resolution No. 25-R-63 was posted.

Consider Ordinance No. 25-O-29 – Amendment to the Purchasing Ordinance to include changes for Bonding requirements at the State Level.

Mr. Bush explained that amendments are being made to Section 2-314 (Purchasing Procedures), Section 2-315 (Formal Bids; Bid Requirements), and Section 2-354 (Contract Performance and Payment Bonds) of the Code of Ordinances of the City of Fayetteville to correct inconsistencies and update the provisions to ensure compliance with recent changes in the law.

Hoffman moved to approve 25-O-29. Langford seconded the motion. The motion carried unanimously.

New Business:

Consider Resolution No. 25-R-53 - CMAR Bid Award for the Police, Court and Public Works Buildings.

Comprehensive Program Services representative Joe deJunco explained that he recently assisted City staff in reviewing submittals to the City's RFQ for Construction Manager at Risk (CMAR) services for the Police and Court Buildings and Public Works Building renovation. Following the review, staff recommended Barnsley Construction Group for the CMAR contract and requested approval to award the contract and execute the Pre-Construction Services agreement to establish a Guaranteed Maximum Price (GMP) for the projects.

Stacy moved to approve 25-R-53. Clark seconded the motion. The motion carried unanimously.

Consider Step-One Annexation Request from Remedy Medical Properties, Inc. for +/- 18-acres located at 1336 Highway 54.

Planner Katherine Prickett stated Remedy Medical Properties, Inc., an existing medical office park in Fayette County, is requesting to annex their approximate 18 acres into the city limits and connect to city sewer. The property is currently zoned Office Institutional in the county and the applicant is requesting to rezone to Professional Office which is the city's equivalent zoning designation.

Hoffman made a motion to approve the Step One Annexation Request. Glover seconded the motion. The motion carried unanimously.

Consider Step-One Annexation Request from from HWY 54 & Veterans Pwky LLC/Blake Goodman for 2.4 acres located at 1352 Highway 54, ARC Enterprises LLLP for +/- 30 acres located at 1374 Highway 54, and ROCLAD Enterprises LLC for +/- 5 acres located on Lester Road

Planner Katherine Prickett again explained that the three Applicants: ARC Enterprises LLLP, HWY 54 & Veterans Parkway LLC, and ROCLAD Enterprises LLC own approximately 42 acres of

undeveloped land in Fayette County. The Applicants are seeking annexation for city sewer and to build a mixed-use development that would require PCD (Planned Community District) zoning to allow the proposed grocery anchored shopping center with retail shops, a multi-family development component and eight out parcels to include a day care center.

Clark made a motion to approve the Step One Annexation Request. Glover seconded the motion. The motion carried unanimously.

Consent Agenda:

- 25-R- 62 - Design-Build Contract Amendment for Fire Station 93

Hoffman moved to approve consent agenda item(s). Clark seconded the motion. The motion carried unanimously.

Reports and Comment:

City Manager Ray Gibson announced upcoming events.

Public Comments:

Resident Jared Daigre voiced training concerns for the Police Department stemming from a recent encounter he had with one of the City Police Officers at a traffic stop.

Resident Cherelle Barrow voiced her concerns about the safety of the school zone and intersection for Spring Hill Elementary.

There were no further public comments.

Hoffman moved to adjourn the meeting. Clark seconded the motion. The motion carried unanimously.

Respectfully submitted,

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Chelsea Siemen, City Clerk