

**DRAFT SUMMARY MINUTES OF A SPECIAL MEETING
OF THE CHAPEL HILL TOWN COUNCIL
WEDNESDAY, JULY 2, 2014, AT 5:30 PM**

Council Members Present: Mayor Mark Kleinschmidt, Mayor pro tem Sally Greene, Council Member Donna Bell, Council Member George Cianciolo, Council Member Matt Czajkowski, Council Member Ed Harrison, Council Member Maria T Palmer, Council Member Lee Storrow, and Council Member Jim Ward.

Staff members present: Town Manager Roger Stancil, Deputy Town Manager Florentine Miller, Town Attorney Ralph Karpinos, Manager Intern David Finley, Assistant to the Town Manager Jason Damweber, Police Officer Tom Griggs, Fire Marshal Tommy Gregory, and Deputy and Acting Town Clerk Amy Harvey.

AGENDA ITEMS

1. Approve the Agenda. (no attachment)

Mayor Mark Kleinschmidt called the meeting to order at 5:40 p.m.

COUNCIL MEMBER JIM WARD MOVED, SECONDED BY COUNCIL MEMBER LEE STORROW TO APPROVE THE AGENDA. THE MOTION WAS APPROVED UNANIMOUSLY (9-0).

2. Discuss the Disposal of the Old Library Property. (R-1) (R-2)

Mayor Kleinschmidt provided an overview of the purpose of the meeting and explained that the Council would give directions to Preservation North Carolina (PNC) regarding final proposals for the Old Library Property. Council members reviewed the proposals received and discussed issues related to purchase price, tax commitments, neighborhood compatibility, and the specifics of the preservation easement.

Council members asked clarifying questions about deadlines, proposal changes, and details such as the 2.5% share requested by PNC. Council also discussed the basis for calculating the percentage, implications of real estate practices, and the importance of funds that could support higher priority Town needs.

Council debated whether to allow public comment; however, the Council determined that since the opportunity had not been publicly advertised and the community had already provided feedback, no further comment would be made.

Council members compared the three primary proposals—UNC Arts & Sciences Foundation, Chabad of Chapel Hill, and Chris and Ann Cox—focusing on neighborhood fit, financial return, long term use, and community preferences. Several Council members expressed that the Arts and Sciences Foundation proposal appeared to best balance neighborhood compatibility, preservation expectations, and financial stewardship. Council also noted the significance of potential payments in lieu of taxes and concerns about impacts associated with religious or student

focused uses.

Council further discussed zoning contingencies, long term tax commitments, use restrictions, and the desire to maintain public benefit where possible. Council expressed interest in including right of first refusal language to preserve community access and ensure long term oversight.

COUNCIL MEMBER LEE STORROW MOVED, SECONDED BY MAYOR PRO TEM SALLY GREENE, TO ADOPT R-1 AS AMENDED. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0).

[A RESOLUTION APPROVING A REVISION TO THE TERMS OF THE OPTION CONTRACT BETWEEN THE TOWN AND PRESERVATION NORTH CAROLINA FOR THE DISPOSITION OF THE OLD LIBRARY PROPERTY \(2014-07-02/R-1\) as Amended \(PDF\)](#)

COUNCIL MEMBER LEE STORROW MOVED, SECONDED BY MAYOR PRO TEM SALLY GREENE, TO ADOPT R-2 AS AMENDED. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0).

[A RESOLUTION RECOMMENDING THAT PRESERVATION NORTH CAROLINA ENTER INTO A PURCHASE AGREEMENT WITH THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL ARTS AND SCIENCES FOUNDATION, INC. UPON EXERCISING THEIR OPTION TO PURCHASE THE OLD LIBRARY PROPERTY FROM THE TOWN OF CHAPEL HILL \(2014-07-02/R-2\) as Amended](#)

3. Appointment to the OWASA Board of Directors.

Council considered the applicants for a vacant Chapel Hill seat on the Orange Water and Sewer Authority (OWASA) Board of Directors. Council appointed Ruchir Vora to the OWASA Board of Directors.

[Master Ballot \(PDF\)](#)

The meeting adjourned at 6:59 pm