



TOWN OF CHAPEL HILL

Town Council Meeting Agenda

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Mayor Pam Hemminger
Mayor pro tem Karen Stegman
Council Member Jessica Anderson
Council Member Camille Berry
Council Member Tai Huynh

Council Member Paris Miller-Foushee
Council Member Michael Parker
Council Member Amy Ryan
Council Member Adam Searing

Wednesday, December 7, 2022 7:00 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.

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In-Person Meeting Notification

The Chapel Hill Town Council will meet in person for the meeting. Where possible, the Council requests that members of the public continue to live stream the meeting and view it over the Town’s cable television channel access at <https://chapelhill.legistar.com/Calendar.aspx> - and on Chapel Hill Gov-TV (townofchapelhill.org/GovTV). The Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council meetings. Please participate in a voluntary demographic survey <https://www.townofchapelhill.org/demosurvey> before viewing online or in person.

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 COVID-19 Protocols

- *Entrance on the ground floor.*
- *Visitors and employees will self-screen. Do not enter if you have these symptoms: Fever, chills, cough, sore throat, shortness of breath, loss of taste or smell, headache, muscle pain*
- *Attendees are encouraged to wear masks in the building.*
- *Hand sanitizer is located near the main doors.*

Speakers

- *Sign up with the Town Clerk to speak.*
- *Individuals may speak for 3 minutes maximum, unless more than 14 people sign up for an item. Council may reduce time 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.

1. Environmental Stewardship Advisory Board Request to Acquire Eastowne Natural Heritage Site and Designate Natural Conservation Area. [\[22-0900\]](#)

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.

2. Approve all Consent Agenda Items. [\[22-0901\]](#)

- By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
- 3.** Award Pay Increase to the Town Attorney. [\[22-0902\]](#)
- By adopting the resolution, the Council will award a pay increase to the Town Attorney to a total of \$201,250.00, with an effective date of July 1, 2022.
- 4.** Approve the Town Attorney's Employment Contract Extension. [\[22-0903\]](#)
- By adopting the resolution, the Council extends the contract of Town Attorney Ann Anderson.
- 5.** Support the FY24 Chapel Hill Transportation Demand Management Application to the Triangle J Council of Governments. [\[22-0904\]](#)
- By adopting this resolution, the Council supports the GoChapelHill! Transportation Demand Management FY24 grant application to TJCOG.
- 6.** Support a Paved Trails Feasibility Study Grant Application to the North Carolina Department of Transportation. [\[22-0906\]](#)
- By adopting the resolution, the Council supports a Paved Trails Feasibility Study grant application to the North Carolina Department of Transportation.
- 7.** Continue the Legislative Hearing for the Conditional Zoning Application for Aspen Chapel Hill at 701 Martin Luther King Jr. Blvd. to January 25, 2023. [\[22-0907\]](#)
- By adopting the resolution, the Council continues the legislative hearing for the Aspen Chapel Hill Conditional Zoning application to January 25, 2023.
- 8.** Adopt Minutes from September 28, 2022 and October 3, 2022, Meetings. [\[22-0908\]](#)
- By adopting the resolution, the Council approves the summary minutes of past meetings which serve as official records of the meetings.
- INFORMATION**
- 9.** Receive Upcoming Public Hearing Items and Petition Status List. [\[22-0909\]](#)

By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.

- 10.** Receive an Update on the Racial Equity Assessment of the Human Services Program. [\[22-0910\]](#)

By accepting the report, the Council acknowledges receipt of the racial equity assessment of the Human Services Program.

DISCUSSION

- 11.** Call a Legislative Hearing for Land Use Management Ordinance Text Amendments - Proposed Changes to Articles 1, 3, 4, 5, 6, 7, and Appendix A Related to Housing Choices for a Complete Community on January 25, 2023. [\[22-0905\]](#)

RECOMMENDATION: That the Council calls a Legislative Hearing for Land Use Management Ordinance Text Amendments regarding Housing Choices for January 25, 2023.

- 12.** FY 2022 Annual Comprehensive Financial Report Results. [\[22-0911\]](#)

PRESENTER: Kari Dunlap, Senior Manager, Martin Starnes & Associates, CPAs, P.A.
Amy Oland, Business Management Director

RECOMMENDATION: That the Council receive the FY 2022 Audit Results and the FY 2022 Financial Update

- 13.** Introduction of Bond Orders for Two-Thirds Bonds and Call for a Public Hearing for the Issuance of Two-Thirds Bonds. [\[22-0912\]](#)

PRESENTER: Amy Oland, Business Management Director

RECOMMENDATION: That the Council take the following actions concerning the issuance of \$1.98 million of two-thirds bonds.

1. Formally introduce the Bond Order describing the use of the bonds.
2. Adopt the resolution setting the public hearing for January 11, 2023 and authorizing the filing of a sworn statement of debt.

- 14.** Consider Approving the Complete Community Framework, Initial Pilot Projects, and Authorizing Next Steps. [\[22-0913\]](#)

PRESENTER: Jennifer Keesmaat, The Keesmaat Group

RECOMMENDATION: That the Council adopt the resolution to accept

the Complete Community Framework and implementation of the vision through an update to the Comprehensive Plan; authorize the Town Manager to prepare Comprehensive Plan amendments for the Council to consider for approval; and agrees to the pilot projects and authorize the Town Manager to begin working on those initiatives.

- 15.** Shaping Our Future - Transit Oriented Development and Land Use Management Ordinance (LUMO) Update. [\[22-0914\]](#)

PRESENTER: Diedra McEntyre, Principal Planner

RECOMMENDATION: That the Council receive the presentation and provide feedback.

- 16.** Receive the Recommendations of the Legion Property Committee and Consider Next Steps on the Future Use of the American Legion Property. [\[22-0915\]](#)

PRESENTER: Maurice Jones, Town Manager

RECOMMENDATION: That the Council consider approving the recommendations of the Legion Property Committee (LPC) and authorizing the Town Manager to proceed with the next steps recommended by the LPC.

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.

- 17.** Concept Plan Review: Chapel Hill Transit and Public Facilities Expansion, 6830-6900 Millhouse Road. [\[22-0916\]](#)

PRESENTER: Corey Liles, Planning Manager

- a. Review of process
- b. Presentation by the applicant

- c. Comments from the Community Design Commission and Stormwater Management Utility Advisory Board
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. 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