



# TOWN OF CHAPEL HILL

## Town Council

### Meeting 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 ကို ဖုန်းခေါ်ပါ။

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

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如需口头或  
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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

Interim Town Manager Mary Jane Nirdlinger, Deputy Town Manager Loryn Clark, Town Attorney Ann Anderson, Communications Manager Alex Carrasquillo, Strategic Communications and Marketing Executive Director Susan Brown, Planning Director Britany Waddell, Zoning Administrator Corey Liles, Manager's Office Intern Josie Zakrzewski, Assistant Town Attorney James Baker, Community Sustainability Manager John Richardson, Transit Development Manager Katy Fontaine, Transit Planning Manager Caroline Dwyer, Fire Marshal Michael August, Police Officers Danny Lloyd and Shane Osborne, and Town Clerk Brittney Hunt.

#### OPENING

Mayor Jessica Anderson called the meeting to order at 6:00 p.m. Council Member Berry arrived at 6:05 p.m.

#### 1. Proclamation: Pride Month

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

Council proclaimed June 2025 as Pride Month in the Town of Chapel Hill. Council Member Stegman read an acknowledgment noting the achievements of the LGBTQ+ movement, and reaffirmed the Town's commitment to protecting residents from discrimination.

#### ANNOUNCEMENTS BY COUNCIL MEMBERS

#### 1.01 Mayor Anderson Regarding Town's Appearance on CDP A-List for Environmental Performance and Transparency.

[\[25-0306\]](#)

Mayor Anderson announced that the Town had earned a spot on the A List

for Environmental Performance and Transparency for the fourth year in a row.

1.02 Mayor Anderson Regarding Future Small Town Pride Events. [\[25-0307\]](#)

Mayor Anderson mentioned that Small Town Pride events would include a Pride Piper Walk and a dance party at El Centro Hispano on June 14, 2025.

1.03 Mayor Anderson Regarding Juneteenth Celebration. [\[25-0308\]](#)

Mayor Anderson said that Chapel Hill and Carrboro would be celebrating Juneteenth at Carrboro Town Commons on June 19, 2025 from 4pm-8pm.

1.04 Mayor Anderson Regarding Open Chapel Hill Day. [\[25-0309\]](#)

Mayor Anderson mentioned the Town's first Open Chapel Hill Day, scheduled for June 28, 2025 from 10am-2pm, consisting of a town-wide "open-house" for community members and Town staff to connect at various locations.

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

Chapel Hill resident Scott Morrison offered suggestions for how the Town could lessen the financial burden of Chapel Hill Transit.

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 since he and other Council members would not be present at a later Council meeting. 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 to remove item 4 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.

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

Continued Occupancy Policy (ACOP) and Revised Public Housing Lease

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. [\[25-0313\]](#)

The Council voted to approve the Manager's Recommended FY 2026 Budget. The motion failed (3-4), with Mayor Anderson, Mayor pro tem Ryan and Council Members Searing and Stegman voting nay. The item would return on June 18th for another vote when Council Members Sharp and McCullough would be present and Council Members Searing and Stegman would be absent, the Mayor said.

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

Zoning Administrator Corey Liles presented a Land Use Management text amendment related to Planning Commission, Board of Adjustment, Historic District Commission and Community Design Commission rules, noting the item had been before the Council on May 21, 2025 and that it was returning for possible action.

Mr. Liles outlined staff's recommendation and clarified the voting rules of various boards. He reminded the Council that the proposed changes were being offered due to the difficulty of filling all board seats and obtaining a quorum for meeting. He recommended that the Council close the public hearing and consider adopting Resolution 11 and enacting Ordinance 8 amending the Advisory Board Membership Policy.

Board of Adjustment Chair Tom Grasty spoke in opposition to reducing the board's seats to seven members. He requested that all board members who were up for reappointment be seated, as well as two alternates.

Mr. Liles and Planning Director Britany Waddell pointed out that attrition could not be written into the LUMO. In addition, Ms. Waddell cautioned the Council against setting a number based on current availability of members rather than best practices.

Council members discussed the prospect of having alternate board members and weighed the pros and cons of boards ranging from five to ten members.

Mr. Liles described ongoing challenges to recruitment with an emphasis on the Historic District Commission facing challenges with members leaving and not seeking reappointment. He explained reducing the number of seats could lead to a more competitive application process and having a consistent number for all boards would help people understand how they operate.

Council Member Nollert proposed that the Council approve staff's recommendations with the exception of the BOA. He moved to amend Ordinance-8 to change the recommended number of BOA seats from seven to five members, but the motion failed.

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 enact O-8 as amended to reduce the Board of Adjustment to five seats and the other boards to seven seats. 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.**

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

Community Sustainability Manager John Richardson provided an update on recent initiatives regarding contaminated property at 828 Martin Luther King Jr. Boulevard including a signed Brownfields Agreement with the NC Department of Environmental Quality, implementing a community engagement strategy, and developed an initial vision for future uses of the site.

Mr. Richardson shared reports of a recent sampling, remediation efforts, and community engagement strategy including weekly newsletters, radio interviews, banner, flier, pop-up events, and an open house at the Public Library. He discussed the uses that the Brownfields Agreement would allow or prohibit on the site, and summarized the results of a Town survey in which respondents listed recreation as their most preferred future use.

Mr. Richardson showed an illustration of where that cap and retaining wall would be located and described next steps which include bringing sketches to the Council in the fall and continuing to determine costs for a feasibility study and engineering plans.

Council members asked questions regarding the feasibility study funding, findings regarding impact on communities, and demographics. Council inquired about the extent of contaminate exposure, the other construction debris at the site, and more information and cost estimates on the hybrid

approach.

Nick Torrey, a senior attorney at the Southern Environmental Law Center, spoke about environmental justice and the need for responsible and safe cleanup at both ends of the process. He stressed the importance of sending coal ash to a fully encapsulated landfill that is designed to manage and contain it.

Isabel Geffner, a Chapel Hill resident, confirmed with Mr. Richardson that more than 500 people had visited the Town website, approximately 60 had voted in the survey and encouraged the Council to consult more with Mr. Torrey.

Stephen Fleck, a Chapel Hill resident, expressed deep concern about the issues and spoke in favor of Mr. Torrey's comments.

Council members spoke in favor of recreational facilities, making sure that equity is at the forefront of any remediation discussions, and commitment to safety of the community.

This matter was received and filed.

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

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

Transit Development Manager Katy Fontaine presented an update on the North-South Bus Rapid Transit (NSBRT) plan, detailing its features and progress. She described how the 8.2-mile NSBRT corridor would include 5.7 miles of bus only lanes and 17 premium station areas, offering seven-day service with extended hours and reduced wait times. She noted the project has reach 60% design completion, with the next phase involving preparation of construction documents to achieve 90% design.

Ms. Fontaine elaborated on the site-specific adjustments made since the 30% design phase, highlighting the collaborative efforts between the Town and the North Carolina Department of Transportation (NC-DOT) on road improvements, cost-sharing agreements, and construction management expertise. She reported on ongoing engagement with affected property owners and businesses, as well as the launch of an education initiative by the Town's Marketing and Communications team.

Ms. Fontaine highlighted the NSBRT schedule including federal readiness reviews, risk workshops, and a grant application to the Federal Transit Administration. She noted staff plan to commence right-of-way acquisition, utility relocation, and construction bidding next year, with construction slated to begin in 2027 and the NSBRT launch planned for 2029.

Transit Planning Manager Carolyn Dwyer noted that federal draft bills contained more transit funding than anticipated and that the FTA has been disbursing funds at a faster rate than in the past. She also mentioned potential additional funding sources that could advance the project, highlighting that the step from 60% to 90% design is relatively minor.

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.

**ADJOURNMENT**

The council recessed the meeting at 8:42 p.m. and adjourned the meeting at the conclusion of the closed session.