

LARRY CLUBINE
910-401-2013
Larry@clubine4council.com

**Home Builders Association of Fayetteville, Inc.
Forum Questions for City of Fayetteville Candidates**

1. What do you think is the economic impact of the home building industry in our community?

Resident tax base has a huge impact on the City Council budget. According to an August 2006 study prepared by *Jud & Associates* for the Home Builders Association, "For Cumberland County as a whole, residential real estate development in 2005 was estimated to generate a net present value of \$2.27 billion in additional output, \$788 million in extra personal income, and \$180 million in new tax revenues."

2. How do you see the home building industry fitting as stakeholders in the decision making process?

When Cumberland County is dealing with economic development issues concerning the home building industry, it would be quite valuable to have input from that group.

3. Please explain how you favor PWC.

No change from the current status

3b. Do you agree with taking money from PWC to support and fund the city budget?

Currently a percentage of PWC electricity sales is contributed to the city budget. I think that's the right idea, as the alternative is to provide those funds through additional property taxes and our property taxes are already among the highest in the state.

3c. Do you believe PWC utilities should be extended to promote development?

Yes, they should be, and that is an issue being addressed through the 2030 Plan.

4. Do you agree with the current proposed timeline and plan to provide services to the newly annexed areas? What are the priority services and how do you propose to pay for them.

The priority services are water and sewer. However, there is a limit as to just how quickly it can be done. To begin with, we don't have enough qualified contractors- so it must be completed in phases. The city and PWC are working diligently to move sewer installation as quickly as possible and have moved the expected timeline from 20 years to 12 years.

5. What is your position on joint planning with the city and county and metro government?

Joint planning is the logical path to take as long as we can do it without putting the City's needs on the back burner. Only if we can plan jointly with equal opportunities for the City and the County, will joint planning be effective.

I have significant experience with city-county department consolidation, including guiding the merger of the Fayetteville-Cumberland Parks & Recreation Department. I was privileged to be elected the first chairman of the newly merged commission, which today serves as a model of the successful union of city and county ideas, programs and personnel, but it really less than full consolidation. Under our arrangement, the County has contracted with the City to manage the County Parks and Recreation Program, with funding from the County Park District Tax. Also, we combined our Parks and Recreation Advisory Commissions.

Most people think the merger saved us money, but it did not, because we brought both city and county services and salaries up to the highest level of the previous departments. Experience tells me there are some functions of city and county government where consolidation would clearly work, but I do not favor sweeping change. I think we should study the merger concept further and we should continue the process already begun by a citizen-led group, We the People.

6. Do you consider it acceptable, as a city standard, to install strip asphalt paving with no concrete curbing on unpaved streets in the city? If yes, explain why it is acceptable for the city to have one set of standards for unpaved streets located in the city and a different set of standards for private industries?

I believe that we should re-examine the requirement for concrete curb and gutter in all new development in the city. The State is requiring that we act to improve water quality in our streams and less stormwater related problems caused by future development. City staff is currently working on a new stormwater ordinance and development standards, primarily focusing on limiting increased stormwater run-off from new development. A draft of this ordinance should be presented to the Stormwater Advisory Board and City Council during the second quarter of the fiscal year. We must consider low impact development alternatives in new development such as cluster development and/or strip asphalt paving with vegetated swells to reduce runoff. In many cases, low impact development can actually decrease development costs while protecting the environment.

7. What is your stand on the current county sales tax referendum?

Although it would not be a city council decision, I support it as a voting citizen, because it would generate revenues from our strong retail economy, which includes out-of-town shoppers. I would also like to see it connected to a property tax reduction. We have one of the highest property tax rates in North Carolina and we must make a commitment to lessen the tax burden on property owners. The sales tax is an effective way to do just that.

8. What is the city’s role in preparing for the BRAC recommendations that will affect our community?

We will be under intense pressure to step up development in preparation for BRAC. But first, we must make a commitment to our families — both civilian and military, and it begins with our neighborhoods. We must have a city council that will stand up for our community. If we don’t take a stand now against inappropriate infill, our neighborhoods won’t be recognizable in 10-15 years. Successful infill is well planned, and welcome in our community. It provides additional housing, improves the tax base, utilizes existing infrastructure (roads, parks, utilities, schools), and revitalizes neighborhoods. However, poorly planned infill can be devastating. It can destroy the character of a neighborhood with structures that clash architecturally with the older, existing buildings that make our community unique. Growth is good, but it must be balanced. I will work to implement a win-win strategy that protects the character of our neighborhoods while encouraging well-planned infill. Successful infill will make us more attractive and appealing to others. By being the best that we can become, our job of leveraging BRAC becomes one of simply telling others who we are as a community.

The City should develop a plan as part of our economic development strategy that seeks to increase our tax base by bringing defense related industries and jobs, and military families to our community. We need to work diligently for our continued economic development and a better life for ourselves and for our community

I also strongly believe the CCBC should have their funding fully restored. We must continue to support an organization that supports programs that leverage our exiting military to harness the education and skills necessary to expand our workforce for existing and potential businesses. With the onset of BRAC, it is more important than ever to have the CCBC fully functioning. I also think an advisory committee should be created, perhaps within the framework of the CCBC. This committee can work to make information about construction opportunities more user-friendly and work together to better educate business owners to the opportunities available. The CCBC is an excellent resource and should take the lead on this and opportunities for local businesses should be put on the front burner.

9. What is your position on term limits for elected city officials? Would you favor maximum consecutive term?

We have term limits. Every two years, voters have an opportunity to elect someone new to the City Council. Or, they can re-elect the current member for as many terms as they feel the job is being well done.

10. What experience do you have that qualifies you to evaluate and establish the city budget?

I have served on the Parks and Recreation Commission for six years and served over two years as the chair. I helped guide the Parks and Recreation department through the budget crisis of 2002 (when the Governor balanced the State Budget on the backs of local governments), and through the merger of City and County Parks and Recreation Departments. The budget comes to City Council from many sources. It's a process; a process which includes staff recommendations, our Master Plan, City Council goals and priorities and unexpected events, such as natural disasters, recession, etc. What is important is the ability to work together with others to develop a smart budget works for our community.

11. If elected what are your top two priorities during your term?

Neighborhood redevelopment is a prime concern. I will work with our community to implement a win-win strategy that protects the character of our neighborhoods while encouraging well-planned infill.

Fayetteville has one of the highest crime rates in the nation, per capita. That's just unacceptable. Ensuring the safety and well-being of our families is essential and critical to maintaining a decent quality of life. We need more police and firefighters and we need to find a way to pay them the salary they deserve. Many first responders have to work a second job just to make ends meet. That's equally unacceptable.

12. List your accomplishments in the non-political arena.

My greatest accomplishment is my family. I have a wonderful wife, Carin, daughter Jacqueline, and step-son Oliver. We worship at Victory United Methodist Church, where for many years, I taught Sunday School to teens and where I currently serve on the Administrative Council. I'm proud to have built houses with Habitat for Humanity and continue to volunteer with Fayetteville Urban Ministry and Operation-In-As-Much. I've had a ball coaching youth baseball at Kiwanis Recreation Center in Honeycutt Park.

I have served on the Fayetteville Parks & Recreation Advisory Commission since 2001. As its Chairman, I guided the merger of the city and county departments, creating the new Fayetteville-Cumberland Parks & Recreation Department. I was honored to be elected the first Chairman of the newly merged board. Today, the Parks & Recreation Department serves as the model of a successful union of city and county ideas, programs and personnel. I currently volunteer as the Vice-Chairman of the Downtown Alliance, Chairman of Fayetteville's Glory Days Memorial Day Celebration, and Co-Chair of the Arts Council's Silent Auction fundraiser. I also served on the board of Lafayette 250 Celebration. I am a new member of the Fayetteville Museum of Art and very much enjoy incorporation art into our daily lives.