



# TOWN OF CHAPEL HILL

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

## Town Council

### Action Minutes - Draft

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.

လատ်ကတိကျိုးထံ မှတမာ် လတ်ကွဲးကျိုးထံအတတ်မစါအဂီ ဝ် ကိးဘ၉် (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.
- 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:** 6 - Mayor Jessica Anderson, Mayor pro tem Amy Ryan, Council Member Camille Berry, Council Member Theodore Nollert, Council Member Melissa McCullough, and Council Member Elizabeth Sharp

**Absent:** 3 - Council Member Paris Miller-Foushee, Council Member Adam Searing, and Council Member Karen Stegman

**OTHER ATTENDEES**

**OPENING**

- 0.01 Proclamation: Employee Appreciation Month. [\[24-0469\]](#)
- 0.02 Proclamation: Cyber Security Month. [\[24-0470\]](#)
- 0.03 Proclamation: Diaper Needs Awareness Month. [\[24-0471\]](#)

**ANNOUNCEMENTS BY COUNCIL MEMBERS**

- 0.04 Mayor Anderson Regarding The Good Neighbor Cookout. [\[24-0472\]](#)
- 0.05 Mayor Anderson Regarding Bond Referendums. [\[24-0473\]](#)
- 0.06 Council Member Berry Regarding Ann Arbor Trip. [\[24-0474\]](#)

**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.

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1. Grubb Properties Request for Limited Scope Review of Modification to Approved Conditional Zoning at 150 E Rosemary Street [\[24-0448\]](#)

A motion was made by Council Member Berry, seconded by Council Member McCullough, that the Council received and referred the petitions to the Manager and Mayor. The motion carried by a unanimous vote.

## 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 Berry, that R-1 be adopted, which approved the Consent Agenda. The motion carried by a unanimous vote.

2. Approve all Consent Agenda Items [\[24-0449\]](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
3. Authorize the Town Manager to Negotiate and Execute a Sole Source Contract for Fire Department Records Management [\[24-0450\]](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
4. Authorize the Town Manager to Negotiate and Execute a Sole Source Contract for Fire Department Annual Medical Physicals [\[24-0451\]](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
5. Call a Legislative Hearing to Consider Land Use Management Ordinance Text Amendments to Address Technical Corrections in Table 3.7-1: Use Matrix. [\[24-0452\]](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
6. Adopt Minutes from May 1, 3, 15, and 22, 2024 and June 5, 12, 17, and 28, 2024 Meetings [\[24-0453\]](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.

## DISCUSSION

7. Open the Public Hearing for PRO Housing Funding Application [\[24-0454\]](#)  
A motion was made by Mayor pro tem Ryan, seconded by Council Member

Sharp, that the Council adopt R-6, which opened the public hearing. The motion carried by a unanimous vote.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Berry, that the Council adopt R-7, which closed the public hearing. The motion carried by a unanimous vote.

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

A motion was made by Council Member Berry, seconded by Council Member Sharp, that the Council adopted as amended R-8. The motion carried by a unanimous vote.

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

A motion was made by Council Member Nollert, seconded by Council Member McCullough, that the Council adopted as amended R-9. The motion carried by a unanimous vote.

## **APPOINTMENTS**

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

The Council appointed David Hawisher to the Historic District Commission.

## **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. The motion carried by a unanimous vote.