



# TOWN OF CHAPEL HILL

## Town Council Meeting Agenda

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.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

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

如需口头或  
书面翻译服  
务，请拨打  
919-969-5105.

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံ အတၢ်မၤစၢၤအေဂီၢ် ၢ် ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

### 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**

## **OPENING**

## **ANNOUNCEMENTS BY COUNCIL MEMBERS**

## **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.*

## **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.*

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

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.

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

By adopting the resolution, the Council provides for the final issuance approval of the terms and documents for the Town's 2024 Installment Financing for the Rosemary Street Parking Deck and other projects.

- 3.** Authorize the Town Manager to Negotiate and Execute a Sole Source Contract for Sierra Software Services Hosted ILS Platform [\[24-0312\]](#)
- By adopting the resolution, the Council authorize the town manager to negotiate and execute a sole source contract for Sierra software services hosted ILS platform.
- 4.** Authorize the Town Manager to Execute Correction Plat for Greene Tract Recombination Plat to include Reference to Existing Right of Way [\[24-0313\]](#)
- By adopting the resolution, the Council authorizes the Town Manager to execute the Plat of Correction for the Greene Tract recombination plat on behalf of owner Town of Chapel Hill.
- 5.** Adopt Minutes from January 17 and 24, and February 14 and 21, and March 28, 2024 Meetings. [\[24-0314\]](#)
- By adopting the resolution, the Council approves the summary minutes of past meetings which serve as official records of the meetings.

## DISCUSSION

- 6.** Consider the Final Budget and Related Items for FY 2024-25. [\[24-0315\]](#)
- PRESENTER: Chris Blue, Town Manager
- RECOMMENDATION: That the Council enact the FY 2024-25 budget ordinance to establish the budget for 2024-25 and authorize the related items.
- 7.** Introduction of Bond Orders for November 2024 Referendum. [\[24-0316\]](#)
- PRESENTER: Amy Oland, Business Management Director
- RECOMMENDATION: (1) That the Mayor or a member of the Council introduce individually each of the bond orders for the November 2024 General Obligation (G.O.) Bond Referendum. To "introduce" the bond order, the title of each bond order should be read, it should be stated that the bond order is being introduced, and that the bond order return for a final action at a subsequent meeting.  
(2) That the Council adopt the resolution setting a public hearing on each bond order for June 17, 2024 and authorize the filing of a sworn statement of debt by the Town's Finance Officer.
- 8.** Authorize the Town Manager to Execute a Development Contract with the Taft-Mills Group for [\[24-0317\]](#)

the Development of the Tanyard Branch Trace affordable housing community.

PRESENTER: Sarah Vinas, Affordable Housing and Community Connections Director

RECOMMENDATION: That the Council adopt a resolution authorizing the Town Manager to execute a development contract with Taft-Mills Group for the development of the Tanyard Branch Trace affordable housing community.

- 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. [\[24-0318\]](#)

PRESENTER: Sarah Vinas, Affordable Housing & Community Connections Director

RECOMMENDATION: That the Council authorizes the Town Manager to execute a 99-year ground lease with Tanyard Branch Trace, LLC for the Town-owned parcel located at 110 Jay Street.

### 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. [\[24-0319\]](#)

PRESENTER: Charnika Harrell, Planner II

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council

- e. Motion to adopt a resolution transmitting Council comments to the applicant.

RECOMMENDATION: That the Council adopt the resolution transmitting comments to the applicant.

**REQUEST FOR CLOSED SESSION TO DISCUSS ECONOMIC DEVELOPMENT, PROPERTY ACQUISITION, PERSONNEL, AND/OR LITIGATION MATTERS**