



# TOWN OF CHAPEL HILL

## Town Council

### Action 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, 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.

လատ်ကတိကျိုးထံ မှတမာ် လတ်ကွဲးကျိုးထံအတတ်မစာအဂီၢ် ၢ 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.
- View on cable television channel at Chapel Hill Gov-TV ([townofchapelhill.org/GovTV](http://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

- Present:** 7 - 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, and Council Member Theodore Nollert
- Absent:** 2 - Council Member Melissa McCullough, and Council Member Elizabeth Sharp

### OTHER ATTENDEES

### OPENING

1. Proclamation: Pride Month [\[25-0291\]](#)

### ANNOUNCEMENTS BY COUNCIL MEMBERS

- 1.01 Mayor Anderson Regarding Town's Appearance on CDP A-List for Environmental Performance and Transparency. [\[25-0306\]](#)
- 1.02 Mayor Anderson Regarding Future Small Town Pride Events. [\[25-0307\]](#)
- 1.03 Mayor Anderson Regarding Juneteenth Celebration. [\[25-0308\]](#)
- 1.04 Mayor Anderson Regarding Open Chapel Hill Day. [\[25-0309\]](#)

### 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.

1.05 Scott Morrison Comments Regarding the Budget.

[\[25-0310\]](#)

This matter was received and filed.

1.06 Thomas Zanglir Submits General Comments to the Town Clerk.

[\[25-0311\]](#)

This matter was received and filed.

1.07 A Motion to Add the Manager's Recommended 2025-26 Budget to the Agenda.

[\[25-0312\]](#)

A motion was made by Council Member Searing, seconded by Council Member Nollert, that the Manager's 2025-26 Recommended Budget be added to the Agenda. The motion carried by the following vote:

**Aye:** 6 - Mayor Anderson, Mayor pro tem Ryan, Council Member Berry, Council Member Searing, Council Member Stegman, and Council Member Nollert

**Nay:** 1 - Council Member Miller-Foushee

**Excused:** 2 - Council Member McCullough, and Council Member Sharp

## **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 Mayor pro tem Ryan, seconded by Council Member Stegman, that R-1 be adopted as amended and with technical correction, which approved the Consent Agenda. The motion carried by a unanimous vote.

2. Approve all Consent Agenda Items

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

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

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

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

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

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4. Award Bid to Sunrock Industries LLC for Street Patching, Milling, Resurfacing, and Re-Striping on Town-Maintained Streets. [\[25-0294\]](#)
- This item was removed from the consent agenda and will return to council at a future date.
5. Authorization to Increase the Construction Contract with Carolina Sunrock, LLC above the Ten Percent Threshold for the Homestead Road Improvements Project. [\[25-0295\]](#)
- This resolution(s) and/or ordinance(s) was adopted and/or enacted.
6. Approve the Town's Public Housing Program Admissions and Continued Occupancy Policy (ACOP) and Revised Public Housing Lease [\[25-0296\]](#)
- This resolution(s) and/or ordinance(s) was adopted and/or enacted.
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 [\[25-0297\]](#)
- This resolution(s) and/or ordinance(s) was adopted and/or enacted.
8. Adopt the Recommended 2025-26 CDBG Annual Action Plan [\[25-0298\]](#)
- This resolution(s) and/or ordinance(s) was adopted and/or enacted.
9. Adopt the Safe Routes to School Action Plan [\[25-0299\]](#)
- This resolution(s) and/or ordinance(s) was adopted and/or enacted.
10. Adopt Triangle West Transportation Planning Organization (TWTPO) Vision Zero Action Plan [\[25-0300\]](#)
- This resolution(s) and/or ordinance(s) was adopted and/or enacted.
11. Consider Modifying the Advisory Board Membership Policy regarding interviewing semi-autonomous board applicants. [\[25-0301\]](#)
- This resolution(s) and/or ordinance(s) was adopted and/or enacted.
12. Adopt a Calendar of Council Meetings through December 2025 [\[25-0302\]](#)
- This resolution(s) and/or ordinance(s) was adopted and/or enacted.

## DISCUSSION

- 12.01 A Motion to Approve the Town Manager's Recommended Budget Ordinance. [\[25-0313\]](#)

A motion was made by Council Member Nollert, seconded by Council Member Berry, that the Council adopt the Manager's Recommended 2025-26 Budget. The motion failed by the following vote:

**Aye:** 3 - Council Member Berry, Council Member Miller-Foushee, and Council Member Nollert

**Nay:** 4 - Mayor Anderson, Mayor pro tem Ryan, Council Member Searing, and Council Member Stegman

**Excused:** 2 - Council Member McCullough, and Council Member Sharp

*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

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

A motion was made by Council Member Berry, seconded by Council Member Miller-Foushee, that the Council closed the public hearing. The motion carried by the following vote:

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

**Excused:** 2 - Council Member McCullough, and Council Member Sharp

A motion was made by Council Member Berry, seconded by Council Member Miller-Foushee, that the Council adopt R-11. The motion carried by the following vote:

**Aye:** 6 - Mayor Anderson, Mayor pro tem Ryan, Council Member Berry, Council Member Miller-Foushee, Council Member Stegman, and Council Member Nollert

**Nay:** 1 - Council Member Searing

**Excused:** 2 - Council Member McCullough, and Council Member Sharp

A motion was made by Council Member Nollert, seconded by Council Member Miller-Foushee, that the Council amend O-8 as proposed to replace the recommendations for the Board of Adjustment. The motion failed by the following vote:

- Aye:** 2 - Council Member Miller-Foushee, and Council Member Nollert
- Nay:** 5 - Mayor Anderson, Mayor pro tem Ryan, Council Member Berry, Council Member Searing, and Council Member Stegman
- Excused:** 2 - Council Member McCullough, and Council Member Sharp

A motion was made by Council Member Berry, seconded by Council Member Stegman, that the Council enact O-8. The motion carried by the following vote:

- Aye:** 5 - Mayor pro tem Ryan, Council Member Berry, Council Member Miller-Foushee, Council Member Stegman, and Council Member Nollert
- Nay:** 2 - Mayor Anderson, and Council Member Searing
- Excused:** 2 - Council Member McCullough, and Council Member Sharp

A motion was made by Council Member Berry, seconded by Council Member Miller-Foushee, that the Council adopt R-12 . The motion carried by the following vote:

- Aye:** 6 - Mayor pro tem Ryan, Council Member Berry, Council Member Miller-Foushee, Council Member Searing, Council Member Stegman, and Council Member Nollert
- Nay:** 1 - Mayor Anderson
- Excused:** 2 - Council Member McCullough, and Council Member Sharp

### *CONTINUED DISCUSSION*

14. Update on 828 MLK Property. [\[25-0304\]](#)

This matter was received and filed.

15. North-South Bus Rapid Transit (NSBRT) Project Milestone Update [\[25-0305\]](#)

This matter was received and filed.

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

A motion was made by Mayor pro tem Ryan, seconded by Council Member Berry, that the Council entered Into closed session as authorized by General Statute Section 143-318.11(a)(6). The motion carried unanimously.