



TOWN OF CHAPEL HILL

Town Council Meeting Minutes - Draft

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

Mayor Jessica Anderson
Mayor pro tem Amy Ryan
Council Member Camille Berry
Council Member Melissa McCullough
Council Member Paris Miller-Foushee

Council Member Theodore Nollert
Council Member Adam Searing
Council Member Elizabeth Sharp
Council Member Karen Stegman

Wednesday, June 5, 2024 6:00 PM RM 110 | Council Chamber

Language Access Statement

For interpretation or translation services, call 919-969-5105.

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Para servicios de interpretación o traducción, llame al 919-969-5105.

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如需口头或
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919-969-5105.

In-Person Meeting Notification

View the Meeting

- View and participate in the Council Chamber.
- Live stream the meeting - <https://chapelhill.legistar.com/Calendar.aspx>
- Spectrum is replacing 1998 encoder that transmits programming to cable channel 18. It remains offline until complete.
- The Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council meetings.
- Participate in a voluntary demographic survey before viewing online or in person - <https://www.townofchapelhill.org/demosurvey>

Parking

- Parking is available at Town Hall lots and the lot at Stephens Street and Martin Luther King Jr. Boulevard.
- See <http://www.parkonthehill.com> for other public lots on Rosemary Street
- Town Hall is served by NS route and T route, and GoTriangle Routes of Chapel Hill Transit.

Entry and Speakers

- Entrance on the ground floor.
- Sign up at the meeting starting at 5:30 PM with the Town Clerk to speak.
- If more than 14 people sign up for an item, Council will reduce speaking time from 3 minutes to 2 min./person.
- Please do not bring signs.

ROLL CALL

Mayor Anderson called the meeting to order at 6:00 p.m. and reviewed the agenda. Council Members Searing and Stegman were absent, excused.

- Present:** 7 - Mayor Jessica Anderson, Mayor pro tem Amy Ryan, Council Member Camille Berry, Council Member Paris Miller-Foushee, Council Member Theodore Nollert, Council Member Melissa McCullough, and Council Member Elizabeth Sharp
- Absent:** 2 - Council Member Adam Searing, and Council Member Karen Stegman

OTHER ATTENDEES

Town Manager Chris Blue, Deputy Town Manager Mary Jane Nirdlinger, Deputy Town Manager Loryn Clark, Town Attorney Ann Anderson, Executive Director for Strategic Communications and Marketing Susan Brown, Affordable Housing and Community Connections Director Sarah Viñas, Planner II Charnika Harrell, Affordable Housing Manager Emily Holt, Business Management Director Amy Oland, Police Officer Shick, Diversity, Equity, and Inclusion Officer Shenekia Weeks, Public Works Director Lance Norris, Employee Engagement and Organizational Development Director Anita Badrock, Transit Administrative Assistant Lauren Ryan, Community Safety Public Information Officer Alex Carrasquillo, Police Chief Celisa Lehev, Business Management Assistant Director Matthew Brinkley, Community Sustainability Manager John Richardson, Fire Chief Jay Mebane, Parks and Recreation Director Atuya Cornwell, Community Relations Manager Shay Stevens, Technology Solutions Director Chris Butts, Deputy Fire Chief Stacey Graves, Emergency Preparedness and Risk Management Director Kelly Drayton, Fire Administrative Services Manager Ryan Campbell, Deputy Town Clerk Amy Harvey, and Assistant Town Clerk Brenton Hodge.

OPENING

0.01 LGBTQ+ Pride Proclamation. [\[24-0348\]](#)

Mayor Anderson read a proclamation declaring June 2024 to be LBGTQ+ Pride Month in Chapel Hill and reaffirming the Town's opposition to discrimination and commitment to being a welcoming community for all. The proclamation noted that Chapel Hill had received the highest possible score on the Human Rights Campaign's Municipal Equality Index for its inclusive laws, policies and services for LGBTQ+ people in Town. She presented the petition to Lauren Ryan and other members of the Town's LGBTQ+ Employee Resource Group.

0.02 Gun Violence Awareness Proclamation. [\[24-0349\]](#)

Council Member McCullough read a proclamation that included national

statistics on gun violence and reported that there was an average of 1,636 gun-related deaths in North Carolina every year. The proclamation stated that the Town Council and its counterparts in Carrboro, Hillsborough, Orange County and nationwide were calling for common sense gun safety laws and better gun safety education. It emphasized that support for Second Amendment rights goes hand in hand with keeping guns away from dangerous people.

Council Member McCullough noted that the proclamation deemed June 7, 2024, to be Gun Violence Awareness Day in Chapel Hill and encouraged everyone to meet at the Peace and Justice Plaza for a Gun Violence Awareness rally on that day. Mayor Anderson encouraged residents to join the rally and to show support for common sense gun laws with their votes in November.

ANNOUNCEMENTS BY COUNCIL MEMBERS

0.03 Mayor Anderson Regarding Free Downtown Parking on Saturdays in July. [\[24-0350\]](#)

Mayor Anderson said that there would be free Downtown parking on Saturdays throughout the month of July. This would be in addition to Sundays, which was always free, she pointed out.

0.04 Mayor Anderson Regarding Public Information Meeting Related to Tri Sigma House. [\[24-0351\]](#)

Mayor Anderson said that staff would hold a Public Information Meeting on June 6th regarding requests for changes to the Tri Sigma house at 307 East Franklin Street.

0.05 Mayor Anderson Regarding Future Council Committee on Economic Sustainability Meeting. [\[24-0352\]](#)

Mayor Anderson said that the Council on Economic Sustainability would meet at the Chapel Hill Public Library on June 7th from 8:00-10:00 a.m. to hear a presentation by Professor Jim Spaeth of the UNC Kenan-Flagler Business School.

Mayor Anderson announced that a workshop on the Green Tract would be held on June 9th. She also pointed out that the Council would meet in Council Chambers for a regular meeting on June 12th.

0.06 Council Member Berry Regarding Diamond Heels in the Super Regionals. [\[24-0353\]](#)

Council Member Berry wished the Diamond Heels men's baseball team well in its upcoming Super Regionals competition.

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.

Isaac Woolsey was called to speak

0.07 Isaac Woolsey Requests Improved ADA Accommodations. [\[24-0354\]](#)

Chapel Hill resident Isaac Woolsey, who said he had high-functioning autism and joint problems, described the hardships that those who cannot legally operate a vehicle face. He pointed out that Town buses stop running after 7:30 p.m. despite a 1990 Supreme Court ruling regarding accessibility. He announced that a demonstration and march for more accessible transportation, more job opportunities, and affordable housing would begin in front of the Franklin Street Post Office at noon on June 8th.

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 Berry, seconded by Council Member Miller-Foushee, that R-1 be adopted, which approved the Consent Agenda. The motion carried by a unanimous vote.

1. Approve all Consent Agenda Items. [\[24-0310\]](#)

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

2. Adopt Final Resolution of the Installment Financing Agreement for Rosemary Street Parking Deck and Other Projects. [\[24-0311\]](#)

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

3. Authorize the Town Manager to Negotiate and Execute a Sole [\[24-0312\]](#)

Source Contract for Sierra Software Services Hosted ILS Platform

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

4. Authorize the Town Manager to Execute Correction Plat for Greene Tract Recombination Plat to include Reference to Existing Right of Way [\[24-0313\]](#)

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

5. Adopt Minutes from January 17 and 24, and February 14 and 21, and March 28, 2024 Meetings. [\[24-0314\]](#)

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

DISCUSSION

6. Consider the Final Budget and Related Items for FY 2024-25. [\[24-0315\]](#)

Town Manager Chris Blue presented the final version of his recommended FY 2024-2025 Town Budget for Council consideration and adoption. He reviewed the process to date and gave a high-level summary of the proposed, which totaled \$156,949,029, a 4 percent increase over the current year. He said that a proposed 2-cent tax increase would bring the property tax rate up to 59.2 cents.

Mr. Blue emphasized that the Town's employees were its highest priority and said that the budget included a 6 percent of market cost of living pay adjustment. He also stressed the importance of providing residents with high-quality, well-functioning core services and pointed out that the budget prioritized stewardship of Town facilities and fleet. The budget also continued the Town's commitments to affordable housing and its community partners, he said.

Mr. Blue described how an additional 2 cents would impact priorities laid out in the Town's five-year budget strategy. He discussed the final budget totals for all the Town's funds. He said that the budget would continue funding priorities of the Complete Community Framework and would address the increased cost of Transit services.

Mr. Blue said that the recommendations would bridge the gap to next year's property revaluation, which was expected to bring tax growth that the Town could use to "right-size" the budget. He recommended that the Council enact Ordinance 1, which would establish the Town budget for the fiscal year beginning on July 1, 2024.

The Council expressed unanimous support for the recommended budget.

Several commented on the Town's excellent staff and the need to ensure that they receive competitive compensation. The Council agreed that the proposed budget would make significant progress toward addressing the Town's backlog of facility, fleet and maintenance needs. They supported the continuing commitment to community partners.

Mayor pro tem Ryan said that the proposed tax increase was moderate and would be well spent but that she remained concerned about the goal of having the Town be affordable for all. She wondered if Orange County would be raising taxes as well, she said. Council Member Berry also stressed the importance of having such discussions with the County Commissioners.

Mayor Anderson thanked staff for their hard work and coordination across departments and Council members for having constructive discussions regarding how to meet community needs and values through the budget. She also thanked the Manager and staff for improving the budgetary process and putting the Town on a better path for long-term sustainability.

A motion was made by Council Member Berry, seconded by Mayor pro tem Ryan, that the Council enact O-1. The motion carried by a unanimous vote.

7. Introduction of Bond Orders for November 2024 Referendum. [\[24-0316\]](#)

Director of Business Management Amy Oland described the North Carolina referendum process and introduced the orders for a November 2024 Town bond referendum. She reminded the Council that the Town's total available debt capacity over next five years was \$44 million (after \$6.5 million had been removed for installment financing).

Ms. Oland said that each Town department had submitted its top capital project requests and that staff had evaluated those based on the Council's strategic goals and priorities, community interests, master plans, and the shovel readiness of the projects. She presented the following five recommended bond orders and amounts: \$15 million for Affordable Housing, \$15 million for Public Facilities, \$7.5 million for Streets & Sidewalks, \$4.5 million for Parks and Recreation Facilities, and \$2 million for Open Space and Greenways.

Ms. Oland recommended that the Council introduce each of the bond orders and then schedule a public hearing for June 17th. Adopting Resolution 6 would set a public hearing on each order for June 17th and authorize the Finance Officer to file a Sworn Statement of Debt, she said. She reviewed the process that the Town would then follow in order to hold the referendum at the November 5, 2024, election.

Mayor Anderson thanked Ms. Oland and staff for their hard work. She

thanked the Council for being thoughtful about combining needs, considering staff capacity, and aligning decisions with the Town's five-year budget strategy and long-term capital plan. The bond package met the Town's interest in Complete Community by allowing progress across departments towards many important and interconnected goals, she said.

Mayor Anderson said that the bonds would allow the Town to invest up to \$44 million in key areas -- such as affordable housing, greenways, public safety facilities, and sidewalks -- without raising taxes, she said. She read each of the bond orders aloud.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Miller-Foushee, that the Council adopt R-6. The motion carried by a unanimous vote.

8. Authorize the Town Manager to Execute a Development Contract with the Taft-Mills Group for the Development of the Tanyard Branch Trace affordable housing community. [\[24-0317\]](#)

Items 8 and 9 were addressed together as a single presentation.

Adopted R-7.

9. Authorize the Town Manager to Execute a Ground Lease with the Tanyard Branch Trace, LLC Group for the Town-owned parcel at 110 Jay Street. [\[24-0318\]](#)

Director of Affordable Housing and Community Connections Sarah Viñas presented Items 8 and 9 together. She explained that Item 8 asked the Council to authorize the Town Manager to execute a development contract with Taft-Mills Group for the Tanyard Branch Trace community (R-7). Item 9 asked the Council to authorize the Manager to execute a 99-year ground lease with Tanyard Branch Trace, LLC for the Town-owned parcel at 110 Jay Street (R-8), she said.

Ms. Viñas pointed out that the Tanyard Branch Trace project on Town-owned land had already been approved and financed and that the developer had control of the site. The agreements in Resolutions 7 and 8 would confirm the process up to construction completion and operation, she said. She noted that the Council had already approved the site plan, which included 48 affordable apartments for those making 60 percent of the area median income. She said that the development team hoped to begin construction by fall 2024 and hold the ribbon-cutting in winter of 2026.

A motion was made by Council Member Miller-Foushee, seconded by Council Member Berry, that the Council adopt R-7. The motion carried by a unanimous vote.

A motion was made by Council Member Berry, seconded by Council Member Miller-Foushee, that the Council adopt R-8. The motion carried by a unanimous vote.

CONCEPT PLAN REVIEW(S)

Concept Plans: Presentations for Concept Plans will be limited to 15 minutes.

Concept Plan review affords Council members the opportunity to provide individual reactions to the overall concept of the development which is being contemplated for future application. Nothing stated by individual Council members this evening can be construed as an official position or commitment on the part of a Council member with respect to the position they may take when and if a formal application for development is subsequently submitted and comes before the Council for formal consideration.

As a courtesy to others, people speaking on an agenda item are normally limited to three minutes. Persons who are organizing a group presentation and who wish to speak beyond the three minute limit are requested to make prior arrangements through the Mayor's Office by calling 968-2714.

10. Concept Plan Review: East Lakeview Residential, 5640 Old Chapel Hill Road. [\[24-0319\]](#)

After a brief recess to await the applicant, Planner II Charnika Harrell introduced the East Lakeview Residential concept plan, which was before the Council because it proposed more than 50 dwelling units. The developer would need to provide a response to the Council's feedback as part of the Conditional Zoning District application, she said.

Ms. Harrell showed a PowerPoint slide that depicted the proposed location of the six-lot project on approximately three acres in the Parkline East Village area near the intersection of Old Chapel Hill Road and East Lakeview Drive. She pointed out that two other projects -- Meridian Lakeview and Chapel Hill Crossings -- had recently been approved in that area as well.

Ms. Harrell pointed out that the project would be located in Durham County but was within Chapel Hill's planning jurisdiction. She mentioned several Complete Community considerations that the Council should keep in mind while evaluating the concept plan. She recommended that the Council adopt Resolution 9, which would transmit its comments to the applicant.

Developer Ernie Brown said that East Lakeview Residential would be

compatible with the other projects in Parkline East Village. He explained that it would include two sections -- one with 36-50 apartments and structured parking, and the other with 30-40 townhomes, which would be rear-loaded and facing the greenspace. He said that the proposed three-to four-story apartment building would include about 1,000 square feet of ground floor retail. The central green area would include a multi-purpose trail, he said.

Council Member Sharp clarified with Mr. Brown that he and a nearby developer planned to work together on the central greenway. Mayor Anderson verified that the greenway would be built in an easement and turned over to the Town, which would maintain it.

Chapel Hill resident Charles Berlin recommended stepping the apartment building down to three stories along its frontage. He expressed concern about the limited amount of green and recreational space and said that, as proposed, East Lakewood Residential would loom over Old Chapel Hill Road and be an eyesore for the communities across from it. In addition, having an entrance and left-turn lane on Old Chapel Hill Road and an entrance on East Lakeview Drive would be vital to safety, he said.

Chapel Hill resident Linda Convisor also expressed concern about the proposed building height and said that she wondered if the greenway would be useable to the public or just an internal sidewalk. She also wondered about the effect of traffic flow on neighbors' access to their driveways, she said. She emphasized the need for significant tree coverage and streetscape, considering that the development would be located at a gateway to the Town.

Mayor Anderson reminded the Council that concept plan reviews were high-level considerations of potential projects. That included looking at the appropriateness of uses, big picture ideas, and compliance with the Town's Complete Community vision, she said.

Council Member Sharp said that she liked how the design reflected Town character but did not find the greenspace meaningful, especially considering the amount of development that would be around it. Council Member Berry mentioned similar concerns but said that she was looking forward to learning how all the elements would tie together.

Council members praised the proposed design, and the parking arrangement. Most said that they were not concerned about the proposed building height at that location. They praised the applicant for including both townhomes and apartments and for complying with the Town's affordable housing goals. Mayor Anderson and Mayor pro tem Ryan proposed trying to squeeze some smaller units in with the townhomes, if possible.

Council members had varying opinions about setbacks, but they agreed that it depended on context. They and Mayor Anderson expressed confidence in Urban Designer Brian Peterson's expertise in that regard and said that they agreed with the recommendations he had made thus far.

Council Member Nollert encouraged the applicant to limit parking as much as possible in order to emphasize greenway use. Council Member Miller-Foushee suggested including some outdoor recreational opportunities for children, and others proposed making that into a special gathering space that might also serve coffee, or ice cream, or beer, or wine. Council Member Berry said that she wondered, though, if the location would be visible enough to pull people in from East Lakeview Drive.

Mayor Anderson praised the mix of townhomes and apartments and said that the applicant had dealt nicely with parking. She was impressed with the project and appreciated the applicant for bringing something that was in line with what the Council had been asking for, she said. She emphasized the importance of having shade trees along the greenway. She said that the Council, overall, supported the mix of housing, appreciated the affordable housing, liked the parking, and appreciated the effort to coordinate with other developers.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Miller-Foushee, that the Council adopted R-9. The motion carried by a unanimous vote.

ADJOURNMENT

This meeting was adjourned at 7:42 p.m.