



TOWN OF CHAPEL HILL

Town Council Meeting Agenda

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, June 11, 2025 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.

如需口头或
书面翻译服
务，请拨打
919-969-5105.

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံအတၢ်မၤစၢၤအဂီၢ် ၶ် ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

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.*
- *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 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

OPENING

1. Proclamation: Pride Month

[\[25-0291\]](#)

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.

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.

2. Approve all Consent Agenda Items

[\[25-0292\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Brenton Hodge, Assistant Town Clerk, Town Clerk Office

STAFF RECOMMENDATION

Staff recommends that Council adopt R-1 to approve routine items in a single action.

3. Approve the Miscellaneous Budget Ordinance
Amendment to Adjust Various Fund Budgets for FY
2024-25.

[\[25-0293\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Amy Oland, Director, Business Management Department

Matt Brinkley, Assistant Director, Business Management Department

STAFF RECOMMENDATION*

That the Council:

- Enact the attached budget ordinance amendment to adjust the Vehicle Maintenance Fund, Transit Fund, and Stormwater Fund.
- Enact the attached project ordinance amendments to adjust the Housing Capital Grants Fund and Affordable Housing Fund.

4. Award Bid to Sunrock Industries LLC for Street Patching, Milling, Resurfacing, and Re-Striping on Town-Maintained Streets.

[\[25-0294\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Lance Norris, Director, Public Works Department

Michael Wright, Streets and Construction Superintendent, Public Works Department

STAFF RECOMMENDATION *

Adopt the attached resolution awarding a bid and authorizing the Town Manager to execute a contract with the lowest responsive, responsible bidder and to extend the base bid contract twice at the same base unit price by a one-year contract addendum if mutually agreeable to both parties (Town of Chapel Hill and the Contractor). (Unit prices for the bid alternates can be resubmitted with each contract extension addendum.)

5. Authorization to Increase the Construction Contract with Carolina Sunrock, LLC above the Ten Percent Threshold for the Homestead Road Improvements Project.

[\[25-0295\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Lance Norris, Director, Public Works

Chris Roberts, Manager of Engineering & Infrastructure, Public Works

STAFF RECOMMENDATION

Adopt the attached resolution authorizing the Town Manager to go above the ten percent threshold on the construction contract for Homestead Road Improvements Project and increase the construction contract by \$281,314 for a total amount of \$3,725,000. The project is nearly complete and the increase in the contract amount will allow completion of the project.

6. Approve the Town's Public Housing Program Admissions and Continued Occupancy Policy (ACOP) and Revised Public Housing Lease

[\[25-0296\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Sarah Osmer Viñas, Director, Affordable Housing and Community Connections Department

Felts Lewis, Public Housing Manager

STAFF RECOMMENDATION

Staff recommend Council approves the proposed update to the Public Housing Admissions and Continued Occupancy Policy (ACOP) and Lease, aligned with current HUD regulations and industry best practices.

7. Provide preliminary approval to act as issuer of multifamily housing revenue bonds for the acquisition and rehabilitation of Elliott Woods and Chase Park Apartments [\[25-0297\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Sarah Osmer Viñas, Director, Affordable Housing and Community Connections (AHCC) Department

Emily Holt, Affordable Housing Manager, AHCC Department

Maggie Simon, Affordable Housing Development Coordinator, AHCC Department

Amy Oland, Director, Business Management Department

STAFF RECOMMENDATION*

Staff recommends that Council approve the resolution to issue multifamily housing revenue bonds on behalf of Vitus for the Elliott Woods and Chase Park Apartments projects.

8. Adopt the Recommended 2025-26 CDBG Annual Action Plan [\[25-0298\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Sarah Osmer Viñas, Director, Affordable Housing and Community Connections (AHCC) Department

Emily Holt, Affordable Housing Manager, AHCC Department

Melissa Peters, Funding Programs Coordinator, AHCC Department

STAFF RECOMMENDATION*

Staff recommends that the Council adopt the 2025-26 CDBG Annual Action Plan

9. Adopt the Safe Routes to School Action Plan [\[25-0299\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Alyson West, Safe Routes to School Coordinator, Planning Department

Bergen Watterson, Mobility and Greenways Manager, Planning Department

STAFF RECOMMENDATION*

Staff recommends that Council adopt the Safe Routes to School Action Plan.

10. Adopt Triangle West Transportation Planning Organization (TWTPO) Vision Zero Action Plan [\[25-0300\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Kurt Stolka, Vision Zero Coordinator, Planning Department

Bergen Watterson, Mobility and Greenways Manager, Planning Department

STAFF RECOMMENDATION*

Staff recommends that Council adopt the Triangle West Transportation Planning Organization Vision Zero Action Plan

11. Consider Modifying the Advisory Board Membership Policy regarding interviewing semi-autonomous board applicants. [\[25-0301\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Brenton Hodge, Assistant Town Clerk, Town Clerk Office

STAFF RECOMMENDATION*

That the Council discontinue the interview process for semi-autonomous board applicants.

12. Adopt a Calendar of Council Meetings through December 2025

[\[25-0302\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Brittney Hunt, Town Clerk, Town Clerk's Office

Amy Harvey, Deputy Town Clerk, Town Clerk's Office

STAFF RECOMMENDATION*

That the Council adopt the attached resolution establishing the Council calendar through December 2025.

DISCUSSION

LAND USE MANAGEMENT TEXT AMENDMENT(S)

13. Close the Hearing and Consider Action on a Land Use Management Ordinance Text Amendment to Article 8 Related to Rules of the Boards and Commissions

[\[25-0303\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Corey Liles, Zoning Administrator, Planning Department

STAFF RECOMMENDATION

Close the legislative hearing, consider Resolution A - Consistency with the Comprehensive Plan, consider Ordinance A - Approving the Text Amendment, and consider Resolution B - Enacting the Advisory Board Membership Policy Amendment.

CONTINUED DISCUSSION

14. Update on 828 MLK Property.

[\[25-0304\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

John Richardson, Community Sustainability Manager

STAFF RECOMMENDATION

Staff recommends that Council receive this report and provide feedback, as appropriate.

15. North-South Bus Rapid Transit (NSBRT) Project Milestone Update

[\[25-0305\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Katy Fontaine, Transit Development Manager, Transit Department

STAFF RECOMMENDATION

Staff recommend advancing NSBRT's final design.

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