



TOWN OF CHAPEL HILL

Town Council

Meeting Minutes - Draft

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

Mayor Jessica Anderson
Mayor pro tem Amy Ryan
Council Member Camille Berry
Council Member Melissa McCullough
Council Member Paris Miller-Foushee

Council Member Theodore Nollert
Council Member Adam Searing
Council Member Elizabeth Sharp
Council Member Karen Stegman

Wednesday, May 15, 2024 6:00 PM RM 110 | Council Chamber

Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

လատာ်ကတိကျ်းထံ မှတမာ် လာတာ်ကွဲးကျ်းထံအတာ်မၤစၢ်အဂီၢ် ၊ ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

如需口头或
书面翻译服
务，请拨打
919-969-5105.

In-Person Meeting Notification

View the Meeting

- View and participate in the Council Chamber.
- Live stream the meeting - <https://chapelhill.legistar.com/Calendar.aspx>
- Spectrum is replacing 1998 encoder that transmits programming to cable channel 18. It remains offline until complete.
- The Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council meetings.
- Participate in a voluntary demographic survey before viewing online or in person - <https://www.townofchapelhill.org/demosurvey>

Parking

- Parking is available at Town Hall lots and the lot at Stephens Street and Martin Luther King Jr. Boulevard.
- See <http://www.parkonthehill.com> for other public lots on Rosemary Street
- Town Hall is served by NS route and T route, and GoTriangle Routes of Chapel Hill Transit.

Entry and Speakers

- Entrance on the ground floor.
- Sign up at the meeting starting at 5:30 PM with the Town Clerk to speak.
- If more than 14 people sign up for an item, Council will reduce speaking time from 3 minutes to 2 min./person.
- Please do not bring signs.

ROLL CALL

Mayor Jessica Anderson called the meeting to order at 6:00 p.m. and reviewed the agenda. Council Member McCullough was absent, excused.

- Present:** 8 - Mayor Jessica Anderson, Mayor pro tem Amy Ryan, Council Member Camille Berry, Council Member Paris Miller-Foushee, Council Member Adam Searing, Council Member Karen Stegman, Council Member Theodore Nollert, and Council Member Elizabeth Sharp
- Absent:** 1 - Council Member Melissa McCullough

OTHER ATTENDEES

Town Manager Chris Blue, Deputy Town Manager Mary Jane Nirdlinger, Deputy Town Manager Loryn Clark, Town Attorney Ann Anderson, Planning Manager Corey Liles, Executive Director of Strategic Communications and Marketing Susan Brown, Business Management Director Amy Oland, Senior Planner Tas Lagoo, Planning Director Britany Waddell, Business Management Assistant Director Matthew Brinkley, Police Chief Celisa Lehew, Police Captain Harris, Fire Administrative Services Manager Ryan Campbell, Director of Emergency Preparedness and Risk Management Kelly Drayton, and Deputy Town Clerk Amy Harvey.

OPENING

0.01 Proclamation: Historic Preservation Month [\[24-0282\]](#)

Council Member Nollert read a proclamation from the Historic District Commission that recognized May 2024 as Historic Preservation Month and encouraged everyone in Town to learn more about the people and places that had shaped the community. The proclamation acknowledged Indigenous stewards of the land and those who had built the Town's historic buildings and structures. It stated that historic preservation should address the Town's diverse history and serve as a powerful tool to foster sustainable development, revitalize neighborhoods, inspire local pride, promote tourism, and uphold the Town's uniqueness.

Josh Gurlitz accepted the proclamation on behalf of the Historic District Commission.

0.02 Proclamation: Public Works Week [\[24-0283\]](#)

Council Member Miller-Foushee read a proclamation that declared May 19-24, 2024, as Public Works Week in Chapel Hill. It thanked the Town's Public Works staff for all that they do and called on everyone in Town to

recognize those contributions to the health, safety, comfort, quality of life and resilience of the community.

Public Works Director Lance Norris accepted the proclamation on behalf of the Public Works Department.

0.03 Proclamation: Police Week and Peace Officers Memorial Day

[\[24-0284\]](#)

Mayor Anderson read a proclamation that declared May 12-18, 2024, to be Police Week and May 15, 2024, as Peace Officers Memorial Day in Chapel Hill. The proclamation expressed the Town's gratitude for the Chapel Hill Police Department's professional and compassionate service. It encouraged everyone to honor and support law-enforcement officers, past and present, for their dedication to preserving the rights and wellbeing of everyone in Town.

Police Chief Celisa Lehew accepted the proclamation on behalf of the Chapel Hill Police Department.

ANNOUNCEMENTS BY COUNCIL MEMBERS

0.04 Mayor Anderson Regarding Kids To Parks Day.

[\[24-0285\]](#)

Mayor Anderson encouraged residents to celebrate "Kids To Parks Day" on May 15, 2024, by visiting Town parks and playgrounds.

0.05 Mayor Anderson Regarding Public Information Meetings as Part of Rewriting Our Land Use Rules.

[\[24-0286\]](#)

Mayor Anderson announced that Town planners would hold a public information on the Land Use Management Ordinance rewrite at 6:00 p.m. on May 20th at the Chapel Hill Public Library. She said that a virtual meeting would be available on May 22nd in the afternoon.

0.06 Mayor Anderson Regarding May 22nd Work Session.

[\[24-0287\]](#)

Mayor Anderson noted that the Council would meet again on May 22, 2024, at 6:00 p.m. at the Public Library. The agenda would include A Penny for Parks, the Everywhere-to-Everywhere Greenways Plan, and the Complete Community Framework, she said.

0.07 Mayor Anderson Regarding Council Member Stegman's Birthday.

[\[24-0288\]](#)

The Council wished Council Member Stegman a Happy Birthday.

0.08 Council Member Berry Regarding War in Gaza.

[\[24-0289\]](#)

Council Member Berry commented on her choice to not to sign a letter from Council Members regarding recent protests on Franklin Street. She said that she did support the right to peaceful protest, a peaceful resolution to the war in Gaza, and the safe return of prisoners taken by Hamas. She expressed support for the family of Keith Seigel, a Chapel Hill native who had been taken hostage there.

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.

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 Council Member Berry, seconded by Council Member Nollert, that R-1 be adopted as amended, which approved the Consent Agenda. The motion carried by a unanimous vote.

1. Approve all Consent Agenda Items. [\[24-0270\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
3. Authorize the Sale of Personal Property by Public Auction [\[24-0272\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
4. Authorize the Manager to Enter Into an Agreement for the Greater Chapel Hill Fire Service District with Orange County Emergency Services. [\[24-0273\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
5. Approve a Contract to Perform Maintenance of Town-Owned Stormwater Control Measures (SCMs). [\[24-0274\]](#)

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

6. Authorize the Town Manager to Execute a Development Contract with the Taft-Mills Group for the Development of the Tanyard Branch Trace affordable housing community. [\[24-0275\]](#)

This matter was deferred.

7. Authorize the Town Manager to Execute a Ground Lease with the Tanyard Branch Trace, LLC Group for the Town-owned parcel at 110 Jay Street. [\[24-0276\]](#)

This matter was deferred.

8. Adopt Minutes from September 27 and October 11, 18, 25, and November 13, 15, 29, and December 18, 2023 Meetings. [\[24-0277\]](#)

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

2. Approve FY24 Town Arts and Culture Award Program Recommendations [\[24-0271\]](#)

A motion was made by Mayor pro tem Ryan, seconded by Council Member Berry, that the Council recuse Council Member Miller-Foushee. The motion carried by a unanimous vote.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Sharp, that the Council adopt R-2. The motion carried by the following vote:

Aye: 7 - Mayor Anderson, Mayor pro tem Ryan, Council Member Berry, Council Member Searing, Council Member Stegman, Council Member Nollert, and Council Member Sharp

Absent: 1 - Council Member McCullough

Recused: 1 - Council Member Miller-Foushee

DISCUSSION

9. Open the Public Hearing: Recommended Budget for FY 2024-2025. [\[24-0278\]](#)

Town Manager Chris Blue presented highlights from his recommended FY 2024-2025 Town budget. The budget proposed a total of \$156,259,106 (which included \$89.4 million for the General Fund) and represented a 4 percent increase over the FY 2024 budget, he said.

Mr. Blue said that the budget included a 2-cent tax increase, which would bring the property tax rate up to 59.2 cents. He said that 1.5 cents of

that increase would be for the General Fund and 0.5 cent would be for Transit.

Mr. Blue said that Town priorities included the need to: recruit and retain excellent employees; provide high quality core service to residents; provide good stewardship of facilities, fleet and infrastructure; and continue its commitments to affordable housing and community partners.

Mr. Blue presented a summary of how much a 2-cent tax increase would provide for Town operations, facilities, streets, fleet, and the Transit Fund. He pointed out that the budget included 6 percent of market cost-of-living pay adjustment for Town employees.

Mr. Blue described the impact that a 2-cent tax increase would have on taxpayers at various property valuations. He pointed out that the budget included \$100,000 for tax assistance to those with lower incomes. He said that the recommended budget would continue to fund the priorities that the Council has laid out in its five-year budget strategy. It addressed increased costs and bridged the gap to an upcoming property revaluation that was expected to increase tax revenue, he said.

Mr. Blue introduce Aaron Nelson, president of The Chamber for a Greater Chapel Hill-Carrboro, to respond to previous questions from Council regarding the potential effects of a tax increase on local businesses. He said that there would be no effect on those with full-service leases, such as office users, but that others, such as most retailers and restaurants, could experience increased costs. He said that rent increases could range from 2 percent to 50 percent for some local businesses if the Town and Orange County were to both increase taxes by 2 cents.

Council Member Nollert confirmed with Mr. Nelson that property owners could request revaluations outside of the regular cycle. They discussed requirements for reassessing property that had been vacant, which might require an appraisal.

Thomas C. Jepson, speaking on behalf of the Chapel Hill Historical Society, requested that the Town expand its Arts and Culture Award Program to include history-related events, such as performances and exhibitions. He described several of the Society's projects and asked for Council support in bringing one called "The Business of Franklin Street" to fruition. The Society had received a North Carolina Humanities planning grant and was not asking for any additional funding, he said.

Council Member Stegman expressed concern about Orange County winding down the Emergency Housing Assistance Program, which had played a large role in supporting community members over the past couple of years. She and Mr. Blue discussed the possibility of taking that up at the Town level and he offered to return with a funding recommendation.

Mayor pro tem Ryan requested that staff presentations include more visuals regarding numbers. Having a sustainable budget over the long term would require some difficult conversations and it would be helpful to see the big picture better, she said. She also proposed having a discussion about reallocating more staff time to grant seeking, and Mayor Anderson agreed that grant writing was a lot of work but well worth the time.

Mayor Anderson expressed appreciation to those who had attended public hearings and spoken about the budget. She also thanked Town staff for the huge amount of work that they had done and for their responsiveness to the Council's comments and questions.

A motion was made by Council Member Berry, seconded by Mayor pro tem Ryan, that the Council closed the public hearing. The motion carried by a unanimous vote.

10. Consider an Installment Financing Agreement for Rosemary Street Parking Deck and Other Projects. [\[24-0279\]](#)

Director of Business Management Amy Oland outlined staff's proposed 2024 Installment Financing Agreement for the following projects and amounts: East Rosemary Parking Deck (\$12.5 million), Fire Department ladder truck (\$2.3 million), Police Station up fit (\$1.7 million). Those totaled \$16.5 million, but the Town's current \$55 million in available debt capacity already included \$10 million for additional costs tied to the East Rosemary Deck, she said. Therefore, only \$6.5 million would be subtracted from the total \$55 million, leaving \$44 million in debt capacity, she explained.

Ms. Oland outlined why the funds were needed for each of the three projects. She said that the Town had borrowed \$39 million in limited obligation bonds in August 2021 for the Parking Deck but had had to redesign the foundation when bedrock was discovered. That, as well as costs associated with the pandemic and its aftermath of unanticipated inflationary costs, had led to the need to borrow an additional \$12.5 for the project, she said.

Ms. Oland explained that the 10-year-old ladder truck had reached the maximum age for front-line use and was at the point where replacement was necessary. The Police Station, she pointed out, would require additional funds for up-fitting it in a new location.

Ms. Oland presented a financing timeline, which began with the current public hearing. If the Council approved the Resolution of Preliminary Findings (R-7), then she would return with a final financing resolution on June 6 and the final closing would occur on June 18, 2024, she said. She recommended that the Council open the public hearing, receive public

comments, close the public hearing, and consider adopting R-7, which would support an application to the Local Government Commission.

A motion was made by Council Member Nollert, seconded by Council Member Miller-Foushee, that the Council opened the public hearing. The motion carried by a unanimous vote.

There was no public comment.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Berry, that the Council closed the public hearing. The motion carried by a unanimous vote.

A motion was made by Council Member Berry, seconded by Mayor pro tem Ryan, that the Council adopt R-7. The motion carried by a unanimous vote.

11. Consider a November 2024 Bond Referendum Preliminary "Findings" Resolution. [\[24-0280\]](#)

Director of Business Management Amy Oland presented staff's proposal for a \$44 million bond referendum to be put before voters on the November 2024 ballot. She pointed out that the Town's available capacity for debt over the next six years was actually \$50.5 million but that \$6.5 million had been needed for other projects (Item 10).

Ms. Oland said that capital project requests from Town departments had been evaluated based on Council goals and priorities, community interests, Town master plans, urgency, and shovel readiness. She then proposed the following bond orders and amounts: Affordable Housing (\$15 million), Public Facilities (\$15 million), Streets and Sidewalks (\$7.5 million), Parks and Recreation (\$4.5 million), and Open Space and Greenways (\$2 million).

Ms. Oland recommended that the Council adopt Resolution-8 (R-8), which stated the Town's intent to proceed with a bond referendum in November 2024 in an amount not to exceed \$44 million. She outlined next steps in the process and said that staff would schedule a public hearing for June 5th, if the Council approved R-8. The Council would adopt the bond orders and set the referendum date for November 5, 2024, at its June 17, 2024, meeting, she said. She pointed out that the bond orders and referendum notice would need to be published twice.

Jenna Kubiak, representing the Orange County Affordable Housing Coalition, thanked the Council for holding the referendum in 2024, rather than 2025, and for its efforts to prioritize affordable housing. She pointed out that the Town's \$50 million Affordable Housing Plan and Investment

Strategy had called for a minimum bond amount of \$29 million, however, she urged Council Members to be proactive in identifying additional resources to fill the gap.

The Council unanimously approved R-8. Mayor Anderson thanked the Town Manager and staff for working so hard on the item. She pointed out that the bond would allow the Town to move forward on important projects without raising taxes. She said that staff would work over the summer on a plan to educate the public about the referendum.

A motion was made by Council Member Stegman, seconded by Mayor pro tem Ryan, that the Council adopt R-8. The motion carried by the following vote:

Aye: 8 - Mayor Anderson, Mayor pro tem Ryan, Council Member Berry, Council Member Miller-Foushee, Council Member Searing, Council Member Stegman, Council Member Nollert, and Council Member Sharp

12. Rewriting Our Rules: A LUMO Update

[\[24-0281\]](#)

Principal Planner Tas Lagoo gave a PowerPoint presentation on the Land Use Management Ordinance (LUMO) as it pertained to Administrative Approval (AA), Conditional Zoning (CZ), and the Water and Sewer Management, Planning, and Boundary Agreement (WASMPBA) among Chapel Hill, Carrboro, Hillsborough and Orange County.

Mr. Lagoo discussed community interests related to using AA for the residential and commercial development processes. He stressed the need to increase the Town's supply and diversity of housing and to retain its ability to negotiate affordable housing. The Town was interested in diversifying its tax base and providing more opportunities to work, shop and dine through commercial development, he said. He emphasized that equity was at the center of all staff recommendations.

Mr. Lagoo summarized staff's recommendation to allow developments with up to 20 units of residential and up to 40,000 square feet of commercial space to move through an AA process in which staff would review and approve those that comply with LUMO standards.

Mr. Lagoo said that the Town's current 10-unit threshold had been discouraging, missing middle housing and that a 20-unit threshold could lead to more middle housing without affecting affordable housing commitments from larger developments. He pointed out, though, that staff was recommending a 10-unit limit on multi-family development, with Council approval required for anything more than that.

Mr. Lagoo said that increasing the Town's commercial space limit to 40,000 square feet could facilitate (re)development of neighborhood-scale

commercial spaces, and he gave examples of places in Town that would benefit by such a change. He noted that staff was not yet recommending changing the land disturbance threshold of 40,000 square feet until there was a better understanding of the state's position on that.

With regard to CZ, Mr. Lagoo recommended a more streamlined and high-level review process than the Town's current expensive and time-consuming one. Staff had striven to make the process more accessible and equitable as well, he said. He described the spectrum of approaches the Town had been using and recommended moving toward a simplified process.

Mr. Lagoo said that the Town's Light Industrial CZ process, which focused on the big picture at the start with a more detailed review happening later on, could work for the vast majority of the Town's CZ projects. He said that the Light Industrial CZ approach included solid commitments to major environmental constraints and community benefits even though those were not on the site plan. He added, though, that a slightly more detailed site plan would make sense in more sensitive areas of Town.

With regard to WASMPBA, Mr. Lagoo reminded everyone that a recently amended interjurisdictional agreement allowed the Town to begin proceeding on its own with a community-based planning process for an area south of Town. He recommended doing so apart from the LUMO update because of the need to start from scratch and arrive at a community vision for that area. In the meantime, the existing zoning allowed for only extremely low-density development, he said, adding that a rezoning through the CZ process would be required for any large-scale development there.

Council Member Sharp and Mr. Lagoo discussed how the Town's traditional dimensional standards dictated how floor area would be distributed in a 40,000 square foot development. She asked about older, commercial, single-story buildings that are at the 40,000 square-foot limit and want to redevelop but would not be able to become multi-story.

Mr. Lagoo replied that the Town did want to incentivize height and said that staff would think through how to not penalize someone who wanted to go taller. He noted the need to address issues such as water quality standards when impervious surface is increased, and Planning Director Britany Waddell pointed out that hitting the threshold would mean having to come to the Council for approval.

Council Member Miller Foushee asked how staff landed at the 20-unit threshold, and Mr. Lagoo replied that it had been based on an economic analysis that staff had recently shared with Council. He summarized that analysis and said that a development would need to be monitored if its threshold had to be higher. Council Member Miller-Foushee confirmed with him that there could be 30 or 40 units, but he pointed out that the

potential risks of that had been laid out and could be expanded upon.

Mayor pro tem Ryan commented on whether tradeoffs -- such as having more housing if it meant not being able to require affordable units -- were worth it. She requested more information about the "proactive rezoning" that had been mentioned in a document that staff sent to the Council. Mr. Lagoo replied that the greatest need would be in Town focus areas where years of planning had shown the capacity and need for more density.

Mayor pro tem Ryan asked if the Town's current system regarding "major" and "minor" modifications would still be applied, and Mr. Lagoo replied that the distinctions would still exist but staff would want to make sure that they work and might need to adjust them accordingly.

Council Member Stegman asked about being able to require affordable housing with "for sale" units with AA, and Mr. Lagoo replied that staff would rethink the thresholds but that the IZ Ordinance would continue to be enforced as it currently was unless they heard otherwise. Mr. Lagoo and Council Member Stegman agreed that the Town Attorney should explain more about that at a later time.

Council Member Berry and Mr. Lagoo discussed the uses that were currently allowed in the Light Industrial Conditional Zoning District.

Council Member Sharp verified with him that LUMO standards would regulate scale, bulk and height. That would comprise 90 percent of the design and the Town would be giving up the illusion of control over that last 10 percent, he said.

Mayor Anderson said that the Council would address design through its collaborations with Planning staff. She asked about mechanisms for assuring great placemaking and urban design, and Mr. Lagoo said that the new process would be more in keeping with the Town's actual level of authority and control.

Mayor Anderson commented that having an urban designer on staff had led to better outcomes. She and Mr. Lagoo then discussed staff's proposed monitoring mechanisms and its goal of having a culture of continuous improvement that would allow changes as needed.

Mayor Anderson expressed concern about the potential of multi-year grassroots planning efforts to obtain community input regarding WASMPBA and the Council's goal of getting middle income housing with some commercial/retail nodes along that transit corridor. Mr. Lagoo replied that it was prudent to have community consensus around the Town's general vision for that part of Town before starting to amend land use documents. However, he did not think it would be a multi-year process, he said.

Mayor Anderson asked about creating a commercial requirement in selected places, and Mr. Lagoo described the difficulty of knowing where commercial would succeed. He gave examples of places in Town where requiring commercial had not led to the hoped-for outcomes. The Mayor asked about requiring those who redevelop to keep the amount of commercial they have, and Mr. Lagoo argued against codifying such an approach in an ordinance that could not quickly adapt to the market.

Planning Director Brittany Waddell agreed that requiring commercial would be tricky, but she said that the Town's zoning map could include a list of permissible uses. Mayor Anderson expressed concern that the trade-off of not requiring would mean not getting any commercial, but Mr. Lagoo pointed out that the pace of change would be slow enough to adapt if there was a troubling loss of commercial space.

Mayor Anderson pointed out that administrative approval would not mean that staff would merely use their best judgement. Staff members would follow the LUMO, and they could not just override that, she said.

Mayor pro tem Ryan praised the inclusion of design standards in the LUMO. She said that the Light Industrial Conditional Zoning District type of approval was not appropriate for the Complete Community model. She said that she supported 40,000 square feet of commercial but thought that Council Member Sharp had raised good points about not re-incentivizing single-story strip malls.

Mayor pro tem Ryan proposed making the land disturbance requirement a little higher than 40,000 square feet and said that she agreed with Mayor Anderson's comments regarding WASMPBA and community conversations. She spoke in favor of enabling more and smaller infill but said she thought that the Town's Inclusionary Zoning Ordinance fought against that. She stressed the importance of preserving key connections through plots and parcels when developing a greenways map.

Council Member Nollert said he agreed with Mayor pro tem Ryan about the importance of preserving greenway connections. He expressed support for the Mayor and Mayor pro tem's comments about WASAMBA discussions.

Council Member Miller-Foushee said that staff's presentation had addressed a culture shift in a very responsible way that retained the Town's values. She agreed that the Town had had an illusion of control and said that she had no interest in going back to old ways of trying to control things but still not getting desired outcomes.

Council Member Miller-Foushee expressed confidence that staff would address design and placemaking goals, and she praised the approach of zoning to permit rather than require. She said that it would be important

for the Council to understand the WASMPBA corridor and its surrounding region in order to talk about what it wants to see happen there.

Council Member Berry thanked staff for having done an economic analysis regarding affordable housing and for aligning Town zoning with its Future Land Use Map. She asked staff to talk more about what "thoughtful development" entails when they return. She and Council Member Stegman spoke about the importance of distinguishing between what the Council hoped to influence and what it really could control.

Council Member Stegman expressed support for the direction staff was taking and proposed that they make even bolder recommendations. She said that she supported a very streamlined CZ process that would include objective design and Complete Community standards that would make Council review rare.

Mayor Anderson thanked staff for bringing great topics and helping the Council think through its goals for future Chapel Hill. She appreciated the clarity regarding the Council prior illusion of control, she said, adding that not trying to manage things that could not be managed felt healthy. She proposed having more conversations about Council thresholds.

Mayor Anderson said that she would feel comfortable with an evidence-based approach that would try something and then come back to the Council for review and possible modification, if necessary. She expressed high confidence in Town staff, noting that they had brought everything the Council had requested and had included good reasons and evidence in their recommendations.

Mayor Anderson said that plans should be tailored to the Town's shared vision of a Complete Community process. She spoke about making Chapel Hill unique by, for example, integrating native materials into design. She emphasized the need for lots of community engagement regarding WASMPBA, as long as that did not solicit feedback on decisions that had already been made.

This item was received as presented.

ADJOURNMENT

This meeting was adjourned at 8:46 p.m.