



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, September 25, 2024 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.

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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>
- Spectrum is replacing 1998 encoder that transmits programming to cable channel 18. It remains offline until complete.
- 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

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.

1. Grubb Properties Request for Limited Scope Review of Modification to Approved Conditional Zoning at 150 E Rosemary Street

[\[24-0448\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Sabrina Oliver, Director, Governance Services Department

STAFF RECOMMENDATION*

Staff recommends that Council hear the petition.

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

[\[24-0449\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Brenton Hodge, Assistant Town Clerk, Governance Services Department

STAFF RECOMMENDATION

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

3. Authorize the Town Manager to Negotiate and Execute a Sole Source Contract for Fire Department Records Management [\[24-0450\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Jay Mebane, Fire Chief, Fire Department

ACTION/DECISION POINTS, INCLUDING STAFF RECOMMENDATION

Council must approve or deny authorizing the Town Manager to negotiate and execute a sole source contract for First Due hosted by Locality Media, Inc.

4. Authorize the Town Manager to Negotiate and Execute a Sole Source Contract for Fire Department Annual Medical Physicals [\[24-0451\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Jay Mebane, Fire Chief, Fire Department

ACTION/DECISION POINTS, INCLUDING STAFF RECOMMENDATION*

Council must approve or deny authorizing the Town Manager to negotiate and execute a sole source contract for fire department annual physical evaluations.

5. Call a Legislative Hearing to Consider Land Use Management Ordinance Text Amendments to Address Technical Corrections in Table 3.7-1: Use Matrix. [\[24-0452\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Anya Grahn-Federmack, Principal Planner, Planning Department

STAFF RECOMMENDATION*

Adopt the resolution to call a legislative hearing to consider amending the Land Use Management Ordinance, Table 3.7-1: Use Matrix on October 9, 2024.

6. Adopt Minutes from May 1, 3, 15, and 22, 2024 and June 5, 12, 17, and 28, 2024 Meetings [\[24-0453\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Amy Harvey, Deputy Town Clerk, Governance Services Department

STAFF RECOMMENDATION

Staff recommends that Council adopt the consent agenda resolution, which includes a resolution to approve the attached summary minutes of past meetings.

DISCUSSION

7. Open the Public Hearing for PRO Housing Funding Application [\[24-0454\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Britany Waddell, Director, Planning Department

Sarah Viñas, Director, Affordable Housing and Community Connections Department

STAFF RECOMMENDATION

Council must approve a R-6 to open a public hearing and R-7 to close a public hearing for the Town to submit a funding application to the U.S. Department of Housing and Urban Development (HUD) PRO Housing Competition.

8. Authorize the Mayor to Sign the Memorandum of Agreement for the Co-Gen Rail Transformation Project. [\[24-0455\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Christopher C. Blue, Town Manager, Town Manager's Office
Mary Jane Nirdlinger, Deputy Town Manager
John Richardson, Community Sustainability Manager

STAFF RECOMMENDATION

Staff recommends that Council adopt a resolution authorizing the Mayor to sign the Memorandum of Agreement (MOA) for the Co-Gen Rail Transformation Project.

9. Open the Hearing and Take Action on the Aquabella Major Subdivision Modification [\[24-0456\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Charnika Harrell, Senior Planner, Planning Department

STAFF RECOMMENDATION*

Council must receive public comment on the proposed modification to the Aquabella Subdivision. Council must also approve or deny the preliminary plat that would increase the number of lots within the subdivision.
Staff finds that the proposed subdivision meets lot layout and access requirements. Staff recommends that Council approve the preliminary plat, subject to stipulations in Resolution A.

APPOINTMENTS

10. Appointments to the Historic District Commission [\[24-0457\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Sabrina Oliver, Town Clerk/Director, Governance Services Department

ACTION/DECISION POINTS, INCLUDING STAFF RECOMMENDATION*

Council must make appointments to fill the two empty seats on the Historic District Commission (HDC). Staff recommends that Council review the recommendations and vote.

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