

Home Builders Association of Fayetteville - Forum Questions

- 1. What do you think is the economic impact of the home building industry in our community?**
Most recent reports indicate a total of almost \$300 million in additional annual output; over 2,000 jobs representing over 2% of the total employment in the region. I am of the opinion that the state of the local home building industry is the best economic indicator of a community's economic vitality and the best barometer for people's confidence in the long-term direction of the community.
- 2. How do you see the home building industry fitting in as stakeholders in the city's decision making process?** I see the home building industry as an important partner in the process of growing this city and improving the quality of life of our citizens. I believe in collaborative decision-making and seek to involve all parties in discussions and negotiations leading to important decisions for the city.
- 3. Please explain how you favor PWC to be operated.** I believe the current model for the operation of PWC is working and I support it.

3b. Do you agree with taking money from PWC to support and fund the city budget? PWC is owned by the citizens of Fayetteville. I believe it is reasonable that citizens expect a return on their investment. The annual transfer is in lieu of the property taxes that would be paid if PWC were not owned by the city.

3c. Do you believe PWC utilities should be extended to promote development? PWC provides several utility services. I believe every resident of Cumberland County should have access to clean water as a public health right and would support PWC's participation in those efforts. I support the extension of sanitary sewer if all parties, to include the city and county, recognize that economic development (and higher density) are likely to follow sewer lines and jointly agree to plan for that likely development by requiring some level of urban standards in the projects.

We can learn from our past and take the steps necessary to ensure that we will never again face the tremendous expense of retrofitting infrastructure.
- 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?** I believe the current timeline gives us the best opportunity to minimize the disruptive impact on existing neighborhoods; to allow us to manage a reasonable number of projects at one time; and not result in higher utility fees or property taxes to our citizens.

Our highest priority is to address any contaminated water that exists in the area. The city responded aggressively and responsibly when presented with the contaminated water problem in the Rim Road area.

I believe the timeline can be shortened and have suggested to the development community and the city and PWC that we explore incentives programs that would encourage more private sector development in the newly annexed areas, thus speeding up the sewer installation schedule.

- 5. What is your position on joint planning with the city and county and metro government?** I support joint planning and led the efforts to include the requirement for joint planning in the development of the MIA agreement with the county two years ago. I worked with Commissioner Blackwell to explore metro government. It is a complicated issue and one that does not appear to have the necessary ground root support in the community.
- 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 the unpaved streets located in the city and a different set of standards for private industries.** I hope one day there will be no dirt streets in Fayetteville. I believe the current policies are not inconsistent. In most cases the city does install curbing on the streets unless the neighboring paved streets do not have curbing. The same process has been considered, and allowed, for developers when completing developments that were previously started with strip asphalt paving.
- 7. What are the 3 most critical new requirements being considered for inclusion in the Unified Development Ordinance?** The most important requirements would be (1) to update the current zoning ordinance (last comprehensively revised in the 1970s) with a new zoning and subdivision ordinance that incorporates the 2030 Plan; (2) to modernize the zoning districts, establish mutually-agree development standards, and promote high-quality physical development; and (3) to develop tools that improve the development process by making it easier to understand, shortens the time needed to manage projects through the process; and encourages a cooperative ongoing process that results in more quality development in the community.
- 8. What is our city's role in preparing for the BRAC recommendations that will affect our community?** Our role is to take the lead in organizing a collaborative process to address the specific BRAC recommendations as quickly as possible. But BRAC should not be seen as an end, but as an ongoing transformation process. The city's ongoing role should be as a lead partner, working with other groups and organizations, to improve the quality of life for the citizens of Fayetteville.

- 9. What is your position on term limits for elected city officials? Would you favor maximum consecutive terms?** I support a free market system and do not believe there should be any restrictions on the citizens' rights to choose their representatives.
- 10. What experience do you have that qualifies you to evaluate and establish the city budget?** My experiences include being a CPA for 30 years; having been the general manager with bottom line responsibilities of one of the community's largest private employers; being the owner of several successful small businesses in the area; and having led the city through a period of tremendous growth over the last four years with no property tax rate increases.
- 11. If elected what are your top two priorities during your term?** (1) To bring more and better paying jobs to the community, by (2) maximizing the opportunities generated by the BRAC build-up.
- 12. List your accomplishments in the non-political arena.** I am a husband of 27 years and a father of 2 for 25 years. I have managed and owned small and large businesses and faced making payroll at each of them.