



TOWN OF CHAPEL HILL

Town Council Meeting Minutes - Draft

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Mayor Pam Hemminger
Mayor pro tem Michael Parker
Council Member Jessica Anderson
Council Member Allen Buansi

Council Member Hongbin Gu
Council Member Tai Huynh
Council Member Amy Ryan
Council Member Karen Stegman

Wednesday, March 10, 2021 **7:00 PM** **Virtual Meeting**

Virtual Meeting Notification

Town Council members will attend and participate in this meeting remotely, through internet access, and will not physically attend. The Town will not provide a physical location for viewing the meeting.

The public is invited to attend the Zoom webinar directly online or by phone.

Register for this webinar:

https://us02web.zoom.us/webinar/register/WN_7-B8ps5QRvOWk7NP_Uq_fg After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 850 9468 6814

Llame al (919) 969-5156 para obtener interpretación en español. Inserte el código 887 6452#. Después del tono, diga su nombre y oprima #. (Call (919) 969-5156 for Spanish language interpretation. Enter Code 887 6452#. After the tone, say your name and press #.)

View Council meetings live at <https://chapelhill.legistar.com/Calendar.aspx> – and on Chapel Hill Gov-TV (townofchapelhill.org/GovTV).

Roll Call

Present: 8 - Mayor Pam Hemminger, Mayor pro tem Michael Parker, Council Member Jessica Anderson, Council Member Allen Buansi, Council Member Hongbin Gu, Council Member Karen Stegman, Council Member Tai Huynh, and Council Member Amy Ryan

Other Attendees

Town Manager Maurice Jones, Deputy Town Manager Florentine Miller, Town Attorney Ann Anderson, Assistant Planning Director Judy Johnson, Business Management Director Amy Oland, Emergency Management Coordinator Kelly Drayton, Planning Director Colleen Willger, Economic Development Officer Dwight Bassett, Housing and Community Assistant Director Sarah Viñas, Fire

Chief Vencelin Harris, Police Chief and Executive Director for Community Safety Chris Blue, Senior Planner Anya Grahn, Public Housing Director Faith Brodie, Planner II Michael Sudol, Affordable Housing Manager Nate Broman-Fulks, Executive Director for Technology and CIO Scott Clark, Communications and Public Affairs Director/Town Clerk Sabrina Oliver, and Deputy Town Clerk Amy Harvey.

OPENING

Mayor Hemminger called the virtual meeting to order at 7:00 p.m. and previewed the agenda. She said that Spanish interpreters would be present through Item 5 but that public comment would no longer be allowed on that item.

Mayor Hemminger called the roll and all Council Members replied that they were present.

ANNOUNCEMENTS BY COUNCIL MEMBERS

0.01 Mayor Hemminger Regarding Listening Sessions for Re-Imagining Community Task Force. [\[21-0187\]](#)

Mayor Hemminger announced four virtual sessions for community members to share experiences and ideas about creating a safer and more inclusive community. The first would be held on March 13th, from 2:00 p.m. - 3:30 p.m., and the second would be held in Spanish on March 16th at 7:00 p.m., she said. Two additional sessions were listed on the Town's calendar and that all were open to the public, she said.

0.02 Mayor Hemminger Regarding Applications for Advisory Boards and Commissions. [\[21-0188\]](#)

Mayor Hemminger urged residents to volunteer for Town advisory boards, which were currently being held virtually. No experience was required for most boards and childcare and transportation assistance would be available, she said. Applications would be accepted through March 15, 2021, and those interested could contact a Council Member or send an email to: advisoryboards@townofchapelhill.org, she said.

0.03 Mayor Hemminger Regarding Next Week's Council Work Session. [\[21-0189\]](#)

Mayor Hemminger said that the next Council Work Session would be held on March 17th at 6:30 p.m.

0.04 Mayor Hemminger Regarding NAACP Youth Vigil for Breonna Taylor. [\[21-0190\]](#)

Mayor Hemminger announced that a NAACP youth vigil in remembrance of Brionna Taylor, who died on March 13, 2020, would be held at the Peace and Justice Plaza on March 13th at 5:00 p.m.

0.05 Mayor Hemminger Regarding James Taylor's Birthday and Visitor Center. [\[21-0191\]](#)

Mayor Hemminger pointed out that March 12th would be James Taylor's birthday and said that the Chapel Hill/Orange County Visitors Bureau was working on incorporating his life and music into the Visitors Center.

PUBLIC COMMENT FOR ITEMS NOT ON PRINTED AGENDA AND PETITIONS FROM THE PUBLIC AND COUNCIL MEMBERS

Petitions and other similar requests submitted by the public, whether written or oral, are heard at the beginning of each regular meeting. Except in the case of urgency and unanimous vote of the Council members present, petitions will not be acted upon at the time presented. After receiving a petition, the Council shall, by simple motion, dispose of it as follows: consideration at a future regular Council meeting; referral to another board or committee for study and report; referral to the Town Manager for investigation and report; receive for information. See the Status of Petitions to Council webpage to track the petition. Receiving or referring of a petition does not constitute approval, agreement, or consent.

0.06 Steven Fleck on Behalf of Estes Neighbors Group Regarding Aura Development. [\[21-0192\]](#)

Steven Fleck, representing several Estes Road area neighborhoods, expressed concern about a proposed development at the intersection of Estes Drive and Martin Luther King Jr. Boulevard. He asked the Council to deny the review process for a Conditional Zoning Use Permit because that development would increase congestion and jeopardize public safety. The neighborhood objected to proceeding with advisory board reviews before undertaking an analysis of the cumulative traffic impact of recent development in the area, he said.

This item was received as presented.

0.07 Council Member Gu Request Regarding Restricted Residential Manufactured Home Zoning District. [\[21-0193\]](#)

Council Member Gu petitioned the Council to designate a restricted residential manufactured homes zoning district. The goal would be to prevent excessive real estate speculation, protect the health, safety and well-being of low-income families, and preserve the character of existing mobile home parks, she said.

Mayor Hemminger ascertained from Town Attorney Ann Anderson whether or not to receive a petition from a Council Member was in the Council's discretion. Ms. Anderson cautioned, however, that addressing a petition related to a matter on the current agenda could cause confusion.

The Council confirmed with Attorney Anderson that receiving and referring the petition would give the Town Manager discretion regarding how to proceed, unless the Council specified otherwise. They asked for a legal opinion on the merits of the petition, but Ms. Anderson did not feel comfortable giving that without a more thorough review.

Council Member Ryan expressed doubt that the petition would offer real protections for the Town's mobile home park communities since future Councils could undo any zoning overlay. She did not want to raise false hope by giving the appearance of solving the issue, she said.

Council Member Gu said that other communities had such restrictions. She argued that the Council owed it to mobile home park residents and the community at large to at least explore the idea.

Council Member Buansi said that neither the UNC School of Law nor the UNC School of Government had been consulted regarding the petition. He said that Council Member Ryan was correct about how overlay districts do not ultimately protect mobile home park residents.

This item was received as presented.

CONSENT

Items of a routine nature will be placed on the Consent Agenda to be voted on in a block. Any item may be removed from the Consent Agenda by request of the Mayor or any Council Member.

Approval of the Consent Agenda

A motion was made by Council Member Anderson, seconded by Council Member Huynh, that R-1 be adopted, which approved the Consent Agenda. The motion carried by a unanimous vote.

1. Approve all Consent Agenda Items. [\[21-0176\]](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

2. Adopt the 2020 Update to the Eno-Haw Hazard Mitigation Plan. [\[21-0177\]](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

INFORMATION

3. Receive Upcoming Public Hearing Items and Petition Status List. [\[21-0178\]](#)

This item was received as presented.

DISCUSSION

4. Update on Town Efforts to Respond to the COVID-19 Crisis. (no attachment) [\[21-0179\]](#)

Orange County Health Department (OCHD) Director Quintana Stewart reported that COVID-19 vaccination efforts appeared to be working, with daily case counts currently being in single digits in Orange County. She said that 15.8 percent of the County's population had been fully vaccinated, and she provided a demographic breakdown of those who had.

Ms. Stewart described how Orange County had been reaching out to historically under-served, un-sheltered and homeless populations. She encouraged those who had been vaccinated to continue wearing a mask, washing hands, waiting a safe distance apart, and getting tested if they have COVID-like symptoms.

The Mayor and Council thanked Ms. Stewart for all that she and her team had been doing and the manner in which they had done it. Mayor Hemminger pointed out that Orange County Health Department employees had spent extensive time answering questions while also trying to do their work.

This item was received as presented.

5. Second Reading to Consider Application for Conditional Zoning - 1200 & 1204 Martin Luther King, Jr. Blvd. from Residential-4 (R-4) and Neighborhood Commercial (NC) to Office/Institutional-2-Conditional Zoning District (OI-2-CZD) and Neighborhood Commercial-Conditional Zoning District (NC-CZD)(PROJECT #19-065). [\[21-0180\]](#)

Mayor Hemminger said that there had been three public hearings and a first reading of the Conditional Zoning application in Agenda Item 5 and that public comment was currently closed. She and the Council appreciated all of the input that they had received, she said.

Planner Michael Sudol gave a brief PowerPoint presentation on the second reading of a Conditional Zoning application for a 13.9-acre site at 1200 & 1204 Martin Luther King Jr. Boulevard. He said that the site was currently zoned Residential-4 and Neighborhood Commercial and the applicant was requesting a rezoning to Office Institutional-2, for a self-storage facility and a mobile home park (MHP), and an expansion of Neighborhood Commercial in order to rebuild a gas station and construct a storage facility.

Mr. Sudol noted that a February 24, 2021 Council vote (5-3) for approval had not met the two-thirds majority required for passage during the first reading; therefore, the application had returned for a second reading and

action, he said. He said Conditions 26 and 29 in Ordinance A had been clarified and that Condition 24 has been revised at the applicant's request. He recommended that the Council enact or deny Revised Ordinance A and adopt or deny revoking the Special Use Permit.

Developer Dan Jewell, of Coulter Jewell Thames, explained recent changes to the plan would affect the market review process and lengthen the amount of time that current rental rates would be frozen. In addition, Stackhouse Properties had volunteered to reduce the size of the storage building by 10,000 square feet, he said. Mr. Jewell said that the applicant was very sincere about keeping the Tarheel MHP open.

In response to a question from Council Member Gu, Mr. Jewell said that market rate adjustments would be based on an analysis by an appraiser and that MHP residents would not be involved in that. However, as stipulated, the analysis would be sent to the Town Attorney for corroboration, he pointed out.

Council Member Gu said that the agreement lacked important information regarding safe connections to and through the Tarheel MHP. She asked if the community would be able to review the road and sidewalk structure, and Mr. Jewell replied that a plan submitted with the application showed safe ways of walking to existing and future bus stops.

Council Member Gu stated that the Transportation and Connectivity Advisory Board had wanted to see safe connections from the front of the property to inside the MHP, and Mr. Sudol said that the applicant had not provided a plan for that.

Council Member Gu asked if the applicant would be open to having a mobile home conservation committee, which would allow residents to voice concerns about Stackhouse's community rules.

Mr. Jewell replied that it was not a zoning issue and the applicant could not commit to it at the current time. Residents always had the opportunity to discuss concerns with the property owner, he said.

Council Member Gu asked if the applicant would be open to having a relocation package if the property changed hands.

Mr. Jewell said that was why the covenants had been put in place and Mayor Hemminger pointed out that such issues had been addressed by stipulations in the ordinance. The Council would have to agree to any change in the 15-year agreement, the Mayor said.

Council Members stressed the need for continuing to work with Orange County on a manufactured home strategy and a funded action plan. They thanked those who had worked to improve the plan. They also thanked the community organizations that had helped the Council understand

Tarheel MHP residents' concerns.

Council Members emphasized the importance of providing MHPs with the same level of protection as other communities that were under threat of having to leave their homes. They noted that the proposed project conflicted with the Town's land planning goals but said that ensuring housing security for Tarheel MHP residents for the next 15 years took precedence over land use plans.

Council Member Huynh pointed out that the MHPs situation had opened an opportunity for the Town to leverage its membership in the Government Alliance for Racial Equity and institutionalize its toolkit in land use planning and policy-making.

The Council expressed strong support for continuing to provide resources to community-based organizations, such as EmPOWERment and El Centro Hispano, for building channels of communication between the Council and the Town's vulnerable neighborhoods.

Council Members Anderson, Ryan and Gu expressed opposition to the proposed project. Council Member Gu described the applicant's proposal as "predatory" and Council Member Ryan called it "repellent". Council Member Anderson said that the Town had given away all of its leverage at the start of the process, and Council Member Ryan said that the applicant had used the lives of residents as a bargaining chip. The resolution before the Council represented bad planning and did not adequately protect the Tarheel MHP community, they said.

Mayor Hemminger pointed out that the decision had been very difficult for the Town, which valued communities such as the Tarheel MHP and had made land-use plans that did not include having a project such as the one being proposed on a bus rapid transit corridor. In the end, she worried most about how the Town did not have anywhere else for Tarheel MHP residents to go, she said.

Council Member Buansi moved to adopt Revised Ordinance A and Council Member Huyhn seconded.

Council Member Gu asked to add a stipulation for a community conservation committee to mediate on behalf of Tarheel MHP residents.

Town Attorney Anderson pointed out that all stipulations must be accepted by the applicant, and Mr. Jewell repeated his earlier refusal.

The motion passed, 5-3, with Council Members Anderson, Ryan and Gu voting against.

Mayor Hemminger said that the Town had recently worked with the

developer on additional protections for Tarheel MHP residents. The developer was willing to discuss rotating the storage unit to the side of the property, she said, and she confirmed with Mr. Jewell that he would work with Urban Designer Brian Peterson on change as well as safety and screening issues.

Mayor Hemminger asked Council Members to support having staff bring back recommendations for changing land-use descriptions pertaining to self-storage. She then asked Tarheel MHP residents to stay engaged, speak up, and consider serving on Town advisory boards.

A motion was made by Council Member Buansi, seconded by Council Member Huynh, to enact O-1 as amended. The motion carried by the following vote:

Aye: 5 - Mayor Hemminger, Mayor pro tem Parker, Council Member Buansi, Council Member Stegman, and Council Member Huynh

Nay: 3 - Council Member Anderson, Council Member Gu, and Council Member Ryan

A motion was made by Mayor pro tem Parker, seconded by Council Member Huynh, that R-3 be adopted. The motion carried by a unanimous vote.

6. Consider an Application for Conditional Zoning for Phi Gamma Delta, 108 W. Cameron Avenue to Rezone from Office/Institutional-1 (OI-1) to Office/Institutional-3-Conditional Zoning District (OI-3-CZD). [\[21-0181\]](#)

Senior Planner Anya Grahn gave a brief PowerPoint presentation regarding a petition to rezone property at the corner of South Columbia Street and West Cameron Avenue from Office Institutional-1 to Office Institutional-3 Conditional Zoning District. She explained that the applicant, Phi Gamma Delta, had exceeded its allowed floor area by enclosing a back porch and adding 1,044 square feet while removing some existing parking. The applicant was asking for approval to abandon a 1997 SUP and to replace it with Conditional Zoning District in order to keep those changes, she said.

Ms. Grahn showed a site plan and explained that the application had been through multiple rounds of review. She explained how advisory board questions had been addressed and recommended that the Council adopt the Resolution of Consistency and enact Ordinance A, which would approve the rezoning.

A motion was made by Mayor pro tem Parker, seconded by Council Member Stegman, that R-5 be adopted. The motion carried by a unanimous vote.

A motion was made by Mayor pro tem Parker, seconded by Council Member Stegman, that O-2 be enacted. The motion carried by a unanimous vote.

7. Update from Orange County Partnership to End Homelessness. [\[21-0182\]](#)

Orange County Partnership to End Homelessness Manager Corey Root gave a PowerPoint update on four service programs: Housing Helpline, Housing Access, Rapid Re-housing, and Street Outreach Harm Reduction and Deflection. She described each program in detail and discussed a rapid increase in the number of people needing service in 2020 due to the COVID-19 pandemic.

Ms. Root said that the Partnership had served about 60 households a month prior to the pandemic, but had recently received 95 calls and 78 emails in just one day. While the number of people receiving housing had increased, the number experiencing chronic homelessness had gone down, though, due in large part to the Partnership's focus on permanent supportive housing, she said.

Ms. Root said that the Partnership had received a large increase in 2020 funding through federal CARES Act emergency funds. It had secured \$1.7 million in 2020 federal funding, and a total of \$11.2 million since the partnership began in 2005, she said. She said that 51 percent of Orange County's homeless people were Black even though only 12 percent of them were African American. She discussed the importance of incorporating racial equality into the work to end homelessness.

Council Member Stegman asked for more information on the Street Outreach Program, and Ms. Root explained that it had three full-time staff and had served more than 120 people. The program had housed 20 people since the fall of 2020 and had been working with the Orange County Health Department to get COVID-19 vaccines to about 16 un-sheltered people, she said. Ms. Root explained that the Partnership had provided direct mental health services to about 25 and had worked with the Chapel Hill Police Department to deflect potential arrest more than 20 times.

The Council confirmed with Ms. Root that the CARES Act grant would end in September 2021 and the Partnership was currently looking for a source of annual funding. They thanked her for doing such impressive work under difficult circumstances and several Council Members expressed eagerness to provide help.

This item was received as presented.

8. Receive the Second Quarter Fiscal Year (FY) 2021 Affordable Housing Report. [\[21-0183\]](#)

Assistant Director for Housing and Community Sarah Viñas presented the Affordable Housing (AH) report for the first two quarters of FY 2020-21. This included background information on rising housing costs and on the Town's AH Investment Plan. She pointed out that taxpayers had approved a \$10 million AH Bond.

Ms. Viñas said that staff expected to complete development of 15 units and would have preserved 400 units by end of FY 2021. Those preservation projections were higher than previous years due to an increase in emergency housing assistance during COVID-19, she said. She reported that the Town had already exceeded its five-year preservation target by 300 percent and was about halfway toward reaching its development target for 2023.

Ms. Viñas said that nearly all funded projects were on track to be completed on time and within budget. Eighty-four percent of available funding had been allocated, and the Town had dedicated more than \$1.29 million to emergency assistance, she said.

Affordable Housing Manager Nate Broman-Fulks commented on a huge increase in the need for AH over the last three quarters due to the pandemic. He hoped that would begin to subside now that COVID-19 vaccines were becoming available but anticipated a significant need for the foreseeable future, he said.

Mr. Broman-Fulks discussed various development projects that were or would soon be underway. He commented on homes in the Northside Neighborhood that were permanently affordable through Community Home Trust and provided an update on the Town's 2200 Homestead Road project.

Mr. Broman-Fulks said that the Town had selected a development partner for a project on Jay Street, had been putting together a visioning process for a Bennett Road project, and was making progress on rehabilitating Trinity Court. Staff anticipated about 500 new affordable homes coming on line over the next five to seven years, he said.

Mr. Broman-Fulks stated that staff would continue to provide emergency assistance. They would focus on manufactured home strategies that included a draft relocation plan based on Council guidance, he said. Staff would also increase the Town's Transitional Housing Program inventory and create opportunities in its Employee Housing Program through a master leasing arrangement, he said.

Public Housing Director Faith Brodie discussed her department's efforts to improve its US Department of Housing and Urban Development (HUD) assessment score. She said that Public Housing was presenting its first

quarterly report covering the period from October to December 2020 as part of the effort to raise that score.

Ms. Brodie said that the Town had identified a development partner for Trinity Court and was drafting a related memo of understanding. She would return to the Council in 45 days with a more specific timeline for a community engagement process and development schedule, she said.

Management Analyst for Public Housing Stacy Todd discussed HUD expectations and outlined steps that Public Housing had been taking regarding the physical condition of properties, financial and management operations, grant funds, and community engagement. She reported that amounts due to vendors had decreased and that bills were being paid in a more timely fashion. Several preservation projects and upgrades were being planned for 2021, she said, and described efforts to increase occupancy.

Ms. Todd said that two people had attended a first Public Housing Residents Council meeting in January and that two additional residents had come to the February session. The goal was to have a representative from each neighborhood, she said.

Mayor pro tem Parker confirmed with staff that they had been working to better connect the Orange County Home Preservation Coalition with mobile home parks. Mr. Broman-Fulks said that Preservation Coalition coordinators had joined the Orange County Housing Coalition's Manufactured Home Committee in order to coordinate that work.

Council Member Ryan determined from Ms. Viñas that "preserved homes" meant maintaining existing affordable stock with home repair projects and emergency housing assistance. She recommended that it be clarified in staff reports when it means keeping people in subsidized housing.

Council Member Gu inquired about the Town's strategy for those below 30 percent of area median income (AMI), and Mr. Broman-Fulks said that at least five of the 15 homes that staff expected to complete in the coming year would be for that income range. Three others would be for 30-60 percent AMI, and many in the pipeline would be tax credit projects, which must serve 60 percent and below, he said.

Council Member Gu said that she was waiting for staff to develop options for protecting mobile home park residents, and Mayor Hemminger said that she expected staff to return with a plan sometime in the spring.

Council Member Buansi confirmed with Ms. Todd that the technology required for virtual meetings during COVID-19 might have prevented some residents from participating in Residents Council meetings. Ms. Todd said

that the four who had attended had expressed interest in returning in March and were actively trying to engage their neighbors.

This item was received as presented.

9. Consider Number of Lanes and Parking Technology as related to the East Rosemary Parking Deck. [\[21-0184\]](#)

Economic Development Officer Dwight Bassett gave a PowerPoint presentation on the East Rosemary Parking Deck. He recommended that the Council adopt two resolutions: one would determine the number of lanes at the entrance and the other would determine the parking technology. Those decisions were critical to finalizing the plan and proceeding toward construction, he said.

Mr. Bassett proposed changes to the vehicle entrance and exit configuration that he said would make the deck work more efficiently, especially during peak periods. These included designing the western East Rosemary Street entrance to be for bikes and pedestrians only and the North Street entrance to be three lanes with one being reversible.

Mr. Bassett said that staff believed those changes would improve traffic conditions on East Rosemary Street. The reversible lane could be switched for significant Town events, he said. He pointed out that the proposed changes would mean additional equipment costs and would require raising the first level. The change could also require shortening the building by 12 feet to accommodate the third lane, he said.

Mayor pro tem Parker verified that shortening the building by 12 feet might mean losing 40 to 50 of the 1,100 parking spaces. He wondered how critical losing those would be, he said, noting that the Town would save on parking space construction costs. He confirmed with Mr. Bassett that the estimated maximum cost of shortening the building and adding a top floor was \$250,000.

Council Member Ryan expressed concerns about how possible parking in the North Street area would be configured and said that looked problematic to her.

Council Member Anderson left the meeting at 9:26 pm.

Geoffrey Posluszny, of Walker Consultants, gave a PowerPoint presentation regarding PARCS (parking access and revenue control systems) and APGS (automated parking guidance systems) technologies. He said that the Town had received six bids for PARCS and three for APGS, and he proposed that the Council determine which level of APGS service it wanted.

Mr. Posluszny explained how PARCS would function for both monthly contract holders and transient visitors. A license plate would be scanned and electronically tied to a prepaid ticket, or guests could pay at the exit, he said. He showed a spreadsheet that compared bids and said that the next step would be to recommend a vendor. The Town would then create a Technology Selection Committee that would provide a recommendation to the general contractor, he said.

Council Member Ryan confirmed that the overall cost could range from \$450,000 to \$1.3 million, depending on the technology chosen, but Mr. Bassett pointed out that the base technology would require also having to pay a full-time person to patrol the deck.

The Council confirmed with Mr. Posluszny that the general contractor could run conduit for APGS to the individual floors while the system itself could be deferred. They verified that the vendor would provide maintenance for the first year and the Town could then select additional years, if desired.

Mayor pro tem Parker expressed concern about trying to make such a decision without knowing the total cost of the project, and Mr. Bassett recommended that the Council decide on the APGS at a later time. Staff currently only needed decisions regarding the additional lane at the Eastern Rosemary Street entrance and whether or not the Council wanted the base PARCS equipment, he said.

Mr. Bassett said that staff would return to the Council in April with a final construction budget. He then reviewed the potential schedule from that point to the start of construction in late summer 2021.

In response to questions from Ed Harrison, a Chapel Hill resident, Mr. Posluszny explained that technology would not be required to use the system and Mr. Bassett said that the Town's urban designer's recommendations would calm Rosemary Street and improve conditions for cyclists. In response to a "chat" question, they said that a typical parking deck allowed widths of 9 feet for normal spaces and 8.5 feet for compact cars.

Mayor Hemminger "highly recommended" that the Council consider the three-lane version, which would expedite traffic flow.

A motion was made by Mayor pro tem Parker, seconded by Council Member Huynh, that R-7 be adopted. The motion carried by a unanimous vote. Council Member Anderson did not vote.

A motion was made by Mayor pro tem Parker, seconded by Council Member Stegman, that R-8 be adopted. The motion carried by a unanimous vote.

Council Member Anderson did not vote.

10. Introduction of Bond Orders for Two-Thirds Bonds and Call for a Public Hearing for the Issuance of Two-Thirds Bonds. [\[21-0185\]](#)

Director of Business Management Amy Oland gave a PowerPoint presentation on a proposed Two-Thirds Bonds issuance in April 2021. She introduced the bond orders and recommended that the Council adopt a resolution that would set a public hearing for March 24, 2021.

Ms. Oland explained that the Town was eligible for \$3,205,000 in Two-Thirds Bonds and that the average annual debt service on that would be approximately \$198,000 per year over 20 years. She listed several Parks and Recreation Department facility improvements that a \$1,155,000 bond order would go toward. A second bond order of \$500,000 would go toward replacing fire engine 33, and a third order for \$1.5 million would address a significant backlog of street and sidewalk maintenance projects, she said.

Ms. Oland outlined a plan to issue \$4,755,000 of the approved \$10 million AH Bond in April as well. She recommended that the Council adopt the resolution to set a public hearing for March 24, 2021 and said that staff would return on April 7th to ask Council to adopt the bond order and issuance resolution for the Two-Thirds and Affordable Housing Bonds. The bond closing would be on May 13, 2021 and staff's goal was to return on May 19th or June 6th and ask the Council to appropriate funds, she said.

In response to Council questioning, Ms. Oland explained that the Town did have the capacity to repay the debt. The issuance would put the Town slightly over some of its target debt ratios for a couple of years, but a plan was in place to bring those down again, she said.

Council Member Stegman commented on the great opportunity to take advantage of current low interest rates.

A motion was made by Council Member Stegman, seconded by Mayor pro tem Parker, that R-9 be adopted. The motion carried by a unanimous vote. Council Member Anderson did not vote.

11. Consider Response to Petition for Limited Scope Review of a Conditional Zoning Modification Application for 1751 Dobbins Drive. [\[21-0186\]](#)

At Town Attorney Ann Anderson's request, the Council voted unanimously to excuse Council Member Anderson, who had not felt well and left the meeting.

A motion was made by Council Member Ryan, seconded by Council Member

Huynh, to excuse Council Member Anderson from the meeting. The motion carried by a unanimous vote. Council Member Anderson did not vote.

Assistant Planning Director Judy Johnson gave a brief PowerPoint presentation regarding a February 24, 2021 petition for a limited scope review and reduction or waiver of fees regarding a request for additional square footage at 1751 Dobbins Drive. She said that the Council had approved a Conditional Zoning application in November 2019 for a 5,747 square-foot office building, and the applicant was requesting slightly more than a 25 percent increase in size due to a rapid increase in building costs.

Ms. Johnson noted that the Town's Land-Use Management Ordinance required Council approval for increases of more than 10 percent. She said that the applicant had also asked for a waiver of additional fees and that Town policy was to waive those only for affordable housing, Town projects, and service projects associated with non-profit organizations.

Ms. Johnson said the staff had some concern about setting a precedent and had therefore separated the two resolutions: Resolution-10 was to consider a limited scope review; Resolution-10.1 was to consider a reduced fee.

The Council confirmed that the applicant's fee would be roughly \$9,000 and that "limited review" meant the Planning Department would merely check the numbers to make sure that the application met Town standards.

Keith Shaw, the applicant, confirmed with Ms. Johnson that specific language regarding the increase in square footage would be resolved when the project came before the Council for review and action.

Mayor Hemminger thanked staff for coming back with a way to help make the adjustment.

A motion was made by Council Member Ryan, seconded by Council Member Huynh, that R-10 be adopted as amended. The motion carried by the following vote:

Aye: 7 - Mayor Hemminger, Mayor pro tem Parker, Council Member Buansi, Council Member Gu, Council Member Stegman, Council Member Huynh, and Council Member Ryan

Excused: 1 - Council Member Anderson

A motion was made by Council Member Ryan, seconded by Council Member Huynh, that R-10.1 be adopted. The motion carried by the following vote:

Aye: 7 - Mayor Hemminger, Mayor pro tem Parker, Council Member Buansi, Council Member Gu, Council Member Stegman, Council Member Huynh, and Council Member Ryan

Excused: 1 - Council Member Anderson

ADJOURNMENT

The meeting was adjourned at 10:43 p.m.