



Town Council
Meeting Agenda
June 17, 2026, 6:00 PM
RM 110 | Council Chamber

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

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

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: Parks and Recreation 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.

- 2. Miscellaneous Budget Ordinance Amendment for Various FY 2025-26 Fund Budgets**

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Amy Oland, Director, Business Management Department
 Matt Brinkley, Assistant Director, Business Management Department

STAFF RECOMMENDATION*

- That the Council:
- Enact the attached budget ordinance amendment to adjust the General Fund, Grants Fund, Library Gift Fund, Vehicle Replacement Fund, Vehicle Maintenance Fund, and Capital Improvements Fund; and

- Enact the attached project ordinance amendments to adjust the 2015 Streets & Sidewalks Bond Fund, 2024 Streets & Sidewalks Bond Fund, and Transit Capital Grants Fund.

ATTACHMENTS:

[Budget Ordinance Amendment - General Fund, Grants Fund, Library Gift Fund, Vehicle Replacement Fund, Vehicle Maintenance Fund, and Capital Improvements Fund](#)
[Project Ordinance Amendment - 2015 Streets & Sidewalks Bond Fund](#)
[Project Ordinance Amendment - 2024 Streets & Sidewalks Bond Fund](#)
[Project Ordinance Amendment - Transit Capital Grants Fund](#)
[6-17-26 Background Information](#)

3. Authorization to Execute a Development Contract with Community Home Trust for the Townhomes 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 development contract with Community Home Trust for the development of townhomes in the Homestead Gardens Affordable Housing Development.

ATTACHMENTS:

[Resolution](#)

4. Authorization to Execute a Ground Lease with Community Home Trust for the Townhomes 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 Community Home Trust for the townhomes in the Homestead Gardens Affordable Housing Development.

ATTACHMENTS:

[Resolution](#)

5. Authorization to Execute a Development Contract with Habitat for Humanity of Orange County for the Duplexes 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 development contract with Habitat for Humanity of Orange County for the development of the duplexes in the Homestead Gardens Affordable Housing Development.

ATTACHMENTS:

[Resolution](#)

6. [Authorization to Execute a Ground Lease with Habitat for Humanity of Orange County, for the Duplexes 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 Habitat for Humanity of Orange County for the duplexes in the Homestead Gardens Affordable Housing Development.

ATTACHMENTS:

[Resolution](#)

7. [Recommended Funding Plan for the Human Services Funding Program](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Loryn B. Clark, Deputy Town Manager, Manager's Office

Shenekia Weeks Parrish, Human Relations Program Officer, Manager's Office

Jackie Thompson, Community Connections Manager, Manager's Office

STAFF RECOMMENDATION*

Staff recommend that Council adopt the resolution, approving \$602,516 of Human Services funding for FY 2027.

ATTACHMENTS:

[Resolution](#)

8. [Sole Source Purchase of Land Surveying Equipment](#)

Responsible Staff, Title, Department

Lance Norris, Director, Public Works

Chris Roberts, Town Engineer, Public Works

Staff recommendation*

The staff recommend that the Council adopt the attached resolution authorizing the Town Manager to contract with CW Lawley, Inc. to purchase land surveying equipment and software in the amount of \$62,614.28.

ATTACHMENTS:

[Resolution](#)

[Leica Sole Source Verification Letter](#)

9. Town Attorney Employment Contract

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Brittney Hunt, Town Clerk, Town Clerk's Office

STAFF RECOMMENDATION*

Staff recommends that Council adopt the resolution approving the Contract of Town Attorney James Baker and authorize the Mayor to execute the same on the Council's behalf.

ATTACHMENTS:

[Resolution](#)

10. Fordham Boulevard Sidepath Between Cleland Drive and Willow Drive Bid Award and Construction Contract

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Atuya Cornwell, Director, Parks & Recreation Department

Bergen Watterson, Mobility and Greenways Manager, Planning Department

Marcia Purvis, Principal Planner, Parks & Recreation Department

STAFF RECOMMENDATION*

Staff recommends that the Council:

- Adopt the attached resolution awarding a bid and authorizing the Town Manager to execute a contract with the lowest responsive, responsible bidder, Lanier Construction Company, in an amount of \$2,363,978.32.
- Authorize the Town Manager to approve change orders as necessary provided that the contract cost remains within the budgeted amount.

ATTACHMENTS:

[Resolution](#)

11. Town Code Amendment, Chapter 21: Restrict Left Turns from North Street into the Rosemary Parking Deck

Responsible Staff, Title, Department

Lance Norris, Director, Public Works

Celisa Lehew, Chief of Police, Public Works

Brian Tennent, Transportation Engineering Manager, Public Works

Staff recommendation*

Staff recommend that the Council enact the attached ordinance, restricting left turns from westbound North Street into the back entrance of 125 E. Rosemary Parking Deck.

ATTACHMENTS:

[Ordinance](#)

[Rosemary Deck No Left Turn Map](#)

12. Town Code Amendment, Chapter 10: Prohibit Discrimination in Places of Public Accommodations and in Employment

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Loryn Clark, Deputy Town Manager, Town Manager's Office

Shenekia Weeks Parrish, Human Relations Director, Town Manager's Office

STAFF RECOMMENDATION*

Staff recommend that Council enact an ordinance to amend Chapter 10 of the Chapel Hill Town

Code to prohibit discrimination in places of public accommodations and employment, to include housing.

ATTACHMENTS:

[Ordinance](#)

13. Past Work Session/Retreat 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:

[October 9, 2009 Special Meeting Minutes](#)

[April 10, 2010 Retreat Minutes](#)

[February 4, 2011 Retreat Minutes](#)

[February 5, 2011 Retreat Minutes](#)

[February 3, 2012 Retreat Minutes](#)

[February 4, 2012 Retreat Minutes](#)

[February 1, 2013 Retreat Minutes](#)

[April 7, 2016 Legislative Breakfast Minutes](#)

[May 23, 2016 Special Meeting Minutes](#)

[June 1, 2016 Work Session Minutes](#)

[September 14, 2016 Work Session Minutes](#)

[October 19, 2016 Work Session Minutes](#)

[November 8, 2016 Special Meeting Minutes](#)

[November 9, 2016 Work Session Minutes](#)

DISCUSSION**14. Campaign Contribution Limitations Discussion****RESPONSIBLE STAFF, TITLE, DEPARTMENT***

Brittney Hunt, Town Clerk, Town Clerk's Office

STAFF RECOMMENDATION*

Staff recommends that Council provide direction on how the Town should calculate municipal campaign contribution limits in future even-numbered years. No action is requested tonight. Following Council's discussion, staff will return with an ordinance amendment reflecting Council's chosen approach.

ATTACHMENTS:

[Draft Staff Presentation](#)

15. Update on Complete Community Implementation**RESPONSIBLE STAFF, TITLE, DEPARTMENT***

Ted Voorhees, Town Manager, Manager's Office

STAFF RECOMMENDATION*

That Council receive and comment on the Town Manager's update regarding Complete Community implementation.

ATTACHMENTS:[Complete Community Staff Memo](#)[Complete Community Draft Staff Presentation](#)**16. Land Use Management Ordinance (LUMO) Update****RESPONSIBLE STAFF, TITLE, DEPARTMENT***

Tas Lagoo, Long-Range Planning Manager, Planning Department

STAFF RECOMMENDATION*

Council is asked to receive and comment on staff's reflections on how the draft LUMO can meet the policy guidance provide by Council.

ATTACHMENTS:[LUMO Council Alignment Memo](#)[LUMO Education and Outreach Summary](#)[LUMO Draft Staff Memo](#)**APPOINTMENTS****17. Appointment(s) to the Board of Adjustment****RESPONSIBLE STAFF, TITLE, DEPARTMENT***

Brittney Hunt, Town Clerk, Town Clerk's Office

Brenton Hodge, Assistant Town Clerk, Town Clerk's Office

ACTION/DECISION POINTS, INCLUDING STAFF RECOMMENDATION*

Council must make appointments to fill the one Town Resident seat, one County Alternate -ETJ or JPA seat and two upcoming seats on the Board of Adjustment (BOA). Staff recommends that Council review the recommendations and vote.

ATTACHMENTS:[Recommendation](#)[Ballot](#)[Application](#)**18. Appointment(s) to the Historic District Commission****RESPONSIBLE STAFF, TITLE, DEPARTMENT***

Brittney Hunt, Town Clerk, Town Clerk's Office

Brenton Hodge, Assistant Town Clerk, Town Clerk's Office

ACTION/DECISION POINTS, INCLUDING STAFF RECOMMENDATION*

Council must make appointments to fill the one empty seat on the Historic District Commission (HDC). Staff recommends that Council review the recommendations and vote.

ATTACHMENTS:[Recommendation](#)[Ballot](#)[Application](#)**19. Appointment(s) to the Planning Commission****RESPONSIBLE STAFF, TITLE, DEPARTMENT***

Brittney Hunt, Town Clerk, Town Clerk's Office

Brenton Hodge, Assistant Town Clerk, Town Clerk's Office

ACTION/DECISION POINTS, INCLUDING STAFF RECOMMENDATION*

Council must make appointments to fill one current vacancy and one upcoming vacancy on the Planning Commission (PC). Staff recommends that Council review the recommendations and vote.

ATTACHMENTS:

[Recommendation](#)

[Applications](#)

[Ballot](#)

CLOSED SESSION (AS NEEDED)

20. [General Statute 143-318.11\(a\)\(5\) and 143-318.11\(a\)\(6\).](#)

ADJOURNMENT