

**DRAFT SUMMARY MINUTES OF A BUSINESS MEETING
OF THE CHAPEL HILL TOWN COUNCIL
WEDNESDAY, SEPTEMBER 27, 2017, AT 7:00 PM**

Council Members Present: Mayor Pam Hemminger, Mayor pro tem Donna Bell, Council Member Jessica Anderson, Council Member George Cianciolo, Council Member Sally Greene, Council Member Ed Harrison, Council Member Nancy E Oates, Council Member Maria T Palmer, and Council Member Michael Parker.

Staff members present: Town Manager Roger L Stancil, Deputy Town Manager Florentine Miller, Town Attorney Ralph Karpinos, Communications Manager Catherine Lazorko, Community Development Program Manager Renee Moye, Business Management Assistant Director Amy Oland, Assistant Chief of Police Celisa Lehew, Assistant Town Manager Mary Jane Nirdlinger, Assistant Chief of Police Jabe Hunter, Police Captain Donnie Rhoads, Traffic Engineering Manager Kumar Neppalli, Interim Planning Operations Manager John Richardson, Housing and Community Executive Director Loryn Clark, Community Outreach Coordinator Len Cone, Fire Inspector Donnie Morrissey, Police Officer Rick Fahrer, and Communications and Public Affairs Director and Town Clerk Sabrina M. Oliver.

[OPENING](#)

Mayor Hemminger opened the meeting at 7:00 p.m.

Council Member Greene arrived at 7:01 p.m.

0.1 [Proclamation: Diaper Need Awareness Week.](#)

Council Member Anderson read the proclamation to raise awareness about the cost of diapers. She noted that keeping a supply of diapers could cost 6 percent of a full-time minimum wage worker's salary. The proclamation declared September 25 through October 1, 2017 as Diaper Needs Awareness Week and encouraged citizens to donate generously to diaper drives, and organizations that distribute diapers to families in need.

Michelle Old, founder and executive director of The Diaper Bank of North Carolina, received the proclamation and explained that the Diaper Bank had begun in 2013, and had distributed more than three million diapers statewide each year. The Diaper Bank has three branches across the state and distributes more than 360,000 diapers a month through its Triangle Branch, said Ms. Old.

0.2 [Proclamation: International Walk to School Day.](#)

Mayor Hemminger read the proclamation for International Walk to School Day, to be held on October 4, 2017. She discussed the importance of walking or biking to school. The proclamation urged community members and leaders to make immediate changes that would enable this activity, and to develop a list of improvements that could be made over time, she

said.

Michelle Wood, the physical education teacher at Rashkis Elementary School, accepted the proclamation. She was accompanied by several Rashkis Elementary students.

Mayor Hemminger pointed out that the Town was installing more sidewalks, and working on making a safer route near Sewell School Road.

PETITIONS FROM THE PUBLIC AND COUNCIL MEMBERS

- a. [Request Regarding Potential Construction of a New Preschool on Mt. Carmel Church Road.](#)

Mayor Hemminger mentioned a petition from three individuals regarding a transportation impact analysis (TIA) for a pre-school site off U.S.15-501 South and Mount Carmel Church Road. The petitioners were requesting an October 18th deadline for a two-lane conversion there, she said.

Council Member Harrison asked for more information about the two-lane conversion.

Traffic Engineering Manager Kumar Neppalli explained that the conversion would mean striping two right-hand turn lanes from Mount Carmel Church Road. The project had been approved, and staff would do the work on October 8th, Mr. Neppalli said. He said that staff had recently met with residents, and with the NC Department of Transportation (DOT). He was not sure that the TIA would be completed by October 18th, but staff would try to achieve that, Mr. Neppalli said.

Council Member Cianciolo expressed reluctance to immediately act on the petition since staff had not had a chance to review it. He moved to receive and refer it to the Mayor and Manager.

Council Member Anderson pointed out that the Council had discussed the issue before. She asked that the TIA be done as soon as possible.

Council Member Oates said that it would be helpful if the Council and staff had more time to read and absorb information prior to meetings.

COUNCIL MEMBER GEORGE CIANCIOLO MOVED, SECONDED BY COUNCIL MEMBER ED HARRISON, TO RECEIVE AND REFER TO TOWN MANAGER AND MAYOR. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0) .

ANNOUNCEMENTS BY COUNCIL MEMBERS

- a. [Council Member Palmer Regarding National Voter Registration Day.](#)

Council Member Palmer pointed out that it was National Voter Registration Day and urged anyone who was not registered to do so. She said that early voting would run from October 19 to November 4, 2017.

b. [Mayor Hemminger Regarding Festifall on Sunday, October 1.](#)

Mayor Hemminger urged all citizens to attend Festifall in Downtown Chapel Hill on Sunday, October 1st. from 12:00-6:00 p.m.

c. [Mayor Hemminger Regarding Work Session on October 4.](#)

Mayor Hemminger announced that a Council work session on the Town's Affordable Housing Strategic Plan would be held on Wednesday, October 4, 2017.

d. [Mayor Hemminger Regarding GoTriangle Public Meeting on DOLRT Plan at Extraordinary Ventures on Thursday, September 28.](#)

Mayor Hemminger said that a GoTriangle public meeting regarding the Orange-Durham Light Rail Plan would be held at Extraordinary Ventures on Thursday, September 28, 2017, from 4:00-7:00 p.m.

[CONSENT](#)

1. [Approve all Consent Agenda Items. \(R-1\)](#)

COUNCIL MEMBER MICHAEL PARKER MOVED, SECONDED BY MAYOR PRO TEM DONNA BELL, TO ADOPT R-1. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0) .

[A RESOLUTION ADOPTING VARIOUS RESOLUTIONS AND ENACTING VARIOUS ORDINANCES \(2017-09-27/R-1\) \(PDF\)](#)

2. Approve Miscellaneous Budget Ordinance Amendments to Adjust Various Fund Budgets for FY 2017-18. (O-1)(O-2)(O-3)(O-4)(R-2)(R-3)

[AN ORDINANCE TO AMEND “THE ORDINANCE CONCERNING APPROPRIATIONS AND THE RAISING OF REVENUE FOR THE FISCAL YEAR BEGINNING JULY 1, 2017” \(2017-09-27/O-1\) with technical correction \(PDF\)](#)

[AN ORDINANCE TO AMEND A CAPITAL FUND PROGRAM \(CFP\) PROJECT ORDINANCE \(2017-09-27/O-2\)](#)

[AN ORDINANCE TO AMEND A TRANSIT CAPITAL PROJECT ORDINANCE \(2017-09-27/O-3\)](#)

[AN ORDINANCE TO AMEND THE 2015 TRAILS AND GREENWAYS BOND FUND FOR CAPITAL IMPROVEMENT PROJECTS \(2017-09-27/O-4\)](#)

[A RESOLUTION REIMBURSING THE TOWN FOR STORMWATER PROJECT EXPENDITURES \(2017-09-27/R-2\)](#)

[A RESOLUTION AUTHORIZING THE ACCEPTANCE OF GRANT FUNDS FROM THE FEDERAL TRANSIT ADMINISTRATION \(2017-09-27/R-3\)](#)

3. Authorize the Town Manager to Acquire Easements for the Morgan Creek Trail. (R-4)

[A RESOLUTION AUTHORIZING THE TOWN MANAGER TO REQUEST AND EXECUTE GREENWAY EASEMENTS REQUIRED FOR CONSTRUCTION OF THE MORGAN CREEK TRAIL \(2017-09-27/R-4\)](#)

4. Approve a Revised Scope of the HOME Program Review Committee. (R-5)

[A RESOLUTION APPROVING A REVISED SCOPE OF THE HOME PROGRAM REVIEW COMMITTEE \(2017-09-27/R-5\)](#)

5. Approve an Additional \$8,000 for Performance Agreements with Human Services Agencies Recommended by the Human Services Advisory Board. (R-6)

[A RESOLUTION APPROVING 2017-2018 ADDITIONAL FUNDING FOR PERFORMANCE AGREEMENTS WITH HUMAN SERVICES AGENCIES AS RECOMMENDED BY THE HUMAN SERVICES ADVISORY BOARD \(2017-09-27/R-6\)](#)

[INFORMATION](#)

6. [Receive Upcoming Public Hearing Items and Petition Status List.](#)

Mayor Hemminger said she hoped to have better information on this item by the Council's next meeting. The work had been completed, but needed to be updated with actual dates and other information, she said.

7. [Formation of the Historic Civil Rights Commemorations Task Force.](#)

Mayor Hemminger said that Mayor pro tem Bell and Council Member Greene would be working on the Civil Rights Task Force, and perhaps Council Member Oates as well. She was excited about the opportunity to celebrate the Town's rich and deep history in many different ways, she said.

Town Manager Roger Stancil mentioned that Chapel Hill Library employee Molly Luby would be the staff liaison to the Task Force. He said that there would also be a close alliance with Deputy Town Manager Flo Miller and Laura Selmer, from his office.

DISCUSSION

8. Initial Public Forum: Proposed Reallocation of Community Development Block Grant Funds and Amendments to the 2015-2020 Consolidated Plan and 2017-2018 Annual Update to the 2015-2020 Consolidated Plan.

Loryn Clark, executive director for Housing and Community, opened the public forum on the use of reallocated funds from the Community Development Block Grant (CDBG) Program.

Community Development Program Manager Renee Moye gave a PowerPoint presentation. She explained that there would be two public forums to receive comment on the allocation of a program income payment of \$30,708, and the reallocation of \$295,773 in unused program funds. She gave a brief overview of the CDBG program, and explained that its purpose was to provide decent affordable housing and expand economic opportunity.

Ms. Moye said that all CDBG funds needed to be used for supporting the Town goals identified in the Chapel Hill 2020 Comprehensive Plan. She listed key HUD requirements, and said that CDBG funds, which had not been spent because the Town had postponed renovations, must be spent by April 2018.

In partnership with Self-Help, staff had identified a potential project that involved four units on Sykes Street in Northside, Ms. Moye said. She explained that Self-Help would renovate those units and sell the quadruplex to the Town at an estimated cost of between \$380,000 and \$430,000. That would expand the Town's affordable rental housing portfolio, and support the goal of the Northside Neighborhood Initiative, she said. Ms. Moye recommended that the Council allocate \$326,000, which would cover acquisition costs when combined with other CDBG funds. She said that the item would return on November 1, 2017 for possible Council action.

Council Member Anderson confirmed with Ms. Clark that the quadruplex was the only project being considered, and the only Northside project that had come up.

Council Member Harrison confirmed with staff that some information had not been included in the memo because it had come in after staff had been prepared.

Council Member Palmer said that the Town would be investing \$792 per unit/per month for those units over 10 years, if there were no other expenses or income. She considered that a reasonable amount for providing affordable housing for a family, she said. She asked if the families would be contributing anything toward that, and if staff foresaw any other expenses.

Ms. Clark replied that staff had a couple of ideas, even though it was very early in the project. They had initially thought that the units could be incorporated into the Town's Transitional Housing Program, where public housing residents, who were already paying at least \$450 in rent, could move into the units, she said. It could also be part of a program where

residents would live in the home for about five years with the goal of moving to market rate housing after that, she said. Ms. Clark provided some details about the latter plan, and said that staff had also discussed other ideas that involved families paying rent.

Mayor Hemminger confirmed that the units would remain permanently affordable, with the Town maintaining ownership indefinitely.

COUNCIL MEMBER JESSICA ANDERSON MOVED, SECONDED BY COUNCIL MEMBER MICHAEL PARKER, TO RECESS THE HEARING TO NOVEMBER 1, 2017. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0) .

9. [Update: Purchase of Replacement Parking Meters. \(R-7\)](#)

Assistant Police Chief Celisa Lehew explained that the Town's 42 digital pay stations needed to be replaced due to maintenance challenges and advancements in the industry. She outlined the advantages of newer meters, noting in particular that they were more user-friendly. Purchasing new meters would allow the Town to automate some of its lots, such as those at Rosemary/Columbia Streets and at the Wallace Deck, she said. Officer Lehew said that the Town had received quotes from several vendors and that Parkeon's proposal had been the most cost effective. She recommended that the Council adopt Resolution 7, confirming support for replacing the Town's parking meters.

Business Management Assistant Director Amy Oland reviewed parking initiatives information that had been presented to Council in April 2017. She said that the Downtown Partnership had endorsed the purchase of new meters in May 2017, and had deemed it a top funding priority. The Council had appropriated \$400,000 in May, and stakeholders had asked questions and offered feedback about the purchase, she said. Ms. Oland said that statute allowed an exception to the formal bidding process for purchases made through a cooperative purchasing alliance, and she pointed out that Parkeon belonged to the National Cooperative Purchasing Alliance. The Town would be able to acquire 53 meters with funds allocated for that purpose, she said.

Mayor Hemminger thanked staff for spending extra time and energy on the endeavor.

Council Member Palmer confirmed that a few more meters would be added.

Council Member Cianciolo congratulated staff for attempting to collaborate with Raleigh and Durham to get the best price.

Council Member Oates confirmed with Officer Lehew that Parkeon had been in business for approximately 40 years, had meters all over the world, and had updated the parking systems in Washington D.C. and Hartford, Connecticut as well.

Council Member Harrison asked about the negative impact on the Parking Fund, and Ms. Oland explained that funds had been allocated from the Town's Capital Improvements Fund balance. The Town had increased its on-street parking fee by 25 cents in 2017, which would add

funds for future upgrades, she said.

Meg McGurk, executive director of the Downtown Partnership, said that her Board had formally endorsed purchasing new parking meters as a top priority in May 2017, and that members had had the opportunity to try the new meters out in July. Feedback had been overwhelmingly in favor of installing them as soon as possible, she said. The new meters were much more user-friendly, said Ms. McGurk, and she urged the Council to approve them.

Mayor Hemminger pointed out that downtown businesses had identified new meters as their highest priority. She hoped citizens and friends would find them more user-friendly, she said.

COUNCIL MEMBER JESSICA ANDERSON MOVED, SECONDED BY MAYOR PRO TEM DONNA BELL, TO ADOPT R-7. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0) .

[A RESOLUTION CONFIRMING SUPPORT FOR REPLACEMENT OF CURRENT PARKING METERS \(2017-09-27/R-7\)](#)

10. [Consider a Development Agreement Process for a Municipal Services Center on Estes Drive Extension. \(R-8\)](#)

Assistant Police Chief Jabe Hunter requested that the Council approve a development agreement (DA) for a proposed Municipal Services Center. He explained that the current Police Department (PD), and several other Town facilities, were inadequate and/or in disrepair and the vision was to co-locate those in one municipal building. Officer Hunter said that doing so would provide a unique opportunity for collaboration, joint training opportunities, and efficient customer service. He discussed benefits of the proposed site, which was owned by the University of North Carolina (UNC), and said it was preferable to others because it met all of the Town's needs.

Charles Todd, of Little Diversified Architectural Consulting, discussed the community visioning sessions. He said that the potential departments that would share the approximately 80,000 square-foot Municipal Services Center included Police, Fire, Parks and Recreation, Housing, Ombuds, and Wellness. The DA would be between the Town and UNC, he said. Mr. Todd explained that the concept before the Council showed what would fit on the site and included the possibility for expansion. He pointed out that the plan included a two-level parking structure.

Assistant Town Manager Mary Jane Nirdlinger gave a PowerPoint presentation in which she reviewed the concept and explained that a DA between the Town and UNC would focus on long-term logistics --such as how to share infrastructure and who would manage the landscape. If the Council chose to move forward with a DA, additional traffic, stormwater and other studies would need to be done, she said.

Ms. Nirdlinger said that the UNC Board of Trustees had reviewed a draft lease in June 2017, and staff had updated Council by email about related discussions with the Town. She said that community interests were included in the materials that the Council had received. These included stormwater, lighting, noise, buffering, plantings, appearance, bike and pedestrian

connections, traffic, and future uses, she said, noting that stormwater had been citizens' main concern. She emphasized citizens' concerns about stormwater from the Horace Williams Airport runway coming across the site, and said that staff would do a thorough analysis to understand what could be done there.

Ms. Nirdlinger explained that the next step would be for the Town to hold a series of community workshops. Staff would need to develop a funding plan, if the Council decided to move ahead on construction, which could start in late 2018 or early 2019, she said. Ms. Nirdlinger said that staff's goal was to bring a DA before the Council by June 2018. She recommended that the Council adopt Resolution 8, authorizing the Town Manager and Town Attorney to begin negotiations with UNC and the community. Staff would check in with the Council on a regular basis, Ms. Nirdlinger said.

Council Member Harrison confirmed with Ms. Nirdlinger that the Town would evaluate stormwater environmental protection projects and offsite improvements, even though that had not been discussed exactly that way at a September 2017 meeting. Studies would show if there were things that could be done to improve water moving across the site, Ms. Nirdlinger said.

Council Member Harrison said that the offsite process would need to include the community in a large way.

Council Member Parker asked if this would be an opportunity to improve upon the current situation by also reducing the quantity of water leaving the site.

Ms. Nirdlinger replied that Town stormwater engineers had been discussing that issue and the Town could always go above and beyond. Staff had talked about opportunities to capture stormwater before it reaches creeks and swales, she said. Ms. Nirdlinger stated that thinking about stormwater, from one edge of the property to the other and beyond, was a major challenge.

Council Member Palmer asked for more information about the request for proposals process.

Ms. Nirdlinger replied that Little Consulting had had the right experience, had offered the right price, and was superior to the other bidders.

Council Member Anderson verified with Mr. Todd that nothing would preclude buildings from being moved closer to the street to give additional buffer area to the neighbors. Nothing was "set in stone," said Mr. Todd.

Mayor Hemminger confirmed with Ms. Nirdlinger that a DA process would involve Town boards and commissions. Staff expected to go to the Community Design Commission and the Planning Commission before coming to the Council, and to other boards as well if issues require it, Ms. Nirdlinger said.

Mayor Hemminger pointed out that pursuing a DA would not preclude opportunities for citizen involvement.

Carmen Elliott, an Elkin Hills resident, requested that impervious surface be limited to less than 50 percent of the available land. The environmental impact of covering 91 percent of 24 forested acres with impervious surface would be devastating to life there, she said, and provided statistics to support her argument. Ms. Elliott asked the Council to consider an ecologically sound plan for the proposed complex.

Fred Stang, speaking for members of the Elkin Hills community, asked Council members to put themselves in his neighbors' position, noting that they already had warehouses, gas stations, and unattractive UNC buildings located nearby. He said that the site might not be appropriate in the long run, and that the neighbors' needs and opinions should be kept front and center. Mr. Stang proposed a decrease in the number of buildings and the amount of surface parking. He recommended greater buffers, and that structures be closer to Estes Drive.

Ann Loftin, an Elkin Hills resident, pointed out that she and others had fought to push back against the "development mania" in Town, and had elected Council members who had expressed environmentalism as core values. But there was nothing environmental about clear-cutting 23 acres of woodland, she said. Ms. Loftin asked the Council to explain why the Town would not choose to build its municipal complex on the already-paved Horace Williams Airport site instead.

Mayor pro tem Bell asked the manager and attorney to consider having uses remain separate, and not in conflict with one another in the DA. She requested that the space be designed to feel welcoming to all, considering that several uses would be brought together at one site.

Mayor Hemminger clarified with staff that the Parks and Recreation Department would not be registering the public for classes at the site. However, the Town would certainly keep public sensitivities in mind during design and discussions, she said.

Council Member Palmer said she shared Mayor pro tem Bell's concern about shared facilities, and thought it would be important to offer some services at other locations, and have separate entrances for functions that might conflict. She recommended including space for advisory board meetings and other community gatherings. Council Member Palmer spoke in favor of a greater than 100-foot buffer and said she supported pushing the buildings toward Estes Drive.

Council Member Anderson asked if all of the services needed to be together at one location, noting that the site was close to a neighborhood. She asked about the possibility of extending and using the Town's facility at Eubanks Road for some of these functions.

Mr. Stancil replied that a key notion behind the proposed building was that community safety takes everybody working together in an integrated environment, where programs are connected to services, and all can talk and collaborate with each other in a shared space. He pointed out that the Parks and Recreation Department had been isolated from other Town entities.

Council Member Anderson asked why the goal of collaboration could not be furthered by adding onto an existing Town facility. For example, Public Works combined with Parks and Recreation

seemed like a natural fit, she said.

Mr. Stancil replied that various relationships could be discussed and would be a possibility. However, he thought that a collaboration between Parks and Recreation, Housing and Community, the Police Department, and other entities would be stronger for the community, he said.

Council Member Anderson asked if it was correct that a current lack of utilities on the Horace Williams Airport land would make using that site cost prohibitive.

Ms. Nirdlinger replied that UNC had an approved DA for Carolina North on the Airport property, and a vision for developing an existing nearby parking lot. UNC was not interested in redoing Carolina North, and putting the Municipal Services Center on the Airport property, she said.

Council Member Greene spoke about existing stormwater problems, and said there was a clear need to focus on the street, and on adding more protection for the neighborhood. The thinking behind the proposed building program included having young people grow up knowing that the police were not their enemy, and that law enforcement included community support, she said. That was a strong idea that she supported, added Council Member Greene.

Council Member Oates said that the Airport closing seemed to present an opportunity for the Town. She pointed out that UNC had already made some changes to its master plan. It advocated for at least considering "Plan B," which could solve problems such as the current area flooding. Some open-minded conversations about what utilities exist, and what kind of shape they were in, would not hurt, said Council Member Oates.

Mayor pro tem Bell said that she completely supported the idea of having departments and programs located in the same building together. She asked how firm the Airport closing was.

Mayor Hemminger replied that UNC had learned that it would have to spend close to \$1 million to bring the Airport building up to code. That had prompted the University to discuss whether or not to close it, she said. Mayor Hemminger explained that there were technical issues, such as an old landfill, associated with the site. She noted that UNC had not offered it to the Town.

Mayor Hemminger asked if the Council was willing to continue toward a DA, and Council Member Cianciolo moved Resolution 8. Council Member Parker seconded.

Council Member Palmer expressed support for proceeding with the DA, noting that there was a massive cost associated with the Airport site, and that the University had not offered it. She said that there would be many opportunities along the way to discover answers to questions that had been raised. She discussed the advantages of a DA for the project, but said that pursuing a DA for a Town project would mean that all medium-size projects would qualify for DAs in the future. Council Member Palmer said that she was okay, in general, with the Council going toward DAs rather than special use permits.

Council Member Greene pointed out that the Council had recently concluded that it could not easily have a uniform approach to DAs, and that DAs would be one option for projects. The Municipal Services Center seemed appropriate for a DA, but another project might not be, and the Council was not setting a precedent, she said.

Council Member Harrison discussed the high cost of building infrastructure for the Airport property, and mentioned that the UNC Trustees' request for \$30 million from the state for infrastructure planning had never gone anywhere. He said that stormwater in the area was his top priority. A DA would open dialogue regarding all issues, and was ideal for this project, Council Member Harrison said.

Mayor Hemminger said, in summary, that the Council wanted to be sensitive to the services that would be included in building together, and wanted some meeting room space. Council would like to consider other layouts where the building and/or parking would be closer to the road, and farther away from the neighborhood, she said. She stressed that stormwater was a huge concern, and said that the Council would like to know if anything could be done to mitigate that. Mayor Hemminger recommended sending the project for advisory board recommendations during the DA process, noting that it was important that the Town follow the same rigorous standards that other applicants were required to follow.

Council Member Oates offered a friendly amendment asking staff to ask UNC about other possible options. The Council adopted Resolution 8, as amended, unanimously.

COUNCIL MEMBER GEORGE CIANCIOLO MOVED, SECONDED BY COUNCIL MEMBER MICHAEL PARKER, TO ADOPT R-8 AS AMENDED. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0) .

[A RESOLUTION INITIATING NEGOTIATION ON A DEVELOPMENT AGREEMENT FOR A MUNICIPAL SERVICES CENTER, AND AUTHORIZING THE TOWN MANAGER AND TOWN ATTORNEY TO PROVIDE STAFF SUPPORT ON THE EFFORT \(2017-09-27/R-8\) as Amended \(PDF\)](#)

11. [Consider Reducing the Posted Speed Limit on Rosemary Street in Response to a Petition. \(O-5\)](#)

Patrol Captain Donnie Rhoads gave a PowerPoint presentation on a proposal to lower the speed limit on Rosemary Street from 25 to 20 mph. He said that the Transportation and Connectivity Board had recommended lowering the limit to make it consistent with Franklin and Main Streets. Captain Rhoads showed slides of recent improvements along Rosemary Street, and said that downtown businesses and residents largely supported the change. He mentioned a request for flashing crosswalks and electronic speed display signs, and said that the cost of installing the latter would be minimal. Captain Rhoads recommended that the Council enact Ordinance 5, and said that the PD would help educate the public about the importance of safety for all modes of travel.

Council Member Harrison expressed support for installing speed display signs, and confirmed

with Captain Rhoads that the Town had some that could be relocated.

Council Member Parker said that the flashing signs on Martin Luther King Jr. Boulevard could sometimes be confusing at night. Drivers could not always see clearly, and the lights sometimes created a false sense of safety, he said. He wondered if flashing red signs might be more effective.

Captain Rhoads replied that the Town had not yet received approval from the DOT for flashing signs on Rosemary Street.

Traffic Manager Kumar Neppalli added that flashing yellow signs were the federally-approved standard and that flashing red signs had not been approved for use at pedestrian crosswalks on public streets. The Town had brought the issue up in the past and the DOT had not allowed the red signs, he explained.

Council Member Palmer expressed concern that people might start driving faster on Lakeshore Drive if the 45 mph signs were moved from there to another location. She also asked if there was a way to teach pedestrians to use crosswalks properly, stating that a police vehicle that had been parked all day in front of Shortbread Loft had blocked traffic, rather than effectively helping people cross the street. Council Member Palmer urged staff to explore ways for people to use that crosswalk without parking a police car there.

Captain Rhoads agreed to look into that. He said that an officer had been posted at that location when students were moving into Shortbread Loft. He also explained that the speed signs on Lakeshore Drive were permanent, and would not be moved. The PD's efforts with pedestrians were primarily education and enforcement oriented, said Captain Rhoads, noting that officers warn and cite pedestrians as well as motorists.

Council Member Cianciolo spoke in support of the existing crosswalks and lights on Martin Luther King Jr. Boulevard, but expressed concern about putting yellow flashing lights on Rosemary Street. Distracted people could be even more likely to step off the curb after pushing a button, and believing that cars will immediately stop, he said. Council Member Cianciolo encouraged staff to see if any studies had been done regarding that.

Captain Rhodes and Mr. Neppalli replied that they had not seen such studies, but would look into it. Such issues would be part of the Town's education program, they explained.

Mayor Hemminger said, in summary, that the Council liked the idea of having a push button with flashing lights because it might cause drivers to be more attentive. Rosemary Street could appear to be a thoroughfare, she pointed out, and agreed that speed displays were very effective. Mayor Hemminger encouraged staff to do whatever it could to keep pedestrians safe.

Meg McGurk, executive director of the Downtown Partnership, said that the general consensus among businesses, students, residents, and other stakeholders was in favor of lowering the speed limit on Rosemary Street. Safety for all was a primary concern and Rosemary Street could be a speedway at times, she said.

Mayor Hemminger mentioned that thousands of "NC Bike" members would be cycling through Town the following week, as part of a trip from the mountains to the sea. They would be camping out at the Seymour Center on Homestead Road, and staying at local hotels, she said. Mayor Hemminger said that citizens would be welcome at some related activities that the Parks and Recreation Department had planned.

COUNCIL MEMBER NANCY E OATES MOVED, SECONDED BY COUNCIL MEMBER JESSICA ANDERSON, TO ENACT O-5. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0) .

[AN ORDINANCE AMENDING CHAPTER 21 OF THE TOWN CODE OF ORDINANCES REGARDING SPEED REGULATIONS \(2017-09-27/O-5\)](#)

12. [Ephesus/Fordham Biannual Report for the Blue Hill District \[#6\]](#).

Interim Planning Operations Manager John Richardson presented the staff report on the Ephesus Fordham District (E/F). In a PowerPoint presentation, he gave an overview of the new "Blue Hill District," explaining that the Town would transition to that name on its website, and in communications. Mr. Richardson said that two new permits had been approved since the last staff update in March 2017. Those were for facade improvements at Village Plaza South, and for Eastgate/building C, he said. He said that three projects were under review, and that affordable housing in the district was at 23 percent, which was above the Council's 20 percent goal. If Hillstone and Greenfield Commons were approved, then the total number of affordable units would rise to about half of the Town's goal of 300, he said.

Mr. Richardson provided status reports on various projects. He said that the first draft of the Design Guidelines was expected by November 10th. Information about the Elliott Road stormwater storage facility would soon be published on the Town website and sent to the Council and advisory boards, he said. Mr. Richardson mentioned three public improvement projects, and noted that drafts of multi-modal transportation improvement analyses were online, and would be explained at a public information meeting in October.

Mr. Richardson said that a draft Mobility Plan had been released, and was expected to come before the Council on October 25th. He pointed out that a super-bridge, spanning Lower Booker Creek, had been added to the process, and that staff would learn if it would be funded in the current year. The Council had passed changes to form-based code regarding shared parking in March, and staff had been looking at the issue of centralized parking, he said. He provided information on three issues that had emerged regarding parking, resources, and site locations.

Mr. Richardson mentioned the E/F Score Card, which compared 2014 development to what has been constructed and/or permitted since then. He said that there had been a 45 percent increase in greenways/multi-use paths and a 25 percent increase in sidewalks. Stormwater treatment had increased from zero to four parcels, and affordable housing had gone from zero units to 23 percent built and/or permitted, he said. Incremental tax revenue was expected to exceed annual debt service payments in FY2018-19, Mr. Richardson explained, adding that staff would return

with a comparison of that to 2014.

Mr. Stancil pointed out that the Council could speed up the Design Guidelines' timeline by requesting only one public draft. Not having two public drafts would save five to six months, he said, pointing out that the Council could always request a second public draft, if needed. With regard to shared and centralized parking in the E/F District, Mr. Stancil pointed out the extremely limited number of available parcels. He said that the Town did not have the land or resources to construct its own parking. He recommended continuing to have conversations with new development applicants about their building shared parking within their projects. Mr. Stancil advised against spending Town time and resources on more presentations regarding shared parking.

Council Member Greene confirmed that the current presentation regarding Design Guidelines differed from an earlier draft. She asked if the Community Design Commission (CDC) had offered an opinion regarding the single public draft recommendation.

Mr. Stancil replied that he had not been informed of a CDC recommendation. He said that a question had been raised about why the Design Guidelines had taken so long, and the answer was that two rounds of drafts added to the time. There could always be a second round even if the goal was to have only one, he pointed out.

Council Member Greene said that she wanted to know what the CDC thought about the idea.

Council Member Parker said he did not see a downside to having only one public draft. He then asked what legal effect the Guidelines would have on development, adding that he continued to have concerns about buildings being too big. He wondered if the Design Guidelines would address massing head on with regulations that mandate smaller buildings, he said. Council Member Parker confirmed with Mr. Richardson that the idea behind the Design Guidelines was that design techniques would make buildings look smaller and less objectionable.

Mayor Hemminger requested a date for when an item concerning different standards for massing within the space would come back to the Council. She said that the Council had discussed having that in the Design Guidelines, but had been told it would not be. Since it was one of the work group's priorities, she had been waiting for that item to come back to the Council for discussion, Mayor Hemminger said.

Town Attorney Ralph Karpinos replied to Council Member Parker's question. The Design Guidelines were only guidelines, he said. If the Council wanted to regulate, it would need to put standards into an ordinance, Mr. Karpinos explained. He said that the Town had taken advantage of its authority to create the E/F District as a "special appearance district", and the Council had the authority to write aesthetic standards into an ordinance.

Mayor Hemminger commented that the Design Guidelines did have "teeth" in the sense that developers must explain why they would not meet them. The Council would then have approval power, she pointed out.

Council Member Anderson asked why a second draft had first been proposed. She asked what the Council would be missing by not requiring one. She expressed frustration that it had taken so long for the Design Guidelines to come before the Council, and said that answers to her questions about massing (or the appearance of massing) had not been included.

Mr. Stancil replied that the original E/F planners had understood that the Town wanted a lot of public input, and had therefore, designed a two-round process. He proposed that the Council do one round, and then ask the consultants to use their expertise and best management practices, and come back with a report. The Council could then vote on that, or send it back for another round, he said.

Council Member Greene said that Council members did not seem to have a common understanding of what "massing" and "appearance of massing" meant. She pointed out that step-backs and sculpturing of a building to make it seem less massive was different from limiting the number of stories.

Mayor Hemminger asked staff for clarification, noting that the Council had received an email that said that "massing" would not be in the Design Guidelines, but "the appearance of massing" would be.

Mr. Stancil replied that he would ask the consultant to develop a common definition.

Council Member Palmer said that she had not thought the Town was going to renegotiate height, or the number of stories, when it asked for changes in the Design Guidelines. She recalled that the consultant had said that some of the concerns from the public could be addressed through the appearance of the buildings, i.e., by creating more of a human scale through set-backs.

Council Member Parker explained that a building's size (which might or might not include height) was what he meant by "massing." He said that the Council should discuss whether it wanted buildings to be - not just look - smaller.

Diane Willis, representing Chapel Hill Alliance for a Livable Town (CHALT), asked the Council to press for reducing massing before approving the Design Guidelines. She asked the Council to instruct the manager to reduce the mass of buildings that had been permitted under form-based code. Ms. Willis also requested that the Town insist on a final plan that minimizes pavement, and creates an attractive recreational space. She asked that staff provide the status of state permits that would allow disturbance in the low-lying area, including some wetlands. Ms. Willis called on the Town to build centralized and shared parking, and to improve the Score Card. In addition, she requested that the manager respond to comments submitted from Fred Lampe.

Council Member Palmer confirmed with Mr. Richardson that the new TIA would take the improvements that he had mentioned earlier into account. She asked if it would report on how the intersection at Ephesus Road and Fordham Boulevard was working, and Mr. Richardson agreed to return with that information.

Council Member Palmer asked if the Blue Hill District was considered a Council, or a business,

initiative. She asked if the Town was continuing to invest in marketing, and if the new district would be part of the Town's economic development plan.

Mr. Stancil replied that in the past the Council had directed that the Town work with major property owners to develop a brand, but had not moved forward with that because the Town was not in the branding business. However, staff had continued to talk with major property owners to see if they wanted to make that part of how they sold themselves, he explained. Mr. Stancil said that property owners had contributed funds toward building the Blue Hill District brand. The Town would be endorsing that, and the Town's report uses both Ephesus Fordham District and Blue Hill District, he said. Mr. Stancil pointed out that the Council could support the new brand in some of the same ways that it supports the downtown partnership brand.

Council Member Anderson confirmed with Mr. Stancil that funds related to a branding strategy had been included in a Town budget a few years back. She said that the Blue Hills District was, therefore part of the Town's branding as well, since public money had gone toward it.

Mr. Stancil replied that the Town had helped to create that brand, but had no plan to push it more than any other brand in Town, unless the Council provided direction regarding that.

The Council voted unanimously to follow the staff recommendation.

Mr. Stancil said that staff would bring back some clarification regarding the massing question. With respect to shared and centralized parking in the district, he repeated his view that the Town did not have the resources to make that happen, and recommended that the Town spend its time on the Design Guidelines instead.

Council Member Harrison asked what in the application process would motivate an applicant to create shared parking.

Mr. Stancil replied that developers want to make sure that parking is available when their development opens. He pointed out that the Council had adopted guidelines for shared parking, and said that staff continued to talk with applicants about that.

Council Member Anderson commented that not facilitating owners developing shared parking on their properties would be a lost opportunity. She hoped the Town would devise strategies to encourage landowners to develop parking together, she said. Otherwise, the district would not be walkable, and everyone would have wrapped parking, said Council Member Anderson.

Council Member Parker said there was not an obvious parking solution, but maybe a consultant could explore what was possible. He could imagine bringing applicants together for shared parking if the projects were going up at once, but current projects were not located near each other, he pointed out. Even so, shared parking would solve so many problems that it seemed worth a bit more exploration, he said.

Council Member Oates expressed concern about spillover parking.

Council Member Anderson asked about providing incentives for developers to work together, and create shared parking on their own.

Mayor Hemminger asked staff to take another look at the parking problem.

Mr. Stancil said that he would add that to the other things the Town was doing in the district, and return with trade-offs regarding where the Council wants to spend time and money.

Mayor Hemminger confirmed that the next E/F check-in would be in March 2018. With respect to the Score Card, she recommended putting 2014 as the beginning year, and stating the goals at the bottom.

Council Member Anderson mentioned a list of items to include in the next Score Card. These pertained to progress toward the overall goal for greenways and sidewalks, possible missing connections that should be tracked, and additional metrics for tracking stormwater. She suggested that the Score Card include the net, not just the additional, number of affordable housing units. Council Member Anderson also asked for more specific information regarding the mix of uses, and requested that any new, additional public greenspace be highlighted.

Council Member Palmer said that some petitions to the Town had been contradictory. If the Town wanted a walkable, vibrant commercial zone, it needed to have people there, and significantly reducing building sizes would mean fewer people, she pointed out. She said that that would make structured parking even more expensive, or un-affordable, for developers. Council Member Palmer stressed the need to allow height, if the goal was to have structured parking that would not flow into the commercial area. She urged the Town to be consistent in its vision, and not ask for contradictory changes that sabotage long-term goals.

Council Member Cianciolo asked that the Score Card also include the incremental increases in tax revenue to the School System and Orange County.

Council Member Parker mentioned that three lots on the other side of Elliott Road had not been rezoned when E/F was created. The goal had been to explore some kind of incentive for affordable housing there, but nothing seemed to be happening, he said.

Mr. Stancil offered to provide an update on that location.

Council Member Harrison characterized the DHIC development as "a delight," but said he was not sure where else in that area of Town would get affordable housing other than that Elliott Road land that Council Member Parker had just mentioned. He asked staff to address that.

Council Member Harrison asked Mr. Richardson about an amendment to Elliott Road Extension, and Mr. Richardson replied that staff was not yet sure what that amendment would be. He had heard that the developer wanted to present a change to the 25 percent plans that the Council had seen in January, Mr. Richardson said.

Council Member Harrison replied that he hoped the plan would remain as it was, and Mr. Stancil

said that the Park Apartments developers would have to negotiate with the Council about any change before they could file an application.

Mayor Hemminger stressed that stormwater was a huge concern. She asked staff to present lessons learned from flooding in Houston and other low-lying areas in the wake of great water surges.

Mr. Stancil replied that staff was working on a comprehensive report in response to questions that had been raised about stormwater in E/F. He pointed out that E/F requirements had led to improvements in the area.

APPOINTMENTS

13. Appointments to the Justice in Action Committee.

COUNCIL MEMBER SALLY GREENE MOVED, SECONDED BY MAYOR PRO TEM DONNA BELL, TO VACATE ABSENT MEMBER'S SEAT FROM THE JUSTICE IN ACTION COMMITTEE. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0) .

The Council appointed Raymundo Garcia, Shiala Baldwin and Johnathan Edmonds to the Justice in Action Committee.

Master Ballot

The meeting was adjourned at 10:07 p.m.