



Town Council
Meeting Agenda
June 10, 2026, 6:00 PM
RM 110 | Council Chamber

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

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如需口头或书面翻译服务，请拨打 919-969-5105。

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WELCOME to a COUNCIL MEETING!

We're glad you're here. Want to know more about the meeting logistics, see <https://www.chapelhillnc.gov/Welcome-to-a-Council-meeting>

ROLL CALL

OPENING

1. Proclamation: Pride Month
2. Proclamation: National Immigrant Heritage Month

ANNOUNCEMENTS BY COUNCIL MEMBERS

PUBLIC COMMENTS

The Public Comment Period allows the public to address Council on items not on the printed agenda. To speak, please sign in at the Clerk's desk with your name and email. When called, step to the podium, adjust the microphone, and state your name for the record. Comments are limited to 3 minutes (or 2 minutes if more than 14 speakers). Large groups are asked to select a spokesperson. Council does not act or deliberate on items raised during this time.

CONSENT

All items on the Consent Agenda are considered routine, to be enacted by one motion without discussion. Council member(s) may request discussion of an item. If such motion passes, then the item is removed from consent and considered separately.

3. Authorization to Execute Development Contracts with CASA for the Horizons Building and Supportive Housing Building in the Homestead Gardens Affordable Housing Development

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

- Alicia Arnold, Director, Housing and Community Development Department (HCD)
- Emily Holt, Affordable Housing Assistant Director, HCD
- Maggie Simon, Affordable Housing Development Coordinator, HCD

STAFF RECOMMENDATION*

Staff recommend that the Council authorize the Town Manager to execute development contracts with CASA for the development of the Horizons building and the Supportive Housing building in the Homestead Gardens Affordable Housing Development.

ATTACHMENTS:

[Resolution](#)

4. Authorization to Execute a Ground Lease with CASA for the Horizons Building in the Homestead Gardens Affordable Housing Development

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Alicia Arnold, Director, Housing and Community Development Department (HCD)

Emily Holt, Affordable Housing Assistant Director, HCD

Maggie Simon, Affordable Housing Development Coordinator, HCD

STAFF RECOMMENDATION*

Staff recommend that the Council authorize the Town Manager to execute a 99-year ground lease with CASA for the Horizons building in the Homestead Gardens Affordable Housing Development.

ATTACHMENTS:

[Resolution](#)

5. Authorization to Execute a Ground Lease with CASA for the Supportive Housing Building in the Homestead Gardens Affordable Housing Development

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Alicia Arnold, Director, Housing and Community Development Department (HCD)

Emily Holt, Affordable Housing Assistant Director, HCD

Maggie Simon, Affordable Housing Development Coordinator, HCD

STAFF RECOMMENDATION*

Staff recommend that the Council authorize the Town Manager to execute a 99-year ground lease with CASA for the Supportive Housing building in the Homestead Gardens Affordable Housing Development.

ATTACHMENTS:

[Resolution](#)

6. Approve Extension of Historic District Commission Member Term to Support Board Quorum

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Brittney Hunt, Town Clerk, Town Clerk's Office

STAFF RECOMMENDATION*

Staff recommends that Council adopt the resolution extending the term of Historic District Commission member Josh Gurlitz by one additional year to support and ensure consistent quorum stability.

ATTACHMENTS:

[Resolution](#)

7. Approve Extension of Town Planning Commission Member Terms to

Support Completion of the LUMO Rewrite

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Brittney Hunt, Town Clerk, Town Clerk's Office

STAFF RECOMMENDATION*

Staff recommends that Council adopt the resolution extending the terms of Planning Commission members Jonathan Mitchell and Elizabeth Losos by one additional year to allow both members to continue their long-term involvement with, and provide continuity for, the final phase of the Land Use Management Ordinance (LUMO) rewrite.

ATTACHMENTS:

[Resolution](#)

8. Past Work Session Minutes

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Brittney Hunt, Town Clerk, Town Clerk's Office

STAFF RECOMMENDATION*

Staff recommends that Council approve the attached meeting minutes.

ATTACHMENTS:

[May 5, 2014 Work Session Minutes](#)
[June 2, 2014 Work Session Minutes](#)
[June 4, 2014 Work Session Minutes](#)
[July 2, 2014 Special Meeting Minutes](#)
[November 5, 2014 Work Session Minutes](#)
[January 5, 2015 Work Session Minutes](#)
[January 8, 2015 Legislative Breakfast Minutes](#)
[March 2, 2015 Work Session Minutes](#)
[March 18, 2015 Work Session Minutes](#)
[June 1, 2015 Work Session Minutes](#)
[November 11, 2015 Work Session Minutes](#)
[January 6, 2016 Work Session Minutes](#)
[March 16, 2016 Work Session Minutes](#)
[April 6, 2016 Work Session Minutes](#)
[April 13, 2016 Work Session Minutes](#)
[May 11, 2016 Work Session Minutes](#)

9. May 13 and 20, 2026 Meeting Minutes

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Brittney Hunt, Town Clerk, Town Clerk's Office

STAFF RECOMMENDATION

Staff recommends that Council approve the attached meeting minutes.

ATTACHMENTS:

[May 13, 2026 Work Session Minutes](#)
[May 20, 2026 Regular Meeting Minutes](#)

DISCUSSION

10. Consider the Final Budget and Related Items for FY 2026-27**RESPONSIBLE STAFF, TITLE, DEPARTMENT***

Ted Voorhees, Town Manager, Manager's Office

Amy Oland, Director, Business Management

STAFF RECOMMENDATION*

That the Council enact the FY 2026-27 budget ordinance to establish the budget for FY 2026-27 and authorize the related items.

ATTACHMENTS:

[Budget Adoption Staff Memo](#)

[Budget Ordinance FY 2026-27](#)

[FY26-27 Classification and Pay Plan](#)

[Fee Schedule Effective July 1, 2026](#)

[Draft Staff Presentation](#)

**11. Public Hearing: Downtown Municipal Services District (MSD)
Contracted Services****RESPONSIBLE STAFF, TITLE, DEPARTMENT***

David Putnam, Director, Economic Development

STAFF RECOMMENDATION*

Staff recommends that Council open and close the Public Hearing on the Municipal Services District (MSD) contracted services, as required prior to finalizing a service contract for enhanced downtown operations.

ATTACHMENTS:

[Downtown RFP Engagement Briefing](#)

[Draft Staff Presentation](#)

CLOSED SESSION (AS NEEDED)**ADJOURNMENT**