



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 Karen Stegman
Council Member Jessica Anderson
Council Member Camille Berry
Council Member Tai Huynh

Council Member Paris Miller-Foushee
Council Member Michael Parker
Council Member Amy Ryan
Council Member Adam Searing

Wednesday, January 25, 2023 7:00 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.

如需口头或
书面翻译服
务，请拨打
919-969-5105.

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In-Person Meeting Notification

View the Meeting

- View and participate in the Council Chamber.
- Live stream the meeting - <https://chapelhill.legistar.com/Calendar.aspx>
- View on cable television channel at Chapel Hill Gov-TV (townofchapelhill.org/GovTV)
- 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 COVID-19 Protocols

- Entrance on the ground floor.
- Visitors and employees will self-screen. Do not enter if you have these symptoms: Fever, chills, cough, sore throat, shortness of breath, loss of taste or smell, headache, muscle pain
- Attendees are encouraged to wear masks in the building.
- Hand sanitizer is located near the main doors.

ROLL CALL

OPENING

1. A Resolution to Urge the North Carolina General Assembly to Pass Medicaid Expansion. [\[23-0061\]](#)

ANNOUNCEMENTS BY COUNCIL MEMBERS

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.

2. Will Raymond Reiterated Request for Ethics Guidelines. [\[23-0062\]](#)

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.

3. Approve all Consent Agenda Items. [\[23-0063\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.

4. Authorize the Issuance of \$1,980,000 of Two-Thirds [\[23-0064\]](#)

Bonds, \$5,245,000 of Affordable Housing Referendum Bonds and \$7,700,000 of Streets & Sidewalks Referendum Bonds.

By adopting the resolution, the Council provides for the issuance of \$5,245,000 of referendum bonds for affordable housing, \$7,700,000 of referendum bonds for streets and sidewalks, and \$1,980,000 of two-thirds general obligation bonds for public safety, and takes related action, such as approving the form of the disclosure document that will be used to provide information to prospective bond investors.

- 5.** Authorize the Town Manager to Enter into a Bus Financing Agreement with the Transit Partners and Issue a RFP for Debt Financing the Purchase Of New Buses. [\[23-0065\]](#)

By adopting the resolution, the Council authorizes the Town Manager to enter into an additional agreement for financing of new buses for public transportation services between the Town of Chapel Hill and the Town of Carrboro and The University of North Carolina at Chapel Hill and issue a RFP for debt financing the purchase of new buses.

- 6.** Authorize the Town Manager to Negotiate and Execute a Sole Source Contract to Purchase Critical Conducted Energy Equipment and Supplies for Police Officers. [\[23-0066\]](#)

By adopting the resolution, the Council authorizes the Town Manager to negotiate and execute a sole source contract to purchase critical conducted energy equipment and supplies for police officers.

- 7.** Amend Article I, Chapter 2, Code of Ordinances Related to Filing Fees for Election. [\[23-0067\]](#)

By enacting the ordinance, the Council amends the Town Code of Ordinances to set the filing fees for election.

- 8.** Support a Safe Routes to School Non-Infrastructure Grant Application to the North Carolina Department of Transportation. [\[23-0068\]](#)

By adopting the resolution, the Council supports a Safe Routes to School Non-Infrastructure grant application to the North Carolina Department of Transportation.

- 9.** Call a Legislative Hearing to Consider Incorporating the Complete Community Framework as a Component of the Town's Comprehensive Plan on April 19, 2023. [\[23-0069\]](#)

By adopting the resolution, the Council calls a legislative hearing to amend the Town's Comprehensive Plan on April 19, 2023.

- 10.** Amend the 2022-23 Council Calendar.

[\[23-0070\]](#)

By adopting the resolution, the Council amends the 2022-23 Council calendar to incorporate the time and location of the Council Retreat on February 3 and 4, 2023.

- 11.** Adopt Minutes from October 12, and 19, 2022 and November 2, and 14, 2022 Meetings.

[\[23-0071\]](#)

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

INFORMATION

- 12.** Receive Upcoming Public Hearing Items and Petition Status List.

[\[23-0072\]](#)

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

DISCUSSION

LAND USE MANAGEMENT TEXT AMENDMENT(S)

- 13.** Open the Legislative Hearing for a Land Use Management Ordinance Text Amendment - Proposed Changes to Articles 1, 3, 4, 5, 6, and 7 and Appendix A Regarding Housing Choices for a Complete Community

[\[23-0073\]](#)

PRESENTER: Anya Grahn-Federmack, Principal Planner

- a. Introduction and preliminary recommendation
- b. Recommendation of the Planning Commission
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Motion to recess the Legislative Hearing to February 22, 2023

RECOMMENDATION: That the Council open the legislative hearing, provide feedback on the draft text amendment, and continue the hearing to February 22, 2023.

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.

- 14.** Consider a Conditional Zoning Application for Aspen Chapel Hill at 701 Martin Luther King Jr Blvd. from Neighborhood Commercial (NC) and Residential-3 (R-3) to Residential-6-Conditional Zoning District (R-6-CZD).

[\[23-0074\]](#)

PRESENTER: Corey Liles, Planning Manager

- a. Without objection, the revised report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and revised recommendation
- c. Presentation by the applicant
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adjourn the Legislative Hearing
- g. Motion to adopt the Resolution of Reasonableness and Consistency with the Comprehensive Plan
- h. Motion to enact an Ordinance to rezone the property

RECOMMENDATION: That the Council adopt Resolution A and enact Ordinance A, approving the Conditional Zoning Application.

- 15.** Open the Legislative Hearing: Conditional Zoning Application for 2217 Homestead Road.

[\[23-0075\]](#)

PRESENTER: Tas Lagoo, Senior Planner

- a. Without objection, the preliminary report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and preliminary recommendation
- c. Presentation by the applicant
- d. Recommendation of the Planning Commission
- e. Recommendations of other boards and commissions
- f. Comments from the public
- g. Comments and questions from the Mayor and Town Council
- h. Referral to the Manager and Attorney
- i. Motion to continue the Hearing to February 22, 2023.

RECOMMENDATION: That the Council open the legislative hearing and receive comments on the proposed Conditional Zoning. That the Council then move to schedule action on the proposed Conditional Zoning application for February 22, 2023.

CONCEPT PLAN REVIEW(S)

Concept Plans: Presentations for Concept Plans will be limited to 15 minutes.

Concept Plan review affords Council members the opportunity to provide individual reactions to the overall concept of the development which is being contemplated for future application. Nothing stated by individual Council members this evening can be construed as an official position or commitment on the part of a Council member with respect to the position they may take when and if a formal application for development is subsequently submitted and comes before the Council for formal consideration.

As a courtesy to others, people speaking on an agenda item are normally limited to three minutes. Persons who are organizing a group presentation and who wish to speak beyond the three minute limit are requested to make prior arrangements through the Mayor's Office by calling 968-2714.

- 16.** Concept Plan Review: Chapel Hill Transit and Public Facilities Expansion, 6830-6900 Millhouse Road. [\[23-0076\]](#)

PRESENTER: Corey Liles, Planning Manager

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission and Stormwater Management Utility Advisory Board
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adopt a resolution transmitting Council comments to the applicant.

RECOMMENDATION: That the Council adopt the resolution transmitting comments to the applicant.

APPOINTMENTS

- 17.** Appointments to the Housing Advisory Board. [\[23-0077\]](#)

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