



TOWN OF CHAPEL HILL

Town Council

Meeting Minutes - Draft

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, May 7, 2025 6:00 PM RM 110 | Council Chamber

Language Access Statement

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

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကို ဖုန်းခေါ်ပါ။

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

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如需口头或
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务，请拨打
919-969-5105.

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

Town Council

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- 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

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

Present: 8 - Mayor Jessica Anderson, Mayor pro tem Amy Ryan, Council Member Camille Berry, Council Member Paris Miller-Foushee, Council Member Karen Stegman, Council Member Theodore Nollert, Council Member Melissa McCullough, and Council Member Elizabeth Sharp

Absent: 1 - Council Member Adam Searing

OTHER ATTENDEES

Interim Town Manager Mary Jane Nirdlinger, Deputy Town Manager Loryn Clark, Town Attorney Ann Anderson, Strategic Communications and Marketing Executive Director Susan Brown, Planning Manager Corey Liles, Planning Director Britany Waddell, Business Management Director Amy Oland, Business Management Assistant Director Matthew Brinkley, Senior Planner Katherine Shor, Affordable Housing and Community Connections Director Sarah Viñas, Fire Marshal Chris Covington, Police Officer Danny Lloyd, DEI Manager Shenekia Weeks, Ombudsman Ross Tompkins, Assistant Chief of Police Paul Bell, Solid Waste Services Manager Wendy Simmons, Parks and Recreation Director Atuya Cornwell, Director of Emergency Preparedness and Risk Management Kelly Drayton, Administrative Coordinator Abbey Foucart, Technology Solutions Director Chris Butts, Library Director Atlas Logan, Deputy Fire Chief Stacey Graves, Police Chief Celisa J. Lehw, Human Resources Development Assistant Director Tom Clark, Fire Chief Jay Mebane, Town Clerk Brittney Hunt, and Assistant Town Clerk Brenton Hodge.

OPENING

1. Proclamation: National Disability Awareness Month [\[25-0209\]](#)

Council proclaimed May 2025 as National Disabilities Awareness Month in the Town of Chapel Hill. Council Member Miller-Foushee read an acknowledgment and presented the proclamation to Dr. Timothy Miles of the Orange County Disabilities Awareness Council.

2. Proclamation: Historic Preservation Month [\[25-0210\]](#)

Council proclaimed May 2025 as Historic Preservation Month in the Town of Chapel Hill. Council Member Berry read an acknowledgment and encouraged everyone to learn more about the people and places that shape the Town.

3. Proclamation: Bike Month [\[25-0211\]](#)

Council proclaimed May 2025 as Bike Month in the Town of Chapel Hill. Council Member Nollert read an acknowledgment which included Bike and Roll to School Day and Bike to Work week on May 12 - 18, 2025, and was joined by children who had participated in Bike and Roll to School Day.

ANNOUNCEMENTS BY COUNCIL MEMBERS

3.01 Mayor Anderson Regarding NSBRT Project-Related Delegation to Washington DC. [\[25-0224\]](#)

Mayor Anderson stated that she, Council Member Berry, Transit Director Brian Litchfield and others had recently traveled to Washington D.C., and received positive feedback regarding the Town's North-South Bus Rapid Transit Project.

3.02 Mayor Anderson Regarding the Rosemary Street Front Porch Events in May. [\[25-0225\]](#)

Mayor Anderson invited everyone to come Downtown on Saturdays during May for events at the new Rosemary Street Front Porch.

3.03 Mayor Anderson Regarding Future Council Meetings. [\[25-0226\]](#)

Mayor Anderson announced that the Council would meet at the Chapel Hill Public Library on May 13th to continue discussions from its winter retreat. The Council would also convene on May 14th for a Work Session set to begin at 6:00 p.m.

3.04 Mayor Anderson Congratulates UNC's Graduates and Wishes a Happy Mother's Day. [\[25-0227\]](#)

Mayor Anderson congratulated UNC's 2025 graduates and wished Chapel Hill moms a Happy Mother's Day.

3.05 Council Member Stegman Regarding Justice Allison Riggs' Recent Election Win. [\[25-0228\]](#)

Council Member Stegman congratulated Justice Allison Riggs for the delayed but well-deserved election win to continue her role on the NC Supreme Court.

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.

3.06 Linda Carver Regarding Safety Concerns on Merritt Mill Road. [\[25-0229\]](#)

Chapel Hill resident Linda Carver expressed concern about safety on South Merritt Mill Road and requested that the Town install a flashing speed signal and crosswalk, repair a dilapidated bench, and address police coordination regarding drug issues in the area.

This matter was received and filed.

3.07 Salima Smith Regarding Elliot Woods Apartment Property Questions. [\[25-0230\]](#)

Chapel Hill residents Salina Smith, Miranda Riggsbee, Betty Curry and Laila Bradford told the Council about various levels of neglect at Elliott Woods Apartments and their inability to contact the landlord.

This matter was received and filed.

3.08 Asheton Medlin Regarding Safety Concerns on Franklin Street. [\[25-0231\]](#)

UNC student Asheton Medlin spoke about feeling unsafe on Franklin Street, where she and others had been harassed by people living on the street and asked the Council to increase police presence there. UNC graduate student Lindsay Watson and Downtown business managers/owners Bill Brooks, Melissa Pate, Melissa Nobling, Stacey Bailey, Jim Kitchen and Gammon Hall provided similar descriptions of intimidating behavior by a group of people loitering in the Downtown area.

This matter was received and filed.

3.09 Vivian Garcia Brooks Requests Action to Address Homelessness Around UNC Campus and Surrounding Areas. [\[25-0232\]](#)

Vivian Garcia Brooks, a Franklin Street store owner, read a petition from UNC students, Town residents, business owners and others that called for immediate and meaningful actions to address increasing levels of homelessness around UNC campus, especially on Franklin Street and surrounding neighborhoods.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Berry, that the Council received and referred the petition to the Mayor and

Town Manager. The motion carried by a unanimous vote.

3.10 Call Two Special Meetings to Discuss Council/Manager
Form of Government and Clarify Roles and Responsibilities. [\[25-0233\]](#)

A motion was made by Council Member Berry, seconded by Mayor pro tem Ryan, that the Council adopt a motion to call two Special Meetings: One on May 13th at 5 p.m. in the Chapel Hill Public Library Meeting Room B to continue discussions around the Council/Manager form of government and clarify roles and responsibilities. The second Special Meeting is a Closed Session on Friday, May 16th at 2:30 p.m. in the Town Hall First Floor Conference Room (Room 102) to discuss the Town Manager Hiring process. The motion carried by a unanimous vote.

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 Ryan, seconded by Council Member Miller-Foushee, that R-1 be adopted, which approved the Consent Agenda. The motion carried by a unanimous vote.

4. Approve all Consent Agenda Items [\[25-0212\]](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

5. Award a Contract for FY 2024-25 Audit Services [\[25-0213\]](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

6. Adopt a Resolution Authorizing the Issuance of \$13,830,000 of
General Obligation Bonds [\[25-0214\]](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

DISCUSSION

7. Presentation: Recommended Budget for FY 2025-26 [\[25-0215\]](#)

Interim Town Manager Mary Jane Nirdlinger presented the FY 2026 Recommended Town Budget, highlighting the significant decline in sales tax revenue, continued funding priorities in the five-year budget strategy and Complete Community Framework, and addressed the increased costs of carrying out Transit services.

Ms. Nirdlinger recommended a total budget of \$163,672,372, which

included \$94.9 million for the General Fund, property tax rate of 50.0 cents, which would be 5.8 cents over revenue neutral and included a 0.3 cent increase for Transit with a chart that showed the impact of that tax rate on homeowners' taxes at various levels.

Ms. Nirdlinger stated the recommended budget included a 5% pay increase for Town employees, placing \$1,517,000 toward operating budget focus areas, and recommended increases to retirement system and medical insurance, funding for an employee pay and class study, and three new positions.

Ms. Nirdlinger discussed revenue trends that had affected the budget, such as receiving lower income from sales tax and permits, a plan to reduce General Fund balance to account for less personnel savings each year, and the General Fund's 5-year outlook and the variables that could affect revenues addressing the rising cost of doing business and the cost of expanding services, maintaining facilities, resurfacing streets, and replacing fleet.

Ms. Nirdlinger noted that the budget included \$5,023,818 in annual commitments to affordable housing partners, the Town's Climate Action Plan, Everywhere to Everywhere Greenways, and performance agreements with outside agencies. She reviewed the status of the Town's Transit, Parking, Public Housing and Stormwater funds and provided Council with a schedule of the remaining budget discussions.

Council discussed and asked questions around sustainability, additional information about the proposal to keep funding flat for outside partners, seasonal employees raise, restructuring of Town departments, and UNC and Carrboro's contributions to Chapel Hill Transit as well.

George Barrett, Executive Director of the Marian Cheek Jackson Center, spoke about the importance of maintaining the commitment the Town had made when adopting its Affordable Housing Plan and Investment Strategy.

Kristina Smith, a UNC student, pointed out the strong impact that funding for affordable housing had on poverty, drug use and violence.

Jackie Jenks, Executive Director of the InterFaith Council (IFC), said that it was demoralizing to hear a flat funding recommendation at a time when community programs were becoming even more necessary.

Council stated the need to have more conversations around the budget strategy to ensure the Town is a sustainable organization, and that decisions are sustainable for taxpayers and residents.

This matter was received and filed.

8. Close the Hearing and Consider a Conditional Zoning Application for 1701 Martin Luther King, Jr. Blvd [\[25-0216\]](#)

Senior Planner Corey Liles stated the Planning Commission and staff were both recommending approval of the Conditional Zoning application for 1701 Martin Luther King Jr. Boulevard.

A motion was made by Council Member Stegman, seconded by Council Member Berry, that the Council closed the public hearing. The motion carried by the following vote:

Aye: 8 - Mayor Anderson, Mayor pro tem Ryan, Council Member Berry, Council Member Miller-Foushee, Council Member Stegman, Council Member Nollert, Council Member McCullough, and Council Member Sharp

Excused: 1 - Council Member Searing

A motion was made by Council Member Stegman, seconded by Mayor pro tem Ryan, that the Council adopt R-4. The motion carried by the following vote:

Aye: 8 - Mayor Anderson, Mayor pro tem Ryan, Council Member Berry, Council Member Miller-Foushee, Council Member Stegman, Council Member Nollert, Council Member McCullough, and Council Member Sharp

Excused: 1 - Council Member Searing

A motion was made by Council Member Stegman, seconded by Council Member Nollert, that the Council enact O-1. The motion carried by the following vote:

Aye: 8 - Mayor Anderson, Mayor pro tem Ryan, Council Member Berry, Council Member Miller-Foushee, Council Member Stegman, Council Member Nollert, Council Member McCullough, and Council Member Sharp

Excused: 1 - Council Member Searing

9. Open the Hearing and Consider Action on a Community Priority Rezoning Application for Hillside Trace at 607 - 617 Martin Luther King Jr. Blvd. [\[25-0217\]](#)

Vice President of Development at Taft Mills Group, Nate Broman-Fulks, presented a rezoning application for Hillside Trace, an affordable housing project that would be developed in partnership with Community Home

Trust. He pointed out that Taft Mills Group was the same development company that had built Tanyard Branch Trace and Longleaf Trace, two AH projects in Chapel Hill.

Mr. Broman-Fulks showed the 3-acre site on a map, noted its proximity to a future bus rapid transit route and Downtown Chapel Hill with approximately 190 affordable housing rental units, the most affordable housing in a single development in the Town's history.

Mr. Broman-Fulks discussed a proposed mix of 1-, 2- and 3-bedroom units on four floors with structured parking and amenity spaces below, showed architectural renderings of how the project would look from various directions, and plans to activate the outside space and architectural elements that would be used to address scale.

Senior Planner Katherine Shor said that staff had found the request to rezone the property from Residential 4 to Residential-Community-Priority-Conditional Zoning District (CZD) to be in alignment with Complete Community goals and the Comprehensive Plan. She recommended Council approval subject to conditions in Ordinance 2 and pointed out that CZD allowed opening and closing the hearing in same evening noting the Planning Commission recommended approval with a condition that the applicant continue working with the Town's urban designer.

Council members asked about the balance between workforce and student housing, confirmed Hillside Trace would be a tax credit project that would require some subsidy from the Town's Affordable Housing Fund, and verified that bike parking would meet LUMO requirements and would include e-bike charging spaces.

Dane Schuckman, a 620 Martin Luther King, Jr. Boulevard resident, asked the Council to be mindful of how the development could affect him and his neighbors.

A motion was made by Council Member Stegman, seconded by Council Member Nollert, that the Council closed the public hearing. The motion carried by a unanimous vote.

A motion was made by Council Member Miller-Foushee, seconded by Council Member Stegman, that the Council adopt R-6. The motion carried by a unanimous vote.

A motion was made by Council Member Berry, seconded by Council Member Miller-Foushee, that the Council enact O-2. The motion carried by a

unanimous vote.

ADJOURNMENT

The meeting adjourned at 8:54 p.m.