



# 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 Jessica Anderson  
Council Member Donna Bell  
Council Member Allen Buansi  
Council Member Hongbin Gu

Council Member Nancy Oates  
Council Member Michael Parker  
Council Member Rachel Schaevitz  
Council Member Karen Stegman

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**Wednesday, March 7, 2018**

**7:00 PM**

**RM 110 | Council Chamber**

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#### Roll Call

**Present:** 7 - Mayor Pam Hemminger, Mayor pro tem Jessica Anderson, Council Member Donna Bell, Council Member Allen Buansi, Council Member Hongbin Gu, Council Member Michael Parker, and Council Member Rachel Schaevitz

**Absent:** 2 - Council Member Nancy Oates, and Council Member Karen Stegman

#### Other Attendees

Town Manager Roger L. Stancil, Deputy Town Manager Florentine Miller, Town Attorney Ralph Karpinos, Communications Manager Catherine Lazorko, Director of Planning and Development Services Ben Hitchings, Police Officer Rick Fahrer, Communications and Public Affairs Director and Town Clerk Sabrina M. Oliver

#### OPENING

- 0.1** a. Mayor Hemminger Regarding Duke Men's Basketball Win over UNC Men's Basketball Team. [\[18-0203\]](#)

Mayor Hemminger opened the meeting at 7:00 p.m. and said Council Members Stegman and Oates were absent, excused.

Mayor Hemminger explained that she was wearing Duke blue as a result of a friendly wager with the City of Durham over a recent Carolina vs. Duke ACC Championship game in which the Carolina Tarheels had lost to the Duke Blue Devils. She read a poem, titled "An Ode to Chapel Hill," which the City of Durham had written after a game that Carolina had won. "Go Heels!" said Mayor Hemminger.

- 0.2** b. Mayor Hemminger Regarding Explore More at Pritchard Park Video. [\[18-0204\]](#)

In keeping with the Council's "Celebrating Successes" initiative, Mayor Hemminger introduced a short video called, "Explore More at Pritchard Park." The video showed a pollinator garden, weather/air quality station, butterfly area, children's play areas, and more. Mayor Hemminger explained that the park was a collaborative effort of Town departments and local partners, such as the Morehead Planetarium, NC Botanical Garden, UNC Institute for the Environment, and others. She encouraged all to go and experience Pritchard Park, and also the adjacent Chapel Hill Public Library.

## **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.

1. Petitions from the Public and Council Members.
  - a. Kidzu Children's Museum Request for Town Assistance to Explore the Southern Village Site for New Museum.

[18-0184](#)

Kidzu Children's Museum Board Chair Melissa Cain explained a request to explore developing a new museum on Town-owned property at Southern Village. She reviewed the museum's 12-year history in Town and described its partnerships with the Town, the Chapel Hill-Carrboro City School System, and the University of North Carolina at Chapel Hill (UNC). Ms. Cain pointed out that the museum was designed for the growing area of early childhood education. It was limited by a small interior space, and no outdoor space, and needed to expand in order to achieve its goals, said Ms. Cain.

Board Member Lisa Van Deman read a proclamation that the Town had awarded the Kidzu Museum on its 10th anniversary. She explained that the petition would go into more detail about the board's vision for the future. They would, at some point, like to discuss partnering with Town to create a world class children's museum, she said. Ms. Van Deman said that the Kidzu board looked forward to working with the Town on developing a shared vision that would be a legacy for generations to come.

Board Member Al Leach noted the many benefits that education provides to children from all income levels, ethnicity, and geographic regions. He said that children's museum enabled young children to adopt learning skills through creative play. Many schools had eliminated such activities,

and children's museums were filling the need and were the fastest growing segment of the museum industry, he said. Mr. Leach provided revenue statistics and noted the strategic value of the Southern Village location.

Mayor pro tem Anderson thanked the speakers for addressing the importance of having a children's museum in Town. She said that it was personally important to her and her children, and that she was excited about the potential of having an even better Kidzu Museum that could support economic development and serve all families.

A motion was made by Council Member Parker, seconded by Mayor pro tem Anderson, that this Petition be received and referred to the Town Manager and Mayor. The motion carried by a unanimous vote.

**1.1 b. Residents of East 54 Regarding Noise Ordinance.**

[\[18-0205\]](#)

Robert Hutchins, an East 54 resident, told the Council that a boxing gym had opened on the floor below his condo and had been creating constant noise from 6:00 a.m. to 8:00 p.m. every weekday. He had expected some noise in a mixed-use community, but the degree and duration of the current noise was unreasonable, he said. Mr. Hutchins explained that he had tried to contact the building's owner, East West Partners, but no meaningful improvements had been made. The Town's code enforcement officer had told him that no action could be taken because the Town's ordinance did not apply to mixed-use property, he said.

Mr. Hutchins said that he and his neighbors had been calling the police at each disturbance, which was often three times a day, per unit. However, the Police Department had been unwilling to cite the boxing studio due to the code enforcement officer's and the police attorney's statement that there was no precedent on the issue. Mr. Hutchins said that tenants believed the issue would fall under Sections 11-39 and 11-39.1 of the Town ordinance and were asking the Council to clarify.

Viki Pace-Smith, an East 54 HOA board member, pointed out that such disturbances would affect people's interest in living in mixed-use buildings. She noted the benefits of mixed-use living, but said that such a level of disturbance was not fair because it prevented people from being able to live peacefully.

Lauren Anderson, an East 54 HOA board member and Community Home Trust homeowner, pointed out that East 54 was governed by multiple community associations -- residential, office/retail, and restaurant. None of those entities could restrict the activities of another, so residents must rely on ordinances and prevailing Town rules to resolve issues, she said. Ms. Anderson asked the Council to provide clarity on the issue of a retail tenant disturbing multiple residential homeowners in a mixed-use community.

Barnett Frank, East 54 HOA vice president, said that there was a precedent for the noise issue at East 54 because a Zumba studio had had to move out due to noise disturbances. Mr. Frank said that he, too, was a Community Home Trust homeowner and pointed that two of the three condos most affected belonged to Community Home Trust homeowners. Mr. Frank said that he experienced noise, and vibrations, from 5:30 a.m. to 8 p.m. during the week, and could not work from home for that reason. Residents had been told that the ordinance was difficult to enforce because of the Town's attorneys' interpretations, he said, adding that he did not want to bring a civil action.

Mayor Hemminger thanked the speakers for bringing the issue to the Council's attention. She expressed sympathy for their experience, and pointed out that mixed use was supposed to be a positive experience. She asked the Town Attorney to return with clarification of whether the Town's ordinance covered mixed use.

Mayor pro tem Anderson asked that the Attorney also provide options about what could be done if the ordinance did not apply.

A motion was made by Council Member Bell, seconded by Council Member Parker, that this Petition be received and referred to the Town Manager and Mayor. The motion carried by a unanimous vote.

## **PUBLIC COMMENT - ITEMS NOT ON PRINTED AGENDA**

### **ANNOUNCEMENTS BY COUNCIL MEMBERS**

- 1.2** a. Mayor Hemminger Regarding Planning for Light Rail Meetings. [\[18-0206\]](#)

Mayor Hemminger said that there would be an overview of planning for light rail (including station areas) at Council Chambers on March 12, 2018 from 5:00 to 6:30 p.m. There would also be two public information meetings on station area planning on March 13th, at 9:00 a.m. and at noon, she said.

- 1.3** b. Mayor Hemminger Regarding Upcoming Council Meetings. [\[18-0207\]](#)

Mayor Hemminger announced a Council meeting on March 14, 2018, and a joint meeting of the Town Council and Orange County Commissioners on March 22. The meetings would probably occur at the Southern Services Center, but she would verify that, she said.

- 1.4** c. Council Member Buansi Regarding Dedication of Public Art at Bolin Creek Trail in Honor of Former Council Member Herzenberg. [\[18-0208\]](#)

Council Member Buansi mentioned a dedication of public art on March 10, 2018 at 10:00 am at the Bolin Creek Trail. The dedication would be in

memory of Joe Herzenberg, the Town's first openly gay Council member, who had contributed much to parks and recreation services, he said. Council Member Buansi encouraged citizens to attend and support Mr. Herzenberg's memory.

## 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 Mayor pro tem Anderson, seconded by Council Member Buansi, that R-1 be adopted, which approved the Consent Agenda. The motion carried by a unanimous vote.

2. Approve all consent agenda items. [\[18-0185\]](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
3. Approve a Contract Extension for Audit Services Contract for Fiscal Year 2017-18. [\[18-0186\]](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
4. Amend the Town's Planning and Development Services Fee Schedule to Add a Fee for Wireless Facilities Applications. [\[18-0187\]](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
5. Call a Public Hearing on April 18, 2018 to Consider Adopting the Blue Hill Design Guidelines and Associated Amendments to Form District Regulations. [\[18-0188\]](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.

## INFORMATION

6. Receive Upcoming Public Hearing Items and Petition Status List. [\[18-0189\]](#)  
The item was received as presented.
7. Receive 2017 University of North Carolina Annual Development Plan Report on Transportation. [\[18-0190\]](#)

The item was received as presented.

## DISCUSSION

### 8. Review of Draft Advertisement for Town Manager Process.

[\[18-0191\]](#)

Consultant Heather Lee, a partner with Developmental Associates, guided the Council through editing an advertisement that she had written for the new Town Manager (TM) position. She said that input from a public survey and public meetings, private emails, an NAACP letter, and staff/Council meetings had all contributed to the job analysis reflected in the proposed ad.

Ms. Lee explained that she had tried to capture common themes in two postings, and that the longer of the two versions was being presented for Council review. The long version was based on research regarding what candidates were looking for when applying for a job, and the shorter version was what would be posted in places where the Town pays for the posting, she said. Ms. Lee asked the Council to provide feedback and to confirm the desired minimum qualifications and salary.

Mayor Hemminger noted that the public would be included at many different stages of the process, which would likely run through June 2018. A staff member pointed out the following link on the Town's website: [Townofchapelhill.org/townmanagersearch](http://Townofchapelhill.org/townmanagersearch).

Mayor pro tem Anderson asked how education and experience requirements affected the size of the applicant pool.

Ms. Lee replied that the standard was 10 years of progressive experience with a bachelor's degree as minimum and a master's degree preferred. Making that more stringent by adding a specific degree or work experience would narrow the pool, she said.

Mayor pro tem Anderson said she thought the Council had decided to have public sessions with finalists.

Mayor Hemminger replied that the Council had decided to not do that because those candidate would probably still be at their other jobs.

Mayor pro tem Anderson asked why Town challenges that the Council had previously listed were not included in the ad.

Ms. Lee replied that they had tried to capture many of those, but could not capture everything in the ad. Those challenges, as well as the public comment, would be used in multiple places, such as phone interviews, survey questions, and exercises for the assessment center, she explained. Council Member Parker asked when the Council would meet with and interview finalists, and Mayor Hemminger replied that the consultants and

staff would work out those dates for some time between June 1 and June 11, 2018.

Council Member Parker pointed out a discrepancy in the two versions of the ad and clarified with Ms. Lee that "years of experience" should be 10 in both of them.

Council Member Gu confirmed with Ms. Lee that a total of six people had attended three public sessions.

Council Member Buansi asked if attendees at public sessions had commented about anything other than expectations, qualifications and competencies. For example, had there been any comments or questions about the process, he asked.

Ms. Lee replied said that she had not been present at those meetings. Her colleague was transcribing that information for staff, who would share it with Council, she said.

Council Member Buansi asked if that information would be available before the ad was posted on Friday.

Deputy Manager Flo Miller replied that the survey would be left open until the end of April because that information could also be used for the assessment center. With regard to the number of people at meetings, there had been 10, including a couple of repeats, she said.

Eugene Farrar, a lifelong Chapel Hill resident, spoke in favor of having an opportunity for the public to meet with the final candidates. He also stated that the Chapel Hill Police Department was understaffed and underpaid, and that a new TM should make that a priority. Mr. Farrar suggested having a probation period for the TM and said that the salary should be progressive based upon performance. He encouraged the Council to make the selection slowly and make sure that the TM would be friendly to all. It was critical that police, teachers, and emergency service employees were able to live in Town, Mr. Farrar said, and asked the Council to campaign for affordable housing.

Mayor Hemminger asked for a reminder of how staff was involved in the selection process.

Ms. Lee replied that decisions about staff involvement in the assessment stage would be made later. Typically, staff was not involved in the process, but it was highly variable and Council would make that decision, she said.

Mayor Hemminger confirmed with Ms. Lee that nearly all organizations have a residency requirement. That requirement typically ranged from 6-18 months and was negotiated, often based on the TM's family needs,

said Ms. Lee.

Council Member Schaevitz asked, in reference to Mr. Farrar's comment about a probation period, whether or not that was typically done.

Ms. Lee replied that it was common to negotiate probation periods in contracts, including clauses on how to end it if there is not a good fit.

Ms. Lee said that the qualifications presented in the proposed ad were typical. A Masters in Public Administration (MPA) was standard, and preferred, she said. She added that most communities hire someone who has an MPA, but including that in the ad did reduce the quantity of applicants.

Council Member Parker asked Ms. Lee if she would expect to find many applicants with as little as 10 years of experience. He also recommended saying "MPA or equivalent master's," rather than "MPA or MBA."

Ms. Lee agreed with the point about master's degrees and said she thought 10 years of progressive experience, as it was currently stated, was reasonable. Managers with fewer years were usually placed in small municipalities, she said.

Council Member Buansi pointed out that many with JDs had been successful town managers as well. He agreed with modifying the language to make it more inclusive, he said.

Ms. Lee agreed to change the wording to "masters or higher" and noted that it was equally common to make that part more inclusive. Chapel Hill was likely to get very interested people with a wide range of degrees, she said.

Mayor pro tem Anderson asked Ms. Lee for her assessment of the number of years of experience requirement in view of the Town's size and unique culture. She said that 10 years was fine with her, but wondered if Chapel Hill might go lower or higher than that standard.

Ms. Lee replied that it was not atypical, depending on the size of the community, for there to be a range. Smaller communities often say five to eight years, and the number would go up for a community that was larger and more sophisticated in terms of the things that it manages, with the range being eight to 15 years, she said.

Council Member Gu recommended a stronger emphasis on the Town's identity as a university community, and expressed her hope that the new TM would have that kind of experience.

Ms. Lee said that another town/gown community had recently put "experience in a university community is highly desirable" in their ad.



Mayor Hemminger pointed out that UNC was referenced in the second paragraph.

Council Member Gu replied that it was only mentioned once and she would like to elevate the importance of that kind of experience.

Ms. Lee asked for suggestions on how and where that should be elevated in the ad.

Mayor Hemminger said she had recently participated in a discussion about the need to be cognizant that there were multiple groups within the community that were not part of the University system. She said that she did not want to limit the TM position to someone with University experience because there were not that many such individuals across North Carolina.

Mayor Hemminger said that a person who is good at collaborating and working with different groups could learn how to work with UNC as well. She pointed out that the Town was connected with UNC and UNC Healthcare on many different levels. She said that she might agree with mentioning UNC more often but was not sure about making it more prominent. Emphasizing social justice and equity was more important to her, she said.

Council Member Parker expressed agreement with the Mayor. The goal was to cast a wide net and no one candidate would check every box, he pointed out, cautioning against narrowing the applicant pool. The purpose of the ad was to bring people in, and the later screening process and interviews would rule people out, he said.

Council Member Gu said she understood it not being part of the qualifications, but wondered if it could be part of the job description. She pointed out that collaboration with UNC provided many opportunities, such as developing an innovation-based economy. A TM with that background and mind-set would be very helpful, she said.

Ms. Lee said that she would be happy to take that comment and make changes in a section other than qualifications. Council members would have different priorities and the supplemental questions that applicants complete would get at specifics such as experience working in a university community, she pointed out. Those interests could be addressed even if they were not in the ad, said Ms. Lee.

Mayor Hemminger said that Council members had nodded their heads in agreement with being more inclusive on the educational requirements, and were seeking consensus on the requirement for 10 years of experience.

Ms. Lee pointed out that the ad also included "at least five years at

department head level or above." She said that was standard, and Mayor Hemminger confirmed that there was consensus among Council members in favor of that.

Council Member Parker said that he did not know how one would measure "visionary leadership" and was not sure that quality added much to the minimum qualifications.

Ms. Lee agreed, but explained that wanting someone with "vision" had appeared quite a number of times in the public comments.

Council Member Bell said that she had noticed confusion regarding the issue of vision. The Council set policy and a vision for what it wanted the Town to be, and expected the TM to bring ways to achieve that, she said. While she liked the idea of people being innovative and helping to meet Council goals, she was uncomfortable with the idea of a TM crafting a vision for the Town, she said.

Other Council members agreed with Council Member Bell's comment, and Ms. Lee replied that North Carolina had a reputation nationwide for having a strong Council/TM relationship, and understanding that the Council set the vision and the TM followed that. The "visionary leadership" qualification was meant to address how the TM works with staff, she said, and suggested stating, "working with the Council to carry out the strategic priorities of the community." She said, however, that she wanted the Council to understand that Development Associates was aware of that distinction.

Council Member Bell said that her concern extended to applicants and community members who were engaging in the process. She wanted to make sure that the Council clarified what it was expecting in applicants and the process, she said.

Council Member Anderson mentioned that there was a reference to the Chapel Hill 2020 Comprehensive Plan in the ad. It would be almost 2019 when the new TM was hired, she pointed out.

Ms. Lee replied that screening of candidates would include finding out how much they had learned about the Town. With respect to CH 2020 being about to expire, she proposed saying, "Chapel Hill's strategic focus, for the present, is guided by the community vision established in the Chapel Hill 2020 Comprehensive Plan."

Council Member Parker said that it might make sense to acknowledge that the new TM would likely guide the Town through a new comprehensive plan. He pointed out that the Town was in the process of rewriting its Land Use Management Ordinance (LUMO), and said that having someone who knew how that worked and, ideally, had been through it, would be a big plus. That should be referred to in the ad somewhere, he said.

Ms. Lee replied that the LUMO could be referred to in the "high priorities" section, in "implementation of Chapel Hill 2020" section, and perhaps in "Guiding the Next Comprehensive Plan."

Council Member Bell commented that the LUMO rewrite was a priority, but the 2020 Comprehensive Plan had not even been finished in some sections. The Council needed to have a larger conversation about Chapel Hill 2020 before giving direction to a new TM, she said.

Ms. Lee replied that she had put Chapel Hill 2020 in as a placeholder and was happy to take it right back out.

Mayor pro tem Anderson said that she saw Council Member Bell's point but did not see the Town going much past 2020 without at least having a conversation about the Comprehensive Plan. The new TM should have that on his/her radar, she said.

Council Member Parker proposed leaving the ad as it was, and having that as an interesting probe when looking at candidates.

Mayor Hemminger suggested stating "continuing to implement" Chapel Hill 2020 instead of "implementing." The ad stated that the LUMO was important, so applicants should take a look at that as well, she said. She recommended taking "development of the next comprehensive plan" out because the Council had not reached agreement regarding that process.

Ms. Lee noted the option of adding supplemental questions as part of the application process. Those questions could ask applicants about their experience developing and implementing comprehensive planning, and also about their university community experience, she said.

Mayor Hemminger expressed support for that suggestion.

Council Member Schaevitz commented on the phrasing of "transparent public communication" and "personal community engagement" in the minimum qualifications section of the ad. She said that the first was probably okay, but the second sounded like buzzwords to her. She recommended being more specific about what that meant.

Ms. Lee replied that it came from frequent community comments and it referred to the TM getting out in the community. Being skilled in community engagement at all levels and in multiple situations was a standard expectation for city and town managers, she said. Ms. Lee pointed out that not all TMs were comfortable with that, so the question was asking for a proven track record.

Mayor pro tem Anderson pointed out that that sentence started with the word "leading," which she read as meaning that the new TM would be

personally engaged rather than merely having a team that was.

Council Member Bell pointed out that such qualities were also part of the Town's annual TM evaluation.

Council Member Parker asked about the point at which Council members would start prioritizing qualifications. Would they do it prospectively or wait until they see what candidates come before them, he asked.

Ms. Lee replied that it would be both. It was important for the Council to discuss what its priorities were, but the ad would be broad enough to pull a lot of candidates in and a consensus on priorities would through the process, she said.

Mayor Hemminger asked for guidance on a minimum starting salary.

Ms. Lee discussed salaries at other comparable communities, and said that the median was \$183,000, with a low of about \$173,000. The Town could use one of three approaches: stating that the minimum starting salary will be X; give a hiring range; or, state that a competitive compensation would be offered. She cautioned that the last approach could lead to candidates wanting much higher salaries than the Town was willing to pay.

Mayor Hemminger clarified that the median was a base salary that did not include other compensation that would be individually negotiated.

Council Member Parker asked if a range would be sufficiently attractive, and if Ms. Lee had any idea what a deputy manager's salary in a larger city might be.

Ms. Lee replied that there would be a distinct advantage to offering a minimum salary, or no salary, and not offering a range. For example, Wilmington, NC's deputy manager's starting place was higher than the salary of some current city managers, she said.

Council Member Parker asked what was included in stipends, and Ms. Lee said that those could include a long list, such as: housing stipend, trips to go back home, car allowances, cell phones, laptops, professional development conferences, to name a few.

Council Member Bell noted that Ms. Miller had sent out a spreadsheet that listed the median salary at \$183,000 and the mean salary at \$181,000. She pointed out that Chapel Hill seemed more like Asheville than Jacksonville, which was closer in size. It did not seem right to base the salary merely on population, she said.

Ms. Lee offered to do some additional tweaking. She said that population size was most commonly used to determine salary, but that other factors such as the number of departments, number of employees, geography/

tourism, and so forth, were used as well. She could provide additional data to help the Council fine tune that, she said.

Council Member Bell said she did feel comfortable arriving at a salary based on the current information.

Mayor Hemminger said it was important to have a minimum starting salary because it would be negotiated. She said that \$175,000 to \$180,000, as a minimum, would leave room to negotiate.

Council members suggested various minimums and Ms. Lee said that candidates would likely negotiate. Communities that pay \$172,000 to \$175,000 were not comparable to Chapel Hill, and the Town was not likely to find someone who would accept that unless s/he was very young in their tenure, she said. Ms. Lee proposed an \$180,000 minimum.

Mayor Hemminger confirmed there was Council consensus for an \$180,000 minimum salary. With regard to the text of the ad, she said that the words did not flow as well as she wanted.

Council Member Schaevitz suggested a few changes in wording, such as changing "passionate" to "thoughtful" and adding "participatory."

Council Member Parker suggested adding "and the university system" to "collaborating with regional partners."

Council Member Bell recommended deleting "managing growth effectively and consistently with Town values," since that was the Council's job, not the TM's.

Mayor Hemminger proposed saying something about a "growing" Town, and Council Member Parker proposed saying "managing the challenges of growth."

Council Member Buansi said that he wanted to retain "social justice oriented" but thought that was different from "equity."

Council Member Gu asked if "inclusive" should be included somewhere.

Ms. Lee agreed to take all of the recommendations and make an edited short version of the ad, which would drive people to look at the website. Development Associates was also creating a brochure that should be ready for review by end of week, she said, and she described the balance of the process.

This item was received as presented.

- 9. Presentation: University of North Carolina at Chapel Hill  
Semi-Annual Campus Development Report.**

[\[18-0192\]](#)

Director of Development and Planning Services Ben Hitchings introduced UNC Associate Vice Chancellor for Facilities Services Anna Wu to give UNC's semi-annual development report. Ms. Wu, in turn, introduced Executive Director for Facilities Planning and Development Evan Yassky to present the University's report on projects development completed, projects currently in construction, and projects in design.

With respect to projects completed, Mr. Yassky provided details on a Carmichael Residence Hall makerspace and Carolina Square. Under projects in construction, he discussed the Porthole Alley master plan, several projects in the Pit area, the Mary Ellen Jones building renovation, a Finley Fields project, and a package of other facilities for athletics. Projects in design included building amenities in campus housing, a new medical education building, Odum Village demolition, a solar photo-voltaic demonstration project at the Horace Williams site, and a new two-story media and communications studio for the Department of Athletics, he said.

Mr. Yassky also discussed UNC's campus master plan update. He said that the project had begun in late summer 2017 and would be presented to the Board of Trustees in May for an anticipated roll-out of details following that.

Mel Hurston, senior vice president for UNC Healthcare, showed renderings of a surgical tower project designed to replace 24 operating rooms and 56 ICU beds, and expand the pre- and post-operative bays for patients at UNC Hospitals. He explained that the primary impetus was to expand and update facilities and do things in a more efficient manner. Mr. Hurston showed renderings from various views and reviewed the project schedule. Design drawings were being completed and construction would begin in August with completion in September 2021, he said.

Council Member Buansi confirmed with Mr. Yassky that the track and field program at Fetzer Field was being transferred to Finley Fields, and would have a new and improved rubber track.

Council Member Gu asked what would be built to replace Odum Village.

Mr. Yassky replied that there were no immediate plans to build a project in that neighborhood, but there were quite a number of redevelopment ideas. He would be able to share more information during the summer after the Board of Trustees' May meeting, he said.

Council Member Gu asked if the plan was for housing, a medical facility, or a research facility.

Mr. Yassky replied that all of those ideas had been discussed, but nothing had been determined. There would almost certainly be a mix of uses, given the amount of land, he said, adding that he thought a vibrant mixed-use neighborhood would be a positive thing. Mr. Yassky added,

however, that his comment was speculative at the current time.

Council Member Gu confirmed with Mr. Hurston that the surgical tower would be where a parking lot currently was and that UNC Healthcare was working with the Town and the North Carolina Department of Transportation to refine area traffic studies.

Mayor Hemminger confirmed with Mr. Hurston that the plans he was describing fit in with UNC Healthcare's plans to move some of its activities from the main campus to its Eastowne location.

Council Member Schaevitz and Mr. Yassky discussed a painting studio that was planned for one of the residence halls. She wanted the Council to hear about the idea of building amenities in dormitories to encourage students with different interests to live on campus, she said. Council Member Schaevitz said that it was wonderful to hear about that in view of the Town's desire to have more affordable housing for others in Town.

Mr. Yassky replied that it was Carolina Housing's goal to create good spaces, with amenities, that would encourage students to stay on campus. The University had found that students' opportunities for success increased if they stayed on campus longer, he said.

Mayor Hemminger pointed out that the demolition of Odum Village and the conversion of other dormitories into other spaces had reduced the number of spots on campus for students. The Town wanted to encourage UNC to consider creating more spaces, she said, noting that UNC was increasing its enrollment as well. Mayor Hemminger said that the Town would love to work with the University on creating more spaces, especially for graduate students who apparently wanted to be on campus, but did not want to live in dorms. She encouraged UNC officials to consider this while thinking about their master plan.

Mayor pro tem Anderson said that it would be wonderful if the Town and UNC could start planning together regarding housing, and became more aware of each other's challenges. The Town could never satisfy the student demand for housing, and the inevitable rise in prices was one more factor leading to its affordability crisis, she said. Mayor pro tem Anderson strongly encouraged the Town and UNC to work together, coordinate efforts, and support each other while figuring out how to serve the same community.

Mayor Hemminger spoke about Town efforts to have all new developments include electric charging stations, and commented on the possibility of putting them at the Horace Williams Airport site. The Town had also been asking that new developments include a conduit for roof solar as the technology continued to become more available, less costly, and smaller, she said.

Mr. Yassky explained that UNC had had conversations about both of those issues, and said he was glad to hear that the Town was thinking about them as well.

Ms. Wu pointed out a section on parking on the UNC Maps that identified charging locations.

Mayor Hemminger replied that Environment NC, NC Green, and other groups had noted a need for more locations. She pointed out that UNC was considering increasing the number of jobs and people coming to the state, and said that everyone needed to be thinking about these things.

Ms. Wu listed the locations where the charging stations were located. She said that Mayor Hemminger's point about type and availability was well taken, and that UNC continued to look for those opportunities.

Mayor Hemminger said that the Council was very interested in UNC's master plan and was hoping to have some collaborative conversations in that regard. It was the same with respect to UNC Healthcare developments, and she was looking forward to continued conversations, she said.

This item was received as presented.

## **APPOINTMENTS**

10. Appointment to the Community Policing Advisory Committee.

[\[18-0193\]](#)

The council appointed Christopher Jackson to the Community Policy Advisory Board.

## **ADJOURNMENT**

The meeting was adjourned at 10:08 p.m.