



Town Council

Meeting Agenda

October 22, 2025, 6:00 PM
RM 110 | Council Chamber

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

ဘာသာပြန်ဆိုခြင်းနှင့်
စကားပြန်ခြင်းအတွက်၊
(၉၁၉) ၉၆၉ ၅၁၀၅
ကိုဖုန်းခေါ်ပါ။

如需口头或书面翻
译服务，请拨打
919-969-5105。

လၢတၢ်ကတိၤကျိးထံ မ့တ
မ့ၢ် လၢတၢ်ကွဲးကျိးထံအ
တၢ်မၤစၢၤအဂီၢ် ကိးဘၣ်
၉၁၉-၉၆၉ ၅၁၀၅

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

WELCOME to a COUNCIL MEETING!

We're glad you're here. Want to know more about the meeting logistics, see
<https://www.townofchapelhill.org/at-the-council-meeting>

ROLL CALL

OPENING

1. Proclamation: Cyber Security Awareness Month
2. Proclamation: Domestic Violence Awareness Month
3. Proclamation: National First Responders Day

ANNOUNCEMENTS BY COUNCIL MEMBERS

PUBLIC COMMENTS

The Public Comment Period allows the public to address Council on items not on the printed agenda. To speak, please sign in at the Clerk's desk with your name and email. When called, step to the podium, adjust the microphone, and state your name for the record. Comments are limited to 3 minutes (or 2 minutes if more than 14 speakers). Large groups are asked to select a spokesperson. Council does not act or deliberate on items raised during this time.

CONSENT

All items on the Consent Agenda are considered routine, to be enacted by one motion without discussion. Council member(s) may request discussion of an item. If such motion passes, then the item is removed from consent and considered separately.

4. Miscellaneous Budget Amendment- Transit Fund

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Brian Litchfield, Director, Transit Department

Amy Oland, Director, Business Management Department

STAFF RECOMMENDATION*

That the Council:

- Enact the attached budget ordinance amendment to adjust the Transit Fund for the purchase of two transit vehicles; and
- Enact the attached project ordinance amendment to adjust the Transit Capital Grants Fund for receiving NCDOT IMD FY 26 Grants.

ATTACHMENTS:

[Budget Ordinance](#)

[Project Ordinance](#)

[FY26 NCDOT IMD Grant Award Agreement 26-AT-117.pdf](#)

[FY26 NCDOT IMD Grant Award Agreement 26-UM-117.pdf](#)

5. Public Works Campus Roof Replacement Project

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Lance Norris, Director, Public Works

Mack Howell, Facilities Manager, Public Works

STAFF RECOMMENDATION*

Adopt the attached resolution awarding a bid AAR of North Carolina, Inc., and authorizing the Town Manager to execute a contract with the lowest responsive, responsible bidder.

ATTACHMENTS:

[Bid Award Resolution](#)

6. Glen Lennox Neighborhood Stream Restoration Project Funding.

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Robert Gehris, Engineer III, Public Works Department

STAFF RECOMMENDATION*

Staff recommends that Council adopt a resolution to authorize a request for financial assistance from the State of North Carolina for stream restoration efforts in Glen Lennox Neighborhood.

ATTACHMENTS:

[Water Resources Development Grant Proposed Resolution](#)

[Water Resources Development Grant Application](#)

[Water Resources Development Grant Concept Plan](#)

7. Percent for Art Program Updates

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Steve Wright, Public Art Coordinator, Library and Community Arts & Culture Department

STAFF RECOMMENDATION*

Staff recommends that Council enact an ordinance and a resolution to amend the 2002 ordinance establishing the percent for art program for town funded capital improvement projects and its associated policies and procedures.

ATTACHMENTS:

[An ordinance establishing the Percent for Art Program](#)

[A resolution adopting revised policies and procedures for the Percent for Art Program](#)

8. OWASA Service Extension Studies

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Theodore Voorhees, Town Manager, Town Manager's Office

STAFF RECOMMENDATION*

Staff recommends that Council adopt the resolution to authorize the Town Manager to execute the interlocal agreement with OWASA for service extension studies in the southern extraterritorial jurisdiction.

ATTACHMENTS:

[Interlocal Resolution A](#)

[Interlocal Draft Interlocal Agreement and Exhibits](#)

9. Council Procedures Manual Amendment

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Brittney Hunt, Town Clerk, Town Clerk's Office

James Baker, Interim Town Attorney, Town Attorney's Office

STAFF RECOMMENDATION*

Staff recommends that Council adopt the attached resolution to approve updates to the Council Procedures Manual to include:

Remove Section I. Meeting Procedures C.7 to eliminate outdated petition language.

Remove Section III. General Policies and Procedures C., which outlines the evaluation procedures for the Town Manager and Town Attorney, as these are already addressed in their respective contracts.

ATTACHMENTS:

[Resolution](#)

[Excerpts from Council Procedures Manual](#)

10. 2025 Fall Council Meeting Calendar Amendment

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Brittney Hunt, Town Clerk, Town Clerk's Office

STAFF RECOMMENDATION*

Staff recommends that Council adopt the meeting calendar amendment to change the Organizational Meeting date.

ATTACHMENTS:

[Proposed Chapel Hill Town Council Fall 2025 Meeting Calendar](#)

DISCUSSION

11. Town Council Vacancy Application Review

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Brittney Hunt, Town Clerk, Town Clerk's Office

James Baker, Interim Town Attorney, Town Attorney's Office

STAFF RECOMMENDATION*

Staff recommends that the Town Council review and discuss the submitted applications for the current Council vacancy, in accordance with the process outlined by the Town Attorney and

applicable legal requirements.

ATTACHMENTS:

[General Statute 160A-63](#)

[Chapel Hill Code \(Chapter 2, Article II\) Governing Council Vacancy](#)

ZONING ATLAS AMENDMENT(S)

Zoning Atlas Amendment: The Zoning Atlas Amendment, to change the zoning designation on this property, is Legislative. The Council receives and considers public comment on the merits of the proposed rezoning, including opinions, when making Legislative decisions.

12. [Close the Legislative Hearing and Consider Action on a Conditional Zoning Application for 115 Chapel Point Road](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Charnika Harrell, Senior Planner, Planning Department

STAFF RECOMMENDATION*

Close the hearing, consider the Resolution of Reasonableness and Consistency with the Comprehensive Plan, and consider the Ordinance to approve the Conditional Zoning Application. Staff recommend that Council approve the project and the requested modifications to regulations.

ATTACHMENTS:

[Resolution A, Consistency and Reasonableness](#)

[Ordinance A, Approving the Application](#)

[Applicant's Draft Presentation](#)

[Requested Modifications to Regulations and Statements](#)

[District-Specific Plan](#)

[LINK: Materials from September 24, 2025, Legislative Hearing](#)

[Staff Report](#)

[Staff's Draft Presentation](#)

13. [Conditional Zoning Application at 5640 Old Chapel Hill Road](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Josh Mayo, Planner II, Planning Department

STAFF RECOMMENDATION

Close the hearing, consider the Resolution of Reasonableness and Consistency with the Comprehensive Plan, and consider the Ordinance to approve the Conditional Zoning Application. Staff recommend that Council approve the application and the requested modifications to regulations, subject to the conditions in Ordinance A.

ATTACHMENTS:

- [01. Resolution A - Consistency and Reasonableness](#)
- [02. Ordinance A - Approving the Application](#)
- [03. District Specific Plan](#)
- [Link to Materials from the September 24, 2025 Hearing](#)
- [04. Staff Report](#)
- [05. Draft Staff Presentation](#)

14. Omnibus Text Amendment to the Chapel Hill Land Use Management Ordinance and Town Code

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Tas Lagoo, Long-Range Planning Manager, Planning Department

STAFF RECOMMENDATION*

Open the hearing, receive public comment, provide feedback on the text amendment, and continue the hearing to November 19, 2025.

ATTACHMENTS:

- [LUMO Draft Resolution A - Consistency and Reasonableness](#)
- [LUMO Draft Ordinance A - Approving the Text Amendments](#)
- [LUMO Staff Report](#)
- [LUMO Staff's Draft Presentation](#)
- [LUMO Planning Commission Recommendation](#)

CLOSED SESSION (AS NEEDED)

ADJOURNMENT