



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 Michael Parker
Council Member Jessica Anderson
Council Member Allen Buansi

Council Member Hongbin Gu
Council Member Tai Huynh
Council Member Amy Ryan
Council Member Karen Stegman

Wednesday, January 27, 2021 7:00 PM

Virtual Meeting

Virtual Meeting Notification

Town Council members will attend and participate in this meeting remotely, through internet access, and will not physically attend. The Town will not provide a physical location for viewing the meeting.

The public is invited to attend the Zoom webinar directly online or by phone. Register for this webinar:

*https://us02web.zoom.us/webinar/register/WN_EhMyH2EIS1CnTKtyPIIWyw
After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592,
Meeting ID: 875 7074 5741*

View Council meetings live at <https://chapelhill.legistar.com/Calendar.aspx> – and on Chapel Hill Gov-TV (townofchapelhill.org/GovTV).

OPENING

ROLL CALL

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.

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.

- 1.** Approve all Consent Agenda Items. [\[21-0046\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
- 2.** Approve the Miscellaneous Budget Ordinance [\[21-0047\]](#)
Amendment to Adjust Various Fund Budgets for FY 2020-21.

By enacting the budget ordinance amendment, the Council adjusts the General Fund, Stormwater Fund, and Capital Improvements Fund FY 2021 budgets. By enacting the projects ordinance amendments, the Council adjusts the Affordable Housing Fund, Housing Capital Grants Fund, and the 2015 Streets and Sidewalks Bond Fund.
- 3.** Submit Public Comments to the North Carolina [\[21-0048\]](#)
Utilities Commission Concerning Duke Energy's 2020 Integrated Resource Plan.

By adopting the resolution, the Mayor, on behalf of the Town Council, would sign the attached letter to submit public comments to the North Carolina Utilities Commission concerning Duke Energy's 2020 Integrated Resource Plan.
- 4.** Continue the Public Hearing for a Conditional Zoning [\[21-0049\]](#)
Application for Columbia Street Annex, 1150 S. Columbia Street, from Residential-2 (R-2) to Mixed Use-Village-Conditional Zoning District (MU-V-CZD) and Continue the Public Hearing for the Closure of an Unmaintained Portion of the Monroe Street Right-of-Way to February 24, 2021.

By adopting the resolution, the Council continues public hearings to discuss the Conditional Zoning Application for 1150 S. Columbia Street and the Monroe Street Right-of-Way closure to February 24, 2021.
- 5.** Amend the 2020-21 Council Calendar. [\[21-0050\]](#)

By adopting the resolution, the Council amends the 2020-21 Council calendar to schedule special meetings for the Council Retreat.

- 5.1** Authorize the Use of Eminent Domain to Acquire Property on North Street. (added 1/25/21) [\[21-0065\]](#)

INFORMATION

- 6.** Receive Upcoming Public Hearing Items and Petition Status List. [\[21-0051\]](#)

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

DISCUSSION

- 7.** Update on Town Efforts to Respond to the COVID-19 Crisis. (no attachment) [\[21-0052\]](#)

PRESENTER: Chris Blue, Police Chief/Community Safety Executive Director

Vencelin Harris, Fire Chief

Kelly Drayton, Emergency Management Coordinator

The purpose of this item is for the Town Emergency Management/Public Safety staff to provide an overview of Town efforts to respond to the COVID-19 crisis.

- 8.** Public Hearing Continued: Conditional Zoning for 1200 & 1204 Martin Luther King Jr. Blvd. from Residential-4 (R-4) and Neighborhood Commercial (NC) to Office/Institutional-2-Conditional Zoning District (OI-2-CZD) and Neighborhood Commercial Conditional Zoning District (NC-CZD) (Project #19-065). [\[21-0053\]](#)

PRESENTER: Michael Sudol, 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 close the Public Hearing and receive written public comment for 24 hours following the closed public hearing
- g. Consider approving the Conditional Zoning application at the

February 24, 2021 meeting.

RECOMMENDATION: That the Council close the Public Hearing, receive written public comment for 24 hours following the closed public hearing, and make a motion to schedule consideration of the item at the Council Meeting on February 24, 2021.

- 9.** Public Forum and Consider Amending the 2020-2021 Community Development Block Grant Program Plan. [\[21-0054\]](#)

PRESENTERS: Nate Broman-Fulks, Affordable Housing Manager
Megan Culp, Community Development Program Manager

RECOMMENDATION: That the Council:

1. Open the forum to receive and provide comments on an amendment to the 2020-2021 CDBG program;
2. Close the public forum;
3. Adopt the resolution approving an amendment to the 2020-2021 CDBG program;
4. Authorize the Town Manager to submit an amended 2020-2021 Community Development Block Grant Annual Action Plan to the U.S. Department of Housing and Urban Development;
5. Enact the attached project ordinance to amend the CDBG budget for the 2020-2021 program; and
6. Enact the project ordinance to accept and appropriate the new CDBG-CV funds.

- 10.** Receive and Provide Guidance on the Draft Climate Action and Response Plan. [\[21-0055\]](#)

PRESENTER: John Richardson, Community Resilience Officer

RECOMMENDATION: That the Council receive the staff report and provide guidance on the staff's recommended next steps, as needed.

- 11.** FY 2020 Financial Results and Trends and FY 2021 Q2 Financial Update. [\[21-0056\]](#)

PRESENTER: Brandi Fesperman, Senior Accountant, Martin Starnes & Associates, CPAs, P.A.
Amy Oland, Business Management Director

RECOMMENDATION: That the Council receive this report on the Town's CAFR for FY 2020, FY 2020 Financial Results and Trends presentation and FY 2021 Q2 Financial Update presentation.

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