# Town Council

**Meeting Minutes - Draft**
**February 11, 2026, 6:00 PM**
**Library, Meeting Room B**

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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

**Present:** 9 - Mayor Jessica Anderson, Mayor pro tem Camille Berry, Council Member Wesley McMahon, Council Member Melissa McCullough, Council Member Paris Miller-Foushee, Council Member Theodore Nollert, Council Member Louie Rivers, Council Member Amy Ryan, and Council Member Elizabeth Sharp

## OTHER ATTENDEES

Town Manager Ted Voorhees, Deputy Town Manager Mary Jane Nirdlinger, Deputy Town Manager Loryn Clark, Town Attorney Nicholas Yates, Communications and Engagement Director Susan Brown, Planning Director Britany Waddell, Long-Range Planning Manager Tas Lagoo, Business Management Director Amy Oland, Chief of Staff Jeanne Brown, Police Lieutenant Todd Harris, Assistant Town Clerk Brenton Hodge, and Town Clerk Brittney Hunt.

## OPENING

Mayor Anderson called the meeting to order at 6:00 p.m.

## ANNOUNCEMENTS BY COUNCIL MEMBERS

Mayor Anderson introduced the Town's new attorney, Nicholas Yates, and recognized Black History Month, explaining that a formal observance would occur at the February 25, 2026 Regular meeting.

## AGENDA ITEM(S)

**1.** FY 2025 Audit Results and FY 2026 Financial Update **[26-0033]**

Business Management Director Amy Oland and external auditor Chad





Jackson of Mauldin & Jenkins presented the results of the Town's FY25 audit and provided a financial update for FY26. Mr. Jackson reported an unmodified, or "clean," opinion on the Town's financial statements, confirming compliance with generally accepted auditing standards and Government Auditing Standards. Mr. Jackson noted compliance testing for federal and state programs showed the Town received approximately $20.4 million in federal funds and $6.9 million in state funds, with no issues identified.

Ms. Oland reviewed FY25 fund balance results, noting that the General Fund increased overall and unassigned balances. She stated approximately $3 million in excess fund balance was available for one-time uses while maintaining the Town's 22% policy target. She proposed allocating these funds to the Greene Tract MOU, FEMA administrative support, street maintenance equipment, downtown improvements, Fire Station 4 demolition, and an infusion to the Debt Fund to keep the referendum schedule on track.

Ms. Oland shared mid-year FY26 trends including: property tax collections were on target following revaluation, sales tax collections were higher than the prior year, and inspection revenues exceeded projections. Expenditures were at 48.6% of budget, with personnel costs at 47.1% and operating costs at 58.7%, projecting approximately $2 million in personnel savings for the year.

Council members requested additional details regarding a breakdown of downtown funding needs, historical data on excess fund balance appropriations, and clarification of prioritization criteria. Council members also requested analysis of the parking fund's performance and strategies for revenue generation, information on hiring and retention levers for hard-to-fill positions, updates on public safety equipment and fire apparatus needs, public housing capital needs, and support for families displaced by storms.

This matter was received and filed.

**2.** Rewriting Our Rules - A Land Use Management Ordinance (LUMO) Update **[26-0034]**

Planning Director Britany Waddell and Long-Range Planning Manager Tas Lagoo presented an update on the Land Use Management Ordinance rewrite. Mr. Lagoo outlined a timeline that includes completing a consolidated draft and technical review in the spring, releasing the draft for public review in the summer with plain-language guides and educational sessions, and beginning formal legislative hearings in the fall.

Council members emphasized the need for materials that clearly connect proposed changes to shared goals and themes such as housing diversity, complete community, environmental resilience, and small-scale commercial development. Council requested a crosswalk showing where

each goal appears in the draft, visual examples, and hard-copy versions to aid review. They also stressed the importance of clarifying public expectations such as summer engagement will focus on education and feedback, while formal changes will occur during the legislative process. Council and staff discussed the design of a facilitated meeting to confirm shared priorities and prepare briefing materials on missing-middle housing and commercial development thresholds.

This matter was received and filed.

**3.** Report on Town Manager Evaluation Practices **[26-0035]**

Town Manager Ted Voorhees and representatives from the UNC School of Government Carl Stenberg, Julie Beasley, and Colt Jensen presented best practices for evaluating local government managers and shared a draft evaluation instrument. The proposed tool combines quantitative ratings and narrative feedback to support an annual review that clarifies expectations, highlights accomplishments, and sets goals for the next period.

Council members discussed the structure and noted challenges in evaluating certain sections, such as intergovernmental relations and staff effectiveness, given limited visibility into day-to-day operations. Council members expressed interest in emphasizing outcomes alongside process and suggested a phased approach to incorporating organizational metrics and staff input. Mr. Voorhees noted he will provide instructions for submitting feedback on the draft instrument, propose key dates for the evaluation process, and translate Council's strategic priorities from the Council retreat into measurable goals for inclusion in the evaluation.

This matter was received and filed.

## CLOSED SESSION (AS NEEDED)

## ADJOURNMENT

The meeting adjourned at 9:01 p.m.