



TOWN OF CHAPEL HILL

Town Council

Meeting Minutes - Draft

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

Wednesday, February 20, 2019

7:00 PM

RM 110 | Council Chamber

Roll Call

Present: 7 - Mayor Pam Hemminger, Mayor pro tem Jessica Anderson, Council Member Allen Buansi, Council Member Hongbin Gu, Council Member Nancy Oates, Council Member Michael Parker, and Council Member Rachel Schaevitz

Absent: 2 - Council Member Donna Bell, and Council Member Karen Stegman

Other Attendees

Town Manager Maurice Jones, Deputy Town Manager Florentine Miller, Town Attorney Ralph Karpinos, Communications Specialist Mark Losey, Planning Operations Manager Judy Johnson, Planning Director Ben Hitchings, Business Management Director Amy Oland, Principal Planner Corey Liles, Ombuds Beth Vazquez, Downtown Special Projects Manager Sarah Poulton, Executive Director of Community Arts & Culture Susan Brown, Budget Manager Matt Brinkley, Fire Inspector Chris Kearns, Police Officer Rick Fahrer, Deputy Town Clerk Amy Harvey

OPENING

1. Update on Club Nova Project (no attachment)

[\[19-0151\]](#)

PRESENTER: Rosemary Waldorf, Co-Chair of the Club Nova Capital Campaign

Mayor Hemminger opened the meeting at 7:00 p.m. and explained that Council Members Stegman and Bell were absent due to professional and personal reasons. She then introduced former Mayor Rosemary Waldorf, co-chair of the Club Nova capital campaign, to give a progress on Club Nova's fundraising efforts.

Ms. Waldorf described Club Nova's work with individuals who live with severe and persistent mental illness. She provided statistics that support Club Nova's effectiveness and said it was saving the community \$2 million

per year. She outlined a plan to construct a 12,000-square-foot facility in Carrboro and a campaign to raise \$4.5 million to cover those costs. Ms. Waldorf expressed appreciation for the Town's prior support and asked for a pledge of \$75,000.

Mayor pro tem Anderson confirmed from Ms. Waldorf that UNC Health Care had contributed \$50,000 and that Club Nova was hoping for a continuing program with the Emergency Department at UNC Memorial Hospital. That program could become an important resource and a revenue stream for Club Nova, Ms. Waldorf said.

Mayor Hemminger expressed gratitude on behalf of the Town and said she felt proud of Club Nova's work. The Town would be in touch to discuss the funding request, she said.

0.01 Successes Video: Winter Fun at the Library.

[\[19-0176\]](#)

Mayor Hemminger introduced a "Celebrating Successes" video titled "Winter Fun at the Library" which showed events and activities that had recently taken place at the Chapel Hill Public Library. These included a sleepover with stuffed animals, an event with favorite authors, reading activities, a book sale, and a trip to a giant candy land. Mayor Hemminger said that the Public Library was one of the Town's most used facilities.

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.

1.01 Julie McClintock (for John Morris) Request for Town-Sponsored Community Meetings for Those Affected by Durham-Orange Light Rail Transit Project.

[\[19-0177\]](#)

Julie McClintock, a Chapel Hill resident, presented a petition from her husband, John Morris, which asked the Council to hold at least two public meetings on basic facts regarding the light rail project. Mr. Morris's petition stated that GoTriangle should honor its promise to explain issues such as the location and frequency of traffic interruptions during construction and operation, particularly at grade level crossings where traffic would be interrupted every 10 or 20 minutes.

A motion was made by Mayor pro tem Anderson, seconded by Council Member Parker, that this Petition be received and referred to the Town Manager and Mayor. The motion carried by a unanimous vote.

ANNOUNCEMENTS BY COUNCIL MEMBERS

1.02 Council Member Gu Regarding LightUp Festival.

[\[19-0178\]](#)

Council Member Gu pointed out that an annual Lightup Festival, a collaboration between the Chinese American community, Town, UNC Performing Arts, Downtown Partnership, local high school and university students, and volunteers, would take place on Sunday from 11:00 a.m. to 5:00 p.m., Downtown.

1.03 Mayor Hemminger Regarding Wilson Caldwell Day Celebration.

[\[19-0179\]](#)

Mayor Hemminger announced a Wilson Caldwell Day celebration on Sunday at the Sonja Haynes Stone Center for Black Culture from 3:00 p.m. to 5:00 p.m. Wilson Caldwell had helped save the Town during the Civil War and was the Town's first Black elected official, she said.

1.04 Mayor Hemminger Regarding Community Meeting to Gather Input for Traffic Calming near Wegmans Project.

[\[19-0180\]](#)

Mayor Hemminger pointed out that a community meeting would be held at the Chapel Hill Public Library at 6:30 p.m. on Monday to gather public input on traffic calming near the new Wegman's project.

1.05 Mayor Hemminger Regarding Chapel Hill Code Brigade Meeting.

[\[19-0181\]](#)

Mayor Hemminger said that there would be no Council meeting on Wednesday, February 27, but a Chapel Hill Code Brigade meeting would be on that day at 6:00 p.m. in Town Hall. She explained that the Code Brigade was a group of software developers, web engineers, and data professionals who work with Triangle-area governments to develop open-web technologies.

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

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2. Approve all Consent Agenda Items. [\[19-0152\]](#)

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

3. Schedule Review of a Concept Plan on the Christ Community Church Project for March 20, 2019. [\[19-0153\]](#)

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

INFORMATION

4. Receive Upcoming Public Hearing Items and Petition Status List. [\[19-0154\]](#)

This item was received as presented.

5. Receive Update on the Building Integrated Communities Action Plan. [\[19-0155\]](#)

This item was received as presented.

DISCUSSION

6. Initial Budget Public Forum. [\[19-0156\]](#)

Director of Business Management Amy Oland gave a PowerPoint presentation on the FY 2019-2020 Operating Budget, Capital Program, Community Development Block Grant (CDBG) and HOME Programs, Housing Capital Funds Program, Public Transportation grants, and the Downtown Service District. She provided progress reports and information on estimated funding, deadlines and next steps for each of those topics.

Ms. Oland said that the Council had met with its legislative delegation in January and that the deadline for filing bills would be March 28, 2019. Proposals from citizens would be considered at an upcoming Council meeting, she said.

Ms. Oland told Council members that departmental budgets had been submitted and were being reviewed. In addition, public forums had been scheduled for March 20th and May 8th, and the public could also send comments to the Mayor and Council by letter, fax or email, she said. All budget information would be posted on the Town's website and adoption of the budget was scheduled for June 12th, said Ms. Oland.

Mayor Hemminger pointed out that citizens could come to Council meetings and comment as well.

Robert Dowling, executive director at Community Home Trust, thanked the Town for past support and asked for a 1.5 percent increase in funding for FY 2019-2020. He said the relationship with the Town was the most important one that Home Trust had. Mr. Dowling reported that the Community Home Trust's inventory stood at 260 homes, 215 of which were

in Chapel Hill. He expected to add nine more homes in FY 2019-2020, he said.

Ms. McClintock spoke about areas of the budget that needed more attention, in her opinion. These included getting Orange County to increase its commitment to Chapel Hill Transit and being more strategic about Stormwater related issues, such as paving secondary streets.

Mayor Hemminger pointed out that Stormwater issues and related projects would be addressed at an upcoming meeting.

Susana Dancy, a Community Design Commission member, speaking only for herself, suggested that the Town use a holistic approach to urban design, such as the Town of Hillsborough had done by hiring a public space manager who coordinated multiple departments to work together on goals and projects. She asked the Council to consider funding that type of position and offered to submit additional information.

Mayor Hemminger replied that there had been much interest in the urban designer issue and that the Council would look at that and other requests that had been brought before it tonight. She suggested that Ms. Oland use a pie chart approach with future presentations.

This item was received as presented.

7. Receive an Update on the Rogers Road Zoning Initiative.

[\[19-0157\]](#)

Principal Planner Corey Liles provided an update on the Rogers Road Zoning initiative for the historic area at the northwest edge of Chapel Hill in a Chapel Hill/Carrboro joint jurisdiction where multiple generations of African Americans had lived since the 1700s. He explained that special planning initiatives for the area were underway and described a community-led vision that included a zoning initiative, new sewer construction, and consideration of how a nearby Greene Tract would affect the Rogers Road area. Mr. Liles recommended that the Council provide comments and said that the item would return for a public hearing on April 17, 2019.

Caroline Dwyer, of Renaissance Planning Group, described the zoning initiative. She outlined the goals, explained zoning standards, and discussed the timeline and draft recommendations. Public engagement had been the most important part of the process and great progress had been made, she said.

Ms. Dwyer mentioned a document called "Mapping Our Community's Future" which included recommendations to retain families in the neighborhood, to connect those families with each other and the larger community, to preserve socioeconomic and cultural diversity, and to respect the physical and natural characteristics of the neighborhood.

Ms. Dwyer reviewed progress since September and showed a draft zoning map. Draft recommendations included establishing a Historic Rogers Road Neighborhood zoning district, defining neighborhood "character areas", identifying new mixed-use areas, and preserving the character of the Rogers Road corridor, she said. Larger recommendations would include expanding housing choices, working to support a wider range of home-based businesses, and improving neighborhood connectivity, Ms. Dwyer explained. She said that next steps would be to hold more community meetings and to take recommendations to Chapel Hill and Carrboro boards in May for review and adoption.

Council Member Schaevitz confirmed with Mayor Hemminger that an update on the St. Paul's A.M.E. Church project had been scheduled for April 2019.

Council Member Oates said "the elephant in the room" was the adjacent Greene Tract and the potential effect of traffic from there on the Rogers Road area.

Council Member Gu asked if the concept of sustainable development, where the neighborhood is transit-oriented, walkable and bikeable, and close to shopping and retail, had been part of the conversation.

Ms. Dwyer replied that her background was in sustainability planning and that that infused everything she did professionally. Rogers Road was a transit-dependent neighborhood and such issues were in the forefront of planners minds, she said. She pointed out that the Rogers Road neighborhood was slightly limited by current bus routing. She hoped that more buses would pass by as development north of Rogers Road increased, Ms. Dwyer said.

Council Member Buansi verified with Mr. Liles that the Chapel Hill and Carrboro planning staffs had met and discussed concepts and decisions regarding zoning and had a very close partnership. Council Member Buansi confirmed with Mayor Hemminger that Carrboro had made a commitment at the time of annexation to install sidewalks in the Rogers Road area.

Mayor Hemminger asked about creating a more formal greenway where a trail that led from the neighborhood to Eubanks Road was located.

Ms. Dwyer replied a utility right-of-way in that area might prevent that from being part of the current project. Planners hoped to include greenways among the community amenities that would need to be developed, she said.

Reverend Robert Campbell, RENA president, explained that the conversation regarding the trail had reached a standstill because a greenway there would not benefit the neighborhood until the Greene Tract was developed. He requested an additional meeting after March 14th so

that members of the Phoenix neighborhood could attend. He suggested scheduling it for a Saturday, or early in the day, because many Phoenix residents work in the evening. Reverend Campbell pointed out that translators would be needed at that meeting as well.

Mayor Hemminger described the process thus far among town staffs, mayors and commissioners toward making improvements to help the neighborhood be the best it could be without completely changing it. She said that the Assembly of Governments had directed them to look at the project from multi-jurisdictional perspective. Mayor Hemminger reminded Council members that part of the Rogers Road neighborhood was not within Town limits but was in the joint planning jurisdiction.

This item was received as presented.

8. Consider Adopting Greene Tract Resolution.

[19-0158]

Mayor Hemminger asked that Item 10 be moved ahead of Item 9 because Item 10 was short and many people were present to address it.

Operations Manager Judy Johnson gave a PowerPoint overview of a joint resolution for recombining the Greene Tract property. The recombination would include a potential school site and a joint preservation area, she said, and she showed those areas on a map. Ms. Johnson said that the Assembly of Governments had recommended bringing the property to the three boards, Town Council, Carrboro Aldermen, Orange County Commissioners, for action. The Board of Aldermen and the Commissioners had adopted the resolution, she said, adding that the three jurisdictions would begin the Greene Tract master planning process after all had adopted the resolution.

Ms. Johnson described a proposed recombination of 164 acres. She said that Orange County owned 60 of those acres and the three jurisdictions jointly owned the other 104 acres. She showed the results of an environmental scan of the property and said that Orange County had already put its 60 acres into a headwaters preserve. After all jurisdictions had approved resolutions, next steps would be to conduct a recombination survey, hold community meetings, draft land uses and development strategies, and begin the master planning process, she said.

Ms. Johnson pointed out that all three jurisdictions had agreed in 2002 to designate 18 acres for affordable housing and 86 acres for open space. The remaining land was owned by the Landfill Owners Group at that time, she said. She explained that the proposed resolution would modify that designation to include a 60-acre headwaters preserve owned by Orange County, a 21-acre joint preserve in the southern portion, an 11-acre school site/public park facility farther south, and a future housing development along the railroad track and 60 acres for a yet-to-be-determined purpose.

Council Member Schaevitz confirmed with Ms. Johnson that the master

planning process would be for the mixed-use portion to the west of the site.

Mayor pro tem Anderson noted that the percentage of preserved space being proposed would be 74 fewer acres than in the 2002 agreement. She confirmed with Ms. Johnson that a joint master planning process would include town managers, mayors and the county chair, and that staff would report to the Council on those meetings at regular intervals.

Mayor pro tem Anderson asked about the thinking that had gone into what land would be developed and what would be preserved. She said that the amount of development seemed like a change from the 2002 plan.

Ms. Johnson replied that there had been numerous plans for the area. She pointed out that the land was in the Urban Services District and that all three jurisdictions owned the mixed-use portion. Planners had always looked at the most restrictive of each town's ordinance and would work through that during the master planning process, she said.

Mayor Hemminger said that she had been involved in the issue from many different perspectives over the years. It had previously been just an idea on a map that included some affordable housing and a school site somewhere, she said. She explained that the environmental features had not been laid out and the plan had been to preserve open space and then look later at how much was environmentally sensitive and how much could be used for affordable housing. A commitment had been made to preserve a school site, but the school system did not expect to develop the site in the next 20 years, Mayor Hemminger said.

Thomas Gerakaris, a Chapel Hill resident, expressed support for the 2002 map and said he was disappointed that he had not heard anything about the item before the previous week. He expressed concern about the proposed school site being close to his house on Billabong Lane and said he would challenge anyone who believed that that site was not the greatest watershed on the property.

Sam Ebi, a Chapel Hill resident, said that he had lost a 730-foot easement to the Rogers Road sewer and that the proposed plan indicated that the Town was planning to cut through his property for the school site. He said that the prior day was the first time he had heard about the proposal. He asked the Council to consider the impact on the environment and on the animals living on that land. Mr. Ebi said that he was open to selling his property to the Town.

Andrew Slack, a Chapel Hill resident, said that he had spent 3.5 years involved in a lawsuit because the Town had wanted to take his private corner property for access without compensating him. He asked why neighbors had not been notified about the current item.

Mayor Hemminger replied that she was not sure why residents had not been notified. She pointed out that it was not a rezoning.

Mr. Slack characterized that as "kind of a workaround, not really a rezoning". He said that he had never seen an instance where sites were designated without determining access to them. Perhaps access was already known, just not by the public, he said. Mr. Slack suggested that the Council holding off and solicit community input before adopting the resolution. He agreed said that Council members should actually walk the site before making any decisions.

Mayor Hemminger replied that many Council members had walked the site. She confirmed with Ms. Johnson that the resolution before the Council would approve the recombination, which included the 11-acre school site designation. She said that the Assembly of Governments had discussed the recombination but had not discussed formally adopting the school site. She would have difficulty designating that without having a larger conversation about it and would be interested in a resolution that approved only the recombination until such a discussion was held, she said.

Ms. Johnson pointed out that doing so would mean striking #2 on the resolution.

Mayor pro tem Anderson agreed and said she was not clear about how the Town was making choices. She suggested having a conversation about how comfortable the Council was with developments at various stages, adding that she thought there were different ideas about that. She said she agreed with omitting the school site for the present time.

Ms. Johnson replied that staff was looking for guidance from the three boards regarding what their expectations were.

Council Member Parker said that problems often arise when multiple parties do not approve the exact same resolution. He asked if omitting the school site would still allow the process to move forward.

Mayor Hemminger and Ms. Johnson explained that the agreement was to recombine the two properties and that the other discussion would go forward after that.

Council Member Gu raised concerns about the criteria used for defining the joint preservation area. She wondered if there was enough buffer and if enough attention had been paid to the sensitivity of that area, she said.

Ms. Johnson replied that all three jurisdictions had looked at the area and that the next step after, approving the recombination, would be to create the "green" parcel by surveying and taking the most restrictive regulations from each jurisdiction.

Council Member Gu said she was more concerned about a "finger shaped" area, but Ms. Johnson explained that staff understood how the shape of that area would vary over time and was not progressing with it at the current time.

Council Member Oates confirmed with Ms. Johnson that approving only the recombination would not commit the Town to developing anything, only to moving the lot line to a slightly different configuration where Orange County would own 60 acres and the partners would own 104 acres jointly.

Council Member Oates said that the Council should eliminate number 1 in the resolution as well as number 2, because number 1 included agreement to Exhibit 1, which was essentially landlocked except for Purefoy Drive. She pointed out that Council had just heard that Rogers Road residents were concerned about traffic and that they strongly desired to preserve their sense of community. She could not support making Purefoy Road the main entrance to the Greene Tract for those reasons, and approving Exhibit 1 could "take on a life of its own" even if the Council said it was conceptual, she said.

A motion was made by Council Member Oates, seconded by Council Member Parker, that R-3 be adopted as amended with #1 and #2 removed. The motion carried by a unanimous vote.

10. Update on the Inaugural Chapel Hill Peoples Academy.

[\[19-0160\]](#)

Beth Vazquez, of the Town's Ombuds Office, gave an overview of the Chapel Hill People's Academy's first year. She outlined an outreach effort to increase diversity on Town boards and commissions and shared demographics information about applicants. Staff had determined that offering childcare and/or transportation would help to lower barriers to Town participation, Ms. Vazquez said.

Special Projects Manager Sarah Poulton shared more information and highlights from the People's Academy's first year outcomes and goals. She said that a crucial part of the first year had been to lower barriers and attract participants. With this outreach goal in mind, the Town had provided snacks and dinner, rides and transportation, childcare, a flexible schedule, and materials in several different languages, she said.

Ms. Poulton reported that 43 of the 62 participants had completed the minimum number of sessions to graduate. The program had cost about \$4,800 for supplies, food and translation costs, she said. She provided statistics on various outcomes and said that 74 percent of participants had reported learning much about Town government and 70 percent were considering serving on a Town board or commission.

Ms. Poulton noted that the Town had already received six applications and the Council had appointed two people. Those who reported that they

served as a leader in their community had increased from 67 percent to 78 percent, she said. Ms. Poulton said that another similar Academy was planned for fall 2019 and that outreach would be expanded.

Council Member Parker confirmed with Ms. Poulton that participants had been selected on a first come/first served basis that was based on their application date.

Council Member Schaevitz said she could think of many things to email graduates about, but she expressed caution about overwhelming and exhausting the 62 to the point where they would not want to attend another public meeting. She strongly praised the childcare room, stating that her own children had loved it.

Mayor pro tem Anderson characterized the People's Academy as "exciting and amazing" and ascertained from Ms. Poulton that participants' interests in boards and commissions varied. The two who had been seated were now serving on the Historic District Commission and the Community Policing Advisory Committee, she said, adding that others had applied for the Justice in Action Committee, the Planning Commission, development review, and others.

Council Member Buansi commended the program for clearly trying to engage those who were not traditionally involved in government affairs. He recommended sending participants notices about when commissions pertaining to their interests would be meeting.

Council Member Gu commented that such programs make Chapel Hill stand out from other cities and towns. She suggested offering a lighter version of the program to the Town's youth, especially to those from immigrant communities.

Council Member Oates agreed with the comments from others and said that she especially appreciated the diversity efforts.

Katie Loovis, of the Chapel Hill-Carrboro Chamber of Commerce, praised the program. She said that she had graduated from the inaugural People's Academy and that adding diversity and the high-caliber content had made the program very enriching. Ms. Loovis said she had been impressed by the intelligent and caring people who make up Town staff. She liked Council Member Gu's idea of engaging younger people as well, she said.

Mayor Hemminger agreed with what others had said, adding that she had greatly enjoyed the experience and had learned a lot from conversations she'd had while participating. The program had provided an opportunity for her to hear some of the concerns, comments and questions from people who might not feel comfortable speaking up at Council meetings, she said.

This item was received as presented.

9. Consider UNC Health Care Eastowne Development Agreement Proposal.

[\[19-0159\]](#)

Director of Planning and Development Ben Hitchings said that Item 9 was a follow-up to a February 6, 2019 Council work session on UNC Health Care's Eastowne Development Agreement (DA) proposal. He said that a final agreement would represent a combination of Town and UNC Health Care principles and site characteristics. Mr. Hitchings explained that Council's adoption of Resolution 4 would authorize the following: adopt Town's principles; enter into a DA process with UNC Health Care; form a Council subcommittee; authorize the Town Manager and Town Attorney to support the negotiation process; authorize the Manager to determine an appropriate fee structure; and commit to proceeding in a timely manner.

Simon George, vice president for Real Estate and Development for UNC Health Care, introduced an updated schedule that included more Council inclusion through the involvement of a Council subcommittee.

John Martin, principal with Elkus Manfredi Architects, said that UNC Health Care's objective was to have an 18-month process, and he outlined a proposed framework for that.

Council Member Parker requested that the Town's development review boards and stormwater boards designate at least one member to attend joint meetings. He confirmed that the negotiating committee would share a common understanding and details on the Town's position prior to beginning the negotiation phase. He also confirmed that consultants would include an urban designer, a transportation engineer, and an environmental scientist -- and would all be hired by the Town and paid by the applicant.

Mr. Hitchings explained that the proposed schedule for each major topic had been structured to proceed in the following sequence: Council, Council subcommittee, staff, advisory boards, public, Council subcommittee, and Council. It would be a logical flow, beginning and ending with the Council, he pointed out.

Council Member Schaevitz confirmed with Mr. Hitchings that all advisory boards would be invited to the combined meetings. She confirmed with Mr. Martin that a sustainability workshop was being considered for March 25th but that plans for that had not been finalized.

Mayor Hemminger proposed having a champion from each board attend joint meetings, and Mr. Hitchings agreed to arrange that.

Council Member Parker questioned the sequencing of the process. He argued that the Transportation Board should be first, followed by the Housing Advisory Board, Environmental Steward Board, Planning

Commission, and finally the Community Design Commission.

Mr. Hitchings and Mr. Martin explained the rationale for the suggested order, but Mr. Martin said that the applicant was flexible regarding which boards came first and would be willing to add meetings for the Planning and Community Design Commissions. UNC Health Care was committed to appearing before any board at its standing meeting and would be happy to provide them with updates, he said.

Council Member Parker asked what the applicant envisioned that the negotiating team would be doing prior to the start of the DA in November 2019.

Mr. Hitchings explained that staff was trying to share information and build a common understanding of the different issues early on. He said that there was much to know and staff wanted to work with the Council early on regarding the details of what should happen on the site.

In reply to a question from Mayor pro tem Anderson, Mr. Hitchings described the urban designer's, transportation engineer's, and environmental engineer's roles. She confirmed with him that the urban designer could provide input on road design.

Mayor pro tem Anderson said that the Towns' principles seemed to encompass all of UNC Health Care's principals, and more. She confirmed with Mr. George that the applicant definitely agreed with elements of the Towns' principles.

Mr. Hitchings said that staff would try to find the areas of intersection through the DA process.

Mayor pro tem Anderson asked if an earlier suggestion about having a working committee made up of chairs and vice-chairs of development review boards was something that UNC Health Care had been thinking about.

Mr. Hitchings replied that there was a question about how that would intersect with the idea of having champions. Staff could raise the issue with advisory boards and find out how they would like to send chairs, vice chairs, or designated champions, he said, adding that staff would communicate any preferences the Council had.

Mayor pro tem Anderson said that some impacted members of the public should be included.

Mr. Hitchings noted that advisory board members were members of the community as well. In addition, there would be public meetings, and each advisory board had public comment time, he pointed out. Mr. Hitchings said that there would be lots of opportunities for stakeholders throughout

the community to share their input.

Mayor pro tem Anderson said that she was thinking about more of a citizens' group, such as the Obey Creek Compass Committee.

Council Member Parker replied that the Compass Committee had worked on the front end before negotiations began.

Mayor Hemminger pointed out that there could be champions from the community as well, such as business interests and/or impacted neighbors. The Town could open up some spots and ask people to apply, she said.

Mayor pro tem Anderson asked about a mechanism to orient new Council members after the fall election, and Mr. Hitchings said that the DA could be included in the briefings that staff holds for new Council members following elections.

Council Member Parker stressed the need for taking a comprehensive look at traffic in the entire area, not just at the Eastowne project in isolation without understanding the impacts of parallel and future developments.

Mr. Hitchings replied that staff had not yet reached that level of detail with the applicant but that it would be a good conversation to have. He pointed out that the Town had the Blue Hill District transportation impact analysis model and also the latest software. Staff would be sure to get into that with the applicant, he said.

Council Member Gu said that the proposed process looked linear and somewhat like an unrealistic process. She asked about a feedback loop and said she did not understand what the expected deliverables were for each stage. She did not see how uncertainties, such as disagreements would be handled, she said.

Mr. Martin replied that the framework being presented was an attempt to give the process some structure. Planning would start with the "big rocks" and synthesize the principles to create a shared vision that all could agree is the objective, he said.

Council Member Gu asked what the end product of the envisioning process would be, and Mr. Martin replied that a vision book synthesizing principles and describing the quality of the place would probably be published. That book might include visual imagery, such as diagrams and illustrations that describe objectives, and it would be a shared vision of the kind of place all wanted to create, he said.

Council Member Buansi confirmed with Mr. Hitchings that the urban designer and environmental consultant would start working at the outset and the transportation consultant might begin a little later.

Mayor pro tem Anderson suggested having a full Council vote between Phases 2 and 3, and Mr. Hitchings said that he would work to add that to the schedule.

Mayor Hemminger asked that Council members who were interested in being on the subcommittee email her. She said that she should be on it, and that three others who were interested should email her so that the Council could appoint all four at the next Council meeting.

Mayor pro tem Anderson was excused by the Mayor and left the meeting at 10:02 pm.

Council Member Oates pointed out that the Council expected there to be housing on site for UNC Health Care's workforce. Since that was not on UNC Health Care's proposal, it would need to be addressed up front, she said.

Council Member Buansi asked for some flexibility from UNC Health Care regarding the 18-month timeline.

Mr. George replied that UNC Health Care could absolutely allow a month or two but did need to present a master plan before doing more development on the site. Extending it by six-to-nine months would seriously inhibit their ability to grow the site, he said.

Mayor Hemminger said she agreed with massaging the schedule a bit but wanted to stay within the window. She hoped staff would be at subcommittee meetings and that consultants, if needed, would be brought in as well, in hope that real results would come back to the entire Council, she said.

Council Member Schaevitz raised Mayor pro tem Anderson's earlier point about including a full Council vote between phases 2 and 3.

Mr. George asked what the Council would be voting on at that point, and Mayor Hemminger said that it would be a check-in to determine whether the majority agreed to go forward with negotiations.

Council Member Gu asked if there should not be a Council check-in regarding the vision as well.

Mr. Martin replied that UNC Health Care was committed to not moving into the design phase until it had a consensus agreement on the vision which could be codified with a vote, if Council so chose.

Mr. George asked if the current discussion was not one more for the subcommittee to have.

Council Member Parker replied that the comment pertained to his earlier

question. The process seemed designed to conduct a negotiation without saying that was what is happening, he said. He explained that UNC Health Care was asking the Town to commit to its vision without there being anywhere in the process where that vision is developed.

Council Member Parker said it felt like the applicant was trying to have a collaborative process rather than a negotiation and that the Town did not necessarily view the project as a shared learning experience. He proposed having more parallel processes, where UNC Health Care would figure out what it wanted and the Town would do the same. Then the two would get together and decide whether they are in sync or not, Council Member Parker said.

Mr. Hitchings replied that a key principle of negotiation is to start by trying to build a shared fact base. That was the intent of the early stages of the project, and there might be additional questions as the process moves into negotiation and scenario development, he said. There needed to be a period for building a common understanding of site characteristics, goals, and so forth, Mr. Hitchings said.

Council Member Parker replied that having a common fact base was not the same thing as having a shared vision which comes from facts filtered through values. He agreed that the Town needed a fact base, but that was not the same thing as a shared vision, he said.

Mr. Hitchings said that he did not see it as developing a shared vision. The applicant and the Town each had organizational visions and the plan was to find where they intersect on this site, he said.

Mayor Hemminger described how the Amity Station subcommittee had worked with the Council, by ranking what was most important. She said that she envisioned a similar process for developing a negotiating position. The process, as laid out, would allow that, and there needed to be a fact-finding process before the visioning quest, she said. Mayor Hemminger pointed out that everyone could return and figure out a better path if necessary.

Council Member Oates suggested amending the resolution to state "vote to confirm" and the Council voted unanimously to approve the resolution as amended.

A motion was made by Council Member Schaevitz, seconded by Council Member Parker that R-4 be adopted as amended. The motion carried by a unanimous vote.

11. Consider Approving the 2018/19 Annual Percent for Art Plan.

[\[19-0161\]](#)

Susan Brown, Chapel Hill Public Library director and executive director for Community Arts and Culture, presented the annual Percent for Art (PFA) plan for Council adoption. She provided background on the PFA program,

goals, and procedures, and reviewed the 2018/19 plans' components. Ms. Brown said that the three Town projects eligible for the current plan were the Municipal Services Center, Stormwater Bonds, and Streets and Sidewalks.

Ms. Brown said that \$10,000 in PFA funds would cover the Chapel Hill Nine marker and would provide matching funds for a Northside Builders Gateway. She pointed out that the Tanyard Branch Bridge railing had been completed the previous year. Ms. Brown recommended that the Council adopt Resolution 5 which would approve the PFA annual plan.

Council Member Oates asked Ms. Brown if she expected to have funds for whatever might come up.

Ms. Brown replied that an overarching goal of new procedures was to have a more nimble and flexible approach that focused on getting the PFA piece of the project into the pipeline early. The new procedures allowed more flexibility to break up the 1 percent and put some of it in a future fund for maintenance and other expenses, she said.

Council Member Schaevitz proposed adding "promote a walkable environment that brings community members together" to the second whereas paragraph in the resolution. Her intent was to promote a walkable environment and to specifically think about public art in the context of place-making and walkability, she said.

Council Member Schaevitz also suggested trying to identify the Cultural Arts Commission more clearly as a participant in recruitment and selection of art and artists for PFA projects.

Town Attorney Ralph Karpinos suggested that staff return with a revised version of the resolution and perhaps the ordinance if necessary.

Mayor Hemminger confirmed with Council Member Schaevitz that she would consider adopting the resolution as presented and then have the Cultural Arts Commission petition to change the ordinance to include the stipulations she recommended. Mayor Hemminger then asked staff to put that on the agenda for one of the Cultural Arts Commission's meetings.

Mayor Hemminger said that she liked the flexibility the plan allowed. She said that not including PFA up front could lead to just plopping it on after the fact or not having it at all.

Council Member Schaevitz thanked Ms. Brown for her dogged determination to help the Northside neighborhood get its second marker.

A motion was made by Council Member Parker, seconded by Council Member Buansi, that R-5 be adopted. The motion carried by a unanimous vote.

ADJOURNMENT

The meeting was adjourned at 10:35 p.m.