



# 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 Jessica Anderson  
Council Member Donna Bell  
Council Member Allen Buansi  
Council Member Hongbin Gu

Council Member Nancy Oates  
Council Member Michael Parker  
Council Member Karen Stegman  
Council Member Rachel Schaevitz

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**Wednesday, June 12, 2019**      **7:00 PM**      **RM 110 | Council Chamber**

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### OPENING

### 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. West Saint Mark Church of Christ (Disciples of Christ) [\[19-0541\]](#)  
Request for the Town Council to Waive any Final Application Fees Associated with Construction of a Church Sanctuary at 7708 Rogers Road.

### ANNOUNCEMENTS BY COUNCIL MEMBERS

### 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. [\[19-0542\]](#)  
By adopting the resolution, the Council can approve various

- resolutions and ordinances all at once without voting on each resolution or ordinance separately.
- 3.** Adopt the Financial Policy Guidelines. [\[19-0543\]](#)

By adopting the resolution, the Council adopts the Financial Policy Guidelines which includes: Debt Policy, Fund Balance Reserve Policy, Cash Management and Investment Policy, and Other Post-Employment Benefit (OPEB) Pre-Funding Policy.
  - 4.** Approve Chapel Hill Transit's Title VI Program. [\[19-0544\]](#)

By adopting the resolution, the Council approves of Chapel Hill Transit's 2019 Update to its Title VI Non-Discrimination Program and authorizes Town staff to submit the program to the Federal Transit Administration.
  - 5.** Adopt a Calendar of Council Meetings through December 2019. [\[19-0545\]](#)

By adopting the resolution, the Council adopts its meeting calendar through December 2019.
  - 6.** Adopt Minutes from February 28, 2018, and April 18, and 25, 2018 and May 2, 9, and 23, 2018 and June 13, and 20, 2018 Meetings. [\[19-0546\]](#)

By adopting the resolution, the Council approves the summary minutes of past meetings which serve as official records of the meetings.

## INFORMATION

- 7.** Receive Upcoming Public Hearing Items and Petition Status List. [\[19-0547\]](#)

By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.
- 8.** Receive Proposed Affordable Housing Bond Funding Process Overview. [\[19-0548\]](#)

By accepting this report, the Council acknowledges receipt of the proposed process for allocating affordable housing bond funding.

## DISCUSSION

- 9.** Consider Proceeding with the Updated Proposal for Steps to Begin Addressing Coal Ash Clean-up at the Police Station Property. [\[19-0549\]](#)

PRESENTER: John Richardson, Community Resilience Officer  
David Duncklee, President/Senior Hydrogeologist, Duncklee &

Dunham, Inc.

RECOMMENDATION: That the Council proceed with the recommended interim remedial measures outlined within the staff report and consultant's presentation.

**10.** Consider the Final 2019-20 Budget and Related Items. [\[19-0550\]](#)

PRESENTER: Maurice Jones, Town Manager

RECOMMENDATION: That the Council enact the 2019-20 budget ordinance.

**11.** Consider an Application for Zoning Atlas Amendment - Fire Station Training Center, 6902 Millhouse Road. [\[19-0551\]](#)

PRESENTER: Becky McDonnell, Planner II

- a. Without objection, the revised report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and revised recommendation
- c. Presentation by the applicant
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adjourn the Public Hearing
- g. Motion to adopt the Resolution of Land Use Plan Amendment
- h. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- i. Motion to enact an Ordinance to rezone the property.

RECOMMENDATION: That the Council continue and close the public hearing, adopt the Resolution of Land Use Plan Amendment and the Resolution of Consistency with the Comprehensive Plan, and enact Ordinance A, approving the application.

**12.** Open a Public Hearing and Consider a Glen Lennox Performance Incentive Agreement. [\[19-0552\]](#)

PRESENTER: Dwight Bassett, Economic Development Officer

- a. Comments from the public
- b. Comments and questions from the Mayor and Town Council
- c. Motion to adjourn the public hearing
- d. Motion to adopt the resolution authorizing the incentive agreement.

RECOMMENDATION: That the Council open the public hearing, receive comments, and authorize the Incentive Agreement with Grubb Properties for a \$2.2 million based on Council's previous authorization to proceed with draft agreement in March 2019 and

conversations with the Council Committee on Economic Sustainability in April, September, December of 2018, February of 2019.

- 13.** Open the Public Hearing and Consider Renaming the Portion of U.S. Highway 15-501 South between Fordham Boulevard (NC 54) and Dogwood Acres Drive to "South Columbia Street." [\[19-0553\]](#)

PRESENTER: Mike Wright, Senior Engineering Coordinator

- a. Introduction and recommendation
- b. Comments from the public
- c. Comments and questions from the Mayor and Town Council
- d. Motion to adjourn the public hearing
- e. Motion to adopt the resolution, approving the renaming.

RECOMMENDATION: That the Council open the Public Hearing, close the Public Hearing, and adopt the Resolution to rename the portion of U.S. Highway 15-501 South between Fordham Boulevard (NC 54) and Dogwood Acres Drive to "South Columbia Street."

- 14.** Municipal Services Center Project Update. [\[19-0554\]](#)

PRESENTER: Mary Jane Nirdlinger, Assistant Town Manager

RECOMMENDATION: That the Council receive this information and authorize the Town Manager to explore a business arrangement and options for approval under the Town's Land Use Management Ordinance.

- 15.** Presentation on the Town's Stormwater Program and Projects. [\[19-0555\]](#)

PRESENTER: Chris Roberts, Manager of Engineering and Infrastructure

RECOMMENDATION: That the Council receive the presentation.

## APPOINTMENTS

- 16.** Appointments to the Chapel Hill Public Library Advisory Board [\[19-0556\]](#)

- 17.** Appointment to the Orange County Climate Committee. [\[19-0557\]](#)

- 18.** Appointments to the Community Policing Advisory Committee. [\[19-0558\]](#)

- 19. Appointments to the Parks, Greenways and Recreation Commission. [\[19-0559\]](#)
- 20. Appointments to the Historic District Commission. [\[19-0560\]](#)
- 21. Appointments to the Transportation and Connectivity Advisory Board. [\[19-0561\]](#)

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