

**DRAFT SUMMARY MINUTES OF COUNCIL RETREAT
OF THE CHAPEL HILL TOWN COUNCIL
FRIDAY, JANUARY 9, 2026**

Council Members Present: Mayor Jess Anderson, Mayor pro tem Camille Berry, Council Member Amy Ryan, Council Member Melissa McCullough, Council Member Paris Miller-Foushee, Council Member Theodore Nollert, Council Member Wes McMahon, Council Member Elizabeth Sharp, and Council Member Louie Rivers III.

Others present: Fountainworks Consultant Beau Mills, Fountainworks Consultant Danielle Badaki, Town Manager Ted Voorhees, Deputy Town Manager Mary Jane Nirdlinger, Interim Town Attorney James Baker, Communications and Engagement Director Susan Brown, Chief of Staff Jeanne Brown, and Town Clerk Brittney Hunt.

Mayor Anderson called the meeting to order at 5:58 p.m.

Fountainworks Consultant Beau Mills provided an introduction and outlined the strategic objectives for the retreat.

Council Members shared their service journey, motivations for joining Council, and the unique perspectives and skills they bring to governance.

Council and staff participated in an L.O.C.A.L. audit exercise focused on strategic leadership and management. The exercise confirmed “compliance” with Council standards and identified areas for growth. Council provided input on strategies to advance toward an “ambitious and legendary” Council model.

Council identified the following priorities for continued focus and action:

- **Land Use Management Ordinance (LUMO)**
 - Completion of LUMO re-write and integration with FLUM (future land use management) and zoning map
 - Incorporation of natural areas and Resource Conservation District (RCD) protection
 - Addressing barriers to “missing middle” housing
 - Transit-oriented development strategies
- **Housing**
 - Accelerate production of diverse housing types at multiple price points
 - Expand affordable housing options and address homelessness
 - Implement Affordable Housing Strategic Plan
 - Explore employee housing initiatives and cross-jurisdictional partnerships
- **Communication**
 - Enhance public trust through transparent, timely communication
 - Develop crisis communication protocols
 - Establish feedback loops and monitoring systems

- **Climate and Environmental Stewardship**
 - Develop policies and ordinances for environmental protection (streams, trees, natural spaces)
 - Advance coal ash remediation efforts
 - Advance strategies for reducing greenhouse gas emissions and improving community resilience
 - Expand greenway connectivity (E2E system) and pilot projects
 - Modernize the Stormwater Master Plan to reflect best practices and climate projections
 - Conduct a holistic evaluation of stormwater systems, integrating green infrastructure and cost-benefit analysis
- **Economic Development**
 - Support downtown development and diversification
 - Improve public amenities (restrooms, public spaces)
 - Strengthen local business resilience and incubator programs
 - Coordinate expansion along MLK corridor with Carolina North initiatives
- **Public Health**
 - Improve delivery of mental and emotional health plans
- **Fiscal Sustainability**
 - Maintain strong fiscal position and develop sustainable budget strategies
 - Advance capital projects such as Greene Tract, 828 MLK, Legion Road, and water infrastructure
 - Align budget with strategic priorities and outcome evaluation

The meeting adjourned at 8:34 p.m.

Brittney N. Hunt
Town Clerk