



TOWN OF CHAPEL HILL

Town Council Meeting Agenda

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

Mayor Pam Hemminger
Mayor pro tem Jessica Anderson
Council Member Donna Bell
Council Member Allen Buansi
Council Member Hongbin Gu

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

Wednesday, October 10, 2018 7:00 PM RM 110 | Council Chamber

OPENING

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.

PUBLIC COMMENT - ITEMS NOT ON PRINTED AGENDA

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. [\[18-0804\]](#)

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 Miscellaneous Budget Ordinance [\[18-0805\]](#)
Amendments to Adjust Various Fund Budgets for FY

2018-19.

By enacting the attached budget ordinance amendment, the Council adjusts the General Fund, Parking Fund, Library Gift Fund, and Transit Capital Reserve Fund. By enacting the attached project ordinance amendments, the Council adjusts the Transit Capital Grants Fund, Transitional Housing Fund, and 2015 Trails and Greenways Bond Fund. By adopting the attached resolutions the Council accepts the Summer Youth Employment Grant, Triangle Community Foundation Grant, FY 2018 FTA Section 5339 Grant, and FY 2018 FTA STP-DA Flex Fund Grant.

- 3.** Approve the Housing Advisory Board's Recommended Funding Plan for the Affordable Housing Development Reserve. [\[18-0806\]](#)

By adopting the resolution, the Council approves the Housing Advisory Board's recommended funding plan for the Affordable Housing Development Reserve August 2018 funding cycle.

- 4.** Amend the 2018 Council Calendar. [\[18-0807\]](#)

By adopting the resolution, the Council amends the 2018-19 Council calendar to add a special meeting on October 17.

- 5.** Adopt Minutes from October 11, 2017 and February 7, 28, and April 25, 2018 Meetings. [\[18-0808\]](#)

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

INFORMATION

- 6.** Receive Upcoming Public Hearing Items and Petition Status List. [\[18-0809\]](#)

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

- 7.** Receive Annual Compliance Reports for July 1, 2017-June 30, 2018 for the Carolina North, Glen Lennox, Obey Creek, and Fire Station #2 Development Agreements. [\[18-0810\]](#)

By accepting the reports, the Council acknowledges receipt of itemized activities during the past year related to the 2018 Carolina North, Glen Lennox, Obey Creek, and Fire Station #2 Development Agreements.

DISCUSSION

- 8.** Open the Public Hearing and Consider Enacting Amendments to Section 5-56 of the Town Code to Incorporate the Revised Flood Insurance Studies and Flood Insurance Rate Maps. [\[18-0811\]](#)

PRESENTER: Sue Burke, Senior Engineer

- a. Introduction and recommendation
- b. Comments from the public
- c. Comments and questions from the Mayor and Town Council
- d. Motion to adjourn the public hearing
- e. Motion to enact the ordinance to amend the Flood Damage Prevention Ordinance.

RECOMMENDATION: That the Council open the public hearing, receive comments, close the public hearing, and enact the proposed amendments to the Flood Damage Prevention Ordinance.

- 9.** Building Integrated Communities Project Update. [\[18-0812\]](#)

PRESENTERS: Sarah Viñas, Assistant Director, Housing and Community

Hannah Gill, Associate Director, Institute for the Study of the Americas, UNC-Chapel Hill

RECOMMENDATION: That the Council receive this report.

- 10.** Consider Authorizing the Transfer of Ownership of Town-Owned Land at 320 Lindsay Street and 506 Mitchell Lane in Support of the Northside Neighborhood Initiative and for the Creation of New Permanently Affordable Housing. [\[18-0813\]](#)

PRESENTER: Nate Broman-Fulks, Affordable Housing Manager
Judy Johnson, Operations Manager

RECOMMENDATION: That the Council adopt the resolution authorizing the transfer of ownership of Town-owned lots on Lindsay Street and Mitchell Lane to Self-Help for the placement of cottages to be used for permanently affordable housing.

- 11.** Blue Hill Biannual Report #8. [\[18-0814\]](#)

PRESENTER: Corey Liles, Principal Planner

RECOMMENDATION: That the Council receive the staff's report and presentation.

- 12.** Update on Coal Ash Remediation at Police Station Property. [\[18-0815\]](#)

PRESENTERS: Maurice Jones, Town Manager
Dwight Bassett, Town Economic Development Officer
Vencelin Harris, Emergency Management Coordinator
John Richardson, Community Resilience Officer
Steve Hart, Principal Hydrogeologist, Hart & Hickman

RECOMMENDATION: That the Council adopt the attached resolution authorizing the Manager to: (1) apply for a Brownfields eligibility determination (non-binding) through the North Carolina Department of Environmental Quality, (2) hold additional public information meetings, and (3) once a Letter of Eligibility (LOE) has been made by NC DEQ, return to Council to share updates about the public meetings and ask Council to decide whether to proceed with a Brownfields agreement or take an alternate path.

- 13.** Open the Public Hearing: Application for Land Use Management Ordinance Text Amendment -Self-Storage Facility, Conditioned, and Floor Area Ratio Adjustment for Office/Institutional-2 (OI-2) Zoning District.

[\[18-0816\]](#)

PRESENTER: Judy Johnson, Operations Manager

- a. Introduction and preliminary recommendations
- b. Recommendation by the Planning Commission
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Motion to recess Public Hearing to November 28, 2018
- f. Referral to Manager and Attorney.

RECOMMENDATION: That the Council open the Public Hearing, receive public comment, and continue the public hearing to November 28, 2018.

APPOINTMENTS

- 14.** Appointments to the Chapel Hill Cultural Arts Commission.
- 15.** Appointment to the Housing Advisory Board.

[\[18-0817\]](#)

[\[18-0818\]](#)

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