

**DRAFT SUMMARY MINUTES OF A BUSINESS MEETING
OF THE CHAPEL HILL TOWN COUNCIL
MONDAY, APRIL 24, 2017, AT 7:00 PM**

Council Members Present: Mayor Pam Hemminger, Mayor pro tem Donna Bell, Council Member Jessica Anderson, Council Member George Cianciolo, Council Member Ed Harrison, Council Member Nancy E. Oates, Council Member Maria T. Palmer, and Council Member Michael Parker.

Council Member(s) Absent: Council Member Sally Greene.

Staff members present: Town Manager Roger L. Stancil, Deputy Town Manager Florentine Miller, Town Attorney Ralph Karpinos, Communications Manager Catherine Lazorko, Planning Director Ben Hitchings, Housing and Community Assistant Director Sarah Vinas, Senior Planner Aaron Frank, Transit Director Brian Litchfield, Community Outreach Coordinator Len Cone, Police Officer Rick Fahrner, and Assistant Town Clerk Christina Strauch.

[OPENING](#)

Mayor Hemminger opened the meeting at 7:00 p.m.

[Proclamation: Bike Month.](#)

Council Member Harrison read a proclamation that listed the environmental and health benefits of bicycling and proclaiming May 2017 as Bike Month in the Town of Chapel Hill. The proclamation encouraged all citizens to leave their cars at home and use bicycles during the month of May, and every month. Council Member Harrison said that cycling had been an important part of his life for 50 years.

Amanda Huegerich received the proclamation and said that she had intentionally ridden to Town Hall in the rain to accept it, just as her dad, Jim Huegerich, would have done if he were in Town. Her family always biked to work and school and tried to make their lives "commuter-friendly on bicycles," as her father had taught them, she said.

Council Member Palmer expressed appreciation to the Huegerich family for leading by example.

[Proclamation: Community Dinner Night.](#)

Council Member Palmer read the proclamation regarding an annual Community Dinner that had celebrated the Town's rich cultural diversity for 20 years. She said that the Town owed a great deal of gratitude to the co-chairs, Mildred Council ("Mama Dip") and Nerys Levy, for organizing the award-winning dinner every year. Council Member Palmer pointed out that the dinner's proceeds go to people in need. The Town had supported all 20 dinners, she said. She noted that the upcoming Community Dinner would be held on April 29, 2017 and encourage all to come and join in the festivities.

Ms. Levy received the proclamation and thanked the Town for its ongoing support and enthusiasm. She pointed out that the Community Dinner probably was the most diverse and inclusive social event in the area.

[Proclamation: Chapel Hill Volunteers Week.](#)

Mayor Hemminger read the proclamation stressing the importance of volunteerism and pointed out that there were 63 million volunteers in the United States. She proclaimed April 23-29, 2017 to be Chapel Hill Volunteers Week and presented the proclamation to Amy Ryan, a volunteer and chair of the Town's Planning Commission.

Ms. Ryan spoke about how proud she was to receive the proclamation on behalf of Chapel Hill's volunteers. She thanked the hundreds of thousands of hours of time and service that volunteers had dedicated toward making Chapel Hill a better town.

Mayor pro tem Bell arrived at the meeting at 7:12 p.m.

[PETITIONS FROM THE PUBLIC AND COUNCIL MEMBERS](#)

- a. [Johnny Randall of NC Botanical Garden Request Regarding Town of Chapel Hill Financial Match for Cochrane Property.](#)

Johnny Randall, representing the NC Botanical Garden Foundation, requested \$50,000 in matching funds for a Clean Water Trust Fund grant that the Foundation had requested from the state in order to purchase the Cochrane property, a 12.8-acre natural area that is a gateway to a nature preserve system that links with 43,000 acres of the most biologically rich land in Orange County. The Foundation would provide \$25,000 and was also requesting \$100,000 from Orange County, he said. Mr. Randall explained that the Foundation was very likely to be successful with the purchase if they could raise the matching funds.

Council Member Cianciolo confirmed that the Cochrane land was one of three properties that would be needed to make the connection and that the other two properties were more important. He verified with Mr. Randall that the Cochrane property would allow the Botanical Garden to close Parker Road and create a real entrance to the preserve area. Council Member Cianciolo confirmed that there was a sense of urgency with the request and said that he would like the Manager to respond as quickly as possible.

Council Member Harrison pointed out that the Council had used contingency funds in the past for a similar request.

MAYOR PRO TEM DONNA BELL MOVED, SECONDED BY COUNCIL MEMBER MICHAEL PARKER, TO RECEIVE AND REFER TO TOWN MANAGER AND MAYOR. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0) .

b. [Will Hendrick of Justice in Action Committee Regarding Request for Chapel Hill Support of Center for Civil Rights.](#)

Will Hendrick, representing Justice in Action, asked the Council to pass a resolution supporting the UNC Center for Civil Rights and its pending opposition to a UNC Board of Governors' plan that, if enacted, would limit the Center's ability to litigate on behalf of its clients. Mr. Hendrick described the Center's history as a champion for civil rights and mentioned some of its advocacy and community involvement activities, such as working on behalf of the Rogers Road/Eubanks Neighborhood.

Mayor pro tem Bell said that she would like the Council to strongly support the petition and find a way to meet the Center's request. The Town should do all it could to support the Center through difficult times, she said, noting that the Center had been doing good work for decades.

Mayor Hemminger confirmed with Mr. Hendrick that the Council needed to act on or before a May 8th meeting and in advance of a Board of Governors' May 19th vote.

Council Member Anderson offered strong support for the request and said that she strongly disagreed that the Center for Civil Rights was outside the University's scope of activity. The Center was important to a public university that was dedicated to research and furthering social causes, she said.

Council Member Palmer confirmed that the Manager was being asked to bring back a resolution of support on which the Council would vote.

MAYOR PRO TEM DONNA BELL MOVED, SECONDED BY COUNCIL MEMBER NANCY E. OATES, TO RECEIVE AND REFER TO TOWN MANAGER AND MAYOR. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0) .

c. [Allen Buansi Support of Justice in Action Committee Request.](#)

Allen Buansi, a Chapel Hill native, expressed support for the Justice in Action petition. He said that he had become a civil rights attorney after being inspired by the Center for Civil Rights in 2003 and that part of his reason for choosing to attend UNC was that the Center was there. Mr. Buansi said that a resolution from the Council would send a strong message.

d. [Council Member Palmer Request Regarding Bollards on Rosemary Street for Bike Lane.](#)

Council Member Palmer requested that the Town place bollards on Rosemary Street to separate bike lanes from the other lanes. She told of an encounter she had had where she called the police because a driver who had left his car on the bike lane refused to move it. Painting lanes without protecting them with bollards created accidents waiting to happen, she said.

Council Member Oates asked that staff bring back cost estimates for installing bollards.

Mayor Hemminger commented that safety concerns regarding bollards would need to be researched as well.

COUNCIL MEMBER MARIA T. PALMER MOVED, SECONDED BY MAYOR PRO TEM DONNA BELL, TO RECEIVE AND REFER TO TOWN MANAGER AND MAYOR. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0) .

[PUBLIC COMMENT - ITEMS NOT ON PRINTED AGENDA](#)

a. [Community Members Comments Regarding Light Rail.](#)

i. [Ken Larsen Comments.](#)

Ken Larsen, a Chapel Hill resident, asserted that those who supported light rail transit (LRT) had been duped. He said that GoTriangle had presented false information and had changed its story and responded to queries slowly, or not at all.

ii. [Molly McConnell Comments.](#)

Molly McConnell, a Chapel Hill resident, said that she lives modestly on Social Security income and needed to work part-time in order to buy groceries and put gas in her car on which she was completely dependent due to lack of sufficient bus service. The LRT plan would not improve that situation because of a lack of connecting bus service, she said. Ms. McConnell recommended pausing the LRT plan until the Town had a complete understanding and an independent assessment of it.

iii. [Vivian Foushee Comments.](#)

Vivian Foushee, a Chapel Hill native, said that approving LRT would support UNC, Duke, NCCU and landowners while ignoring seniors, working families, low-income people and minorities who live in Orange County, particularly those who live in Chapel Hill. She implored the Council to not saddle citizens with debt for 45 years for a rail line that would serve only a few and not be in service until 2029. If the universities want light rail, let them pay for it, said Ms. Foushee.

iv. [Julie McClintock Comments.](#)

Julie McClintock, a Chapel Hill resident, commented on the compressed timeline that she said had been brought about by Go Triangle's miscalculations. As a result, numerous complicated agreements were being rushed, said Ms. McClintock. She asked the Council to follow the negotiations more closely and to stay engaged. The Town had a transit plan with greatly reduced bus hours (down 22 percent from what had originally been promised) and a bus transit system that was not well funded and might not happen, she said. Ms. McClintock praised the Council for asking for more bus hours, but question that it would come to fruition given the compressed timeline. She implored the Council to be alert for an opportunity for a new transit plan.

v. [Del Snow Comments.](#)

Del Snow, a Chapel Hill resident, urged the Council to exercise its moral and ethical role in the decision-making process. The Town had approved one dense project after another based on the assurance of transit bus service along the corridors, but the proposed plan basically eliminated that and the additional bus hours being proposed were insufficient to accomplish real connectivity, she said. Ms. Snow said that Council members would be turning their backs on the five focus areas they approved for density if they did not take decisive action and represent all Town residents, not just developers and UNC. Approving light rail without BRT funding is a non-starter, said Ms. Snow. She asked the Council to state that light rail alone was not right for the community.

vi. [John Morris Comments.](#)

John Morris, a Chapel Hill resident, said that GoTriangle could only make the plan work through risky financial acrobatics that involve large, long-term loans. They had hidden that information, but the Davenport Report had uncovered that long-term borrowing, he said. Mr. Morris reviewed the terms of that borrowing and discussed the risks involved.

vii. [Diane Robertson Comments.](#)

Diane Robertson, Carrboro resident, argued that the need for robust bus service that would serve all residents would be tanked by the cost of this project. Most of the money that voters had approved for transit would be going to light rail and the debt associated with that, she said. Ms. Robertson expressed several additional concerns and said she was appalled by the lack of scrutiny regarding the risk factors that elected officials were giving the plan.

viii. [Terry Vance Comments.](#)

Terry Vance, a Chapel Hill resident, said that the proposed project was a boondoggle. As a clinical psychologist, she was trained to look at patterns and processes, she said, and stated that light rail was a perfect example of what was wrong with the Town's government. She quoted a discussion between County Commissioners and GoTriangle and refuted what GoTriangle had said. Dr. Vance argued that increasing affordable housing would reduce traffic congestion and said that extraneous policy or political motivations were wasting the Town's time and money.

Mayor Hemminger explained that the Durham County Commissioners, Orange County Commissioners, Metropolitan Planning Organization and GoTriangle would vote on Light Rail later in the week. Most Council members had asked to send a letter to the Orange County Commissioners, expressing gratitude to them for their negotiating efforts, she said.

Mayor Hemminger pointed out that the Council's task was to advocate for the bus hours and connectivity to stations that were important for Chapel Hill's citizens. To her, that meant being financially viable and serving citizens, especially those who are not connected to UNC

healthcare and UNC systems, she said. She argued that the Town should have a seat at the negotiating table, noting that Chapel Hill operated the largest transit system in Orange County.

Mayor Hemminger asked that the proposed letter to the County Commissioners be projected on the screen where all Council members could see and discuss it.

Mayor pro tem Bell expressed concern that the letter did not recognize some of what was already happening in Town. For example, there already were hours for additional bus service included in the current Transit Plan, she said. She noted that there was nothing in the letter about discussions between the Town and GoTriangle regarding how bus service could be reconfigured to increase capacity in Town and access to light rail transit (LRT).

Mayor pro tem Bell mentioned other elements that the letter did not address. She said she did not think that supporting LRT meant not supporting bus rapid transit (BRT). She recommended that the Council address the things that did exist, such as bus hours and an increase in service, and said she hoped the Town would have a seat at the table.

Council Member Palmer agreed with the contents of the Town's letter but said she thought it seemed a little watered down. The second paragraph read as though things were at a negotiating stage, she said. She pointed out that the Commissioners would be voting on whether or not to proceed, and she cautioned against giving the impression that the Council was not on board with that unless it could negotiate other things.

Council Member Palmer asked Mayor pro tem Bell if she was recommending adding a statement that said the Council strongly supported LRT.

Mayor pro tem Bell replied that she did not think it was necessary for the Council to express its concerns in the letter. However, if Council members did decide to do that, the letter should state whether or not they support LRT, she said. She acknowledged that the letter did not totally and completely contain everything the Council wanted to say to the Orange County Commissioners.

Council Member Anderson said that she was not opposed to LRT per se but felt terrified about the County and Town taking on so much debt and then not having a way to get out of it. She expressed concerns about using optimistic sales tax numbers and said that she was not confident about the ridership projections. Council Member Anderson pointed out that a Davenport Report had characterized the plan as risky and said that it allowed no room for error. She also expressed discomfort with a year-to-year agreement for funding with the Town's transit partners.

Council Member Anderson recommended that the Council get the best facts and expertise possible to evaluate LRT. She agreed that Town staff should be at the negotiating table. Council Member Anderson said that her reluctance was based on social justice: that the Town would invest in LRT rather than other things that citizens really need. It scared her to think that the Town would be giving up so much to get less than four miles of track, said Council Member Anderson.

Council Member Oates said she agreed with Council Member Anderson's remarks and with what the community members had said. The plan was incredibly risky and LRT would drain the money for BRT, thus increasing the Town's responsibility to pay for the latter, she said. The Council had made development decisions based on having good BRT up and down the major corridors and must follow through on that, said Council Member Oates. She said that she did not see how the Town could afford LRT. She agreed that it was a social justice issue and noted that some people would not be served by LRT.

Council Member Cianciolo commented that risk always accompanied looking into the future. However, he believed that Orange County and Chapel Hill must participate in the economic growth that would be coming to the Triangle, despite that risk, or else it would be isolated, he said. Council Member Cianciolo pointed out that 84 percent of the Town's tax base was residential and that the Town was trying to encourage commercial growth. That growth would not occur in Orange County unless it was willing to connect with the Triangle, he said. Council Member Cianciolo concluded that the future economic growth of the Town and County depended on moving ahead with the LRT project.

Council Member Harrison said that he had discussed several versions of the Council's letter with County Commissioners and believed that the current iteration was just about right in terms of what the Commissioners needed to hear from the Town. He said that the Town's requests were reasonable and that he hoped the County would agree with them.

Council Member Parker stated that "perfect is the worst enemy of good." He said that he had read the materials, including the Davenport Report, and had considered the risks. The Town needed to become a major part of what, if built, would eventually be a fully built-out regional transit system, he said. He argued that the series of risks were worth taking and said he believed there were sufficient risk mitigation measures built into the plan. Council Member Parker expressed support for the letter, including the request that the Town having a seat at the negotiating table.

Council Member Palmer proposed adding something explicit to the letter regarding the Town's full support for the County signing on to the LRT project. With regard to the projected costs, she pointed out that federal grants were highly scrutinized and that loans would go to GoTriangle with incredibly favorable terms. There was no risk of bankrupting the Town or Orange County, she said, adding that she did not think that fear was warranted.

Mayor Hemminger noted that there were different opinions among Council members, who, as stewards of the community, were advocating for what they believed in. She said that bus hours and connectivity were of great concern and that LRT and the Town's transit system needed to work together. She agreed that the Town needed a seat at the table. She said that she had been very disappointed when BRT funds were reduced, adding that those funds needed to be protected and possibly increased.

Mayor Hemminger proposed that the letter include a statement regarding the Town's enthusiasm for the Hillsborough Amtrak Station. She recommended deleting the word "fully" with respect to Council support, since not all Council members were in favor of the plan. Mayor Hemminger

said that she highly respects Council members' opinions. This plan had been evolving and was difficult to follow, but the Council had the best information currently available, she said. Mayor Hemminger pointed out that a Council vote on whether to move forward or not must be delivered during the current week.

Council Member Cianciolo suggested that the letter's first paragraph state, support and continued commitment "of the majority" of the Council and end with "and the Greater Triangle region, including the Durham-Orange Light Rail Project."

Council Member Palmer and Mayor Hemminger suggested additional minor changes and Council Members Parker and Bell said they supported Council Member Cianciolo's proposed wording.

With respect to a third bullet in the letter, Council Member Bell said that additional funds were being requested when it had never been clear why there could not be a plan that would fill the gap between what was planned and what currently existed. If such a plan existed, she would like to see it, she said.

Mayor Hemminger said that much time had been spent on wording and there were not yet any specific numbers. The letter was an attempt to say that the current bus hours might not be enough to connect as the Town wants, she said, and pointed out a sentence that asked the Town and County managers to continue working that out. Mayor Hemminger stressed her desire for staff to return with recommendations so that decisions would be made with the Town and not for or around it.

Mayor pro tem Bell confirmed with Mayor Hemminger that Orange County would vote the following week on an interlocal agreement, not the plan, and that the Council was asking for changes to that agreement.

Town Manager Roger Stancil reviewed what was proposed to be in the letter and stressed the importance of stating that the two managers would work through some of the issues that had been raised and return with a plan for addressing them.

Mayor pro tem Bell said that she had not received information that she had requested during a work session that included GoTriangle. If there was an understanding among staff that there would be deficits in the Town's ability to provide service, she wished that that information had been shared with the entire Council, she said. If the plan was to be voted on later in the week, then how did bullet 3 regarding the Durham-Orange Light Rail Project (DOLRT) fit to an agreed upon plan, she asked.

Mr. Stancil replied that asking what the deficit was and if enough was being projected were good questions, but that it was difficult to determine that when the Town was not at the table during serious negotiations. Therefore, the letter was stating that the Town wants to be part of the process of determining where service hours are and how to allocate them, he said. Mr. Stancil agreed that that was important. If you ride the train and you cannot find a bus to get where you want to go, it is really not a seamless transit system, he said.

Mayor pro tem Bell argued that the third bullet was not valid. She said that it seemed like Mr. Stancil was saying it was not certain that there were enough existing bus hours to fully support the light rail system in Orange County.

Mr. Stancil suggested perhaps changing the wording in the first sentence of the third bullet to read, "consider enhanced bus service for DOLRT stations."

Council Member Palmer recommended that the Town ask only for a seat at the table and a commitment to negotiate reallocating funds to serve the stations.

Council Member Harrison pointed out that the implementation plan would be the next step in the process and that the last sentence in the letter enabled the two managers and others to start working on that.

Council Member Anderson said that the Town had received enough information to know that it absolutely did not currently have enough bus hours in the plan. She said that aspects of the plan made her very uncomfortable and that some elements did not seem to be in place. She could not support a plan that was so expensive and where so many aspects were still unknown, she said.

Council Member Anderson said that it was important to include the concern about bus hours, if the Council intended to vote for the letter. Four miles of track would not function without a robust bus-feeder service to bring people from all over the county, she said.

Mayor Hemminger said that she thought "Commit to Bus Service for DOLRT stations" in the third bullet advocated for what the Town needed and asked for a commitment to provide it.

Council Member Cianciolo said that it was appropriate to express that concern but pointed out that the County Commissioners and others had similar needs. For LRT to succeed it must be an integrated system, he said. Council Member Cianciolo pointed out that the Council's letter was one of support, in which it was fine to make it clear that the Town would need additional bus service to make it work.

Council Member Parker said that it had been clear for a while that there were questions about the adequacy of funding for bus service to stations. He took that as a given and had no problem with the wording either way, he said. He pointed out that the process would be a long one, with County Commissioners voting on it every four years and negotiating on an ongoing basis. Council Member Parker stressed the importance of articulating the Town's needs and its right and responsibility to be a participant at the table.

COUNCIL MEMBER MICHAEL PARKER MOVED, SECONDED BY COUNCIL MEMBER GEORGE CIANCIOLO, TO MOVE THE LETTER FORWARD TO THE COMMISSIONERS. THE MOTION WAS ADOPTED BY A VOTE OF 6-2, WITH MAYOR PAM HEMMINGER, MAYOR PRO TEM DONNA BELL, COUNCIL MEMBER GEORGE CIANCIOLO, COUNCIL MEMBER ED HARRISON, COUNCIL MEMBER MARIA T. PALMER, AND COUNCIL MEMBER MICHAEL PARKER VOTING AYE AND WITH

COUNCIL MEMBER JESSICA ANDERSON, AND COUNCIL MEMBER NANCY E. OATES VOTING NAY .

ANNOUNCEMENTS BY COUNCIL MEMBERS

a. [Mayor Hemminger Regarding Hotel Summit.](#)

Mayor Hemminger said that a hotel summit had been held at The Frank with the Visitors Bureau, Downtown Partnership, Chapel Hill-Carrboro Chamber of Commerce, and UNC Visitors Center. The group had discussed many good ideas about better ways to communicate with hotels and hotel guests and would work on next steps, she said.

b. [Mayor Hemminger Regarding Ribbon Cutting for UNC Horizons Program.](#)

Mayor Hemminger mentioned a recent ribbon cutting ceremony for the UNC Horizons Program's new space in Carrboro. Horizons had a high success rate as a substance abuse program for pregnant and parenting women and their children, she said.

c. [Mayor Hemminger Regarding Tour of Recycling Center in Raleigh.](#)

Mayor Hemminger said that she and other elected officials had gone on a fascinating tour of a recycling center in Raleigh

d. [Mayor Hemminger Regarding the Northside Festival this Saturday, April 29.](#)

Mayor Hemminger announced an upcoming Northside Festival, hosted by the Jackson Center. There would be music, food, and activities, and a dedication of the Northside Gateway to the Northside Freedom Fighters, she said. Mayor Hemminger invited all to come to the Saturday celebration and tribute to a lot of hard work by many dedicated people over many years.

e. [Mayor Hemminger Regarding Community Dinner on Sunday, April 30.](#)

Mayor Hemminger pointed out that the Community Dinner, which had received a proclamation earlier in the meeting, would be held on Sunday.

f. [Mayor Hemminger Regarding UNC's Innovate Carolina Last Week.](#)

Mayor Hemminger noted that UNC's Innovate Carolina had occurred on the previous Wednesday. It had been an impressive display of more than 70 fascinating, world-changing ideas that had emerged from UNC, she said.

CONSENT

1. [Approve all Consent Agenda Items. \(R-1\)](#)

COUNCIL MEMBER MICHAEL PARKER MOVED, SECONDED BY MAYOR PRO TEM DONNA BELL, TO ADOPT R-1. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0) .

[A RESOLUTION ADOPTING VARIOUS RESOLUTIONS AND ENACTING VARIOUS ORDINANCES \(2017-04-24/R-1\)](#)

2. Approve Miscellaneous Budget Ordinance Amendments to Adjust Various Fund Budgets for FY 2016-17. (O-1)(O-2)(O-3)(R-2)

[AN ORDINANCE TO AMEND “THE ORDINANCE CONCERNING APPROPRIATIONS AND THE RAISING OF REVENUE FOR THE FISCAL YEAR BEGINNING JULY 1, 2016” \(2017-04-24/O-1\)](#)

[AN ORDINANCE TO AMEND THE CAPITAL PROJECTS ORDINANCE FOR VARIOUS CAPITAL PROJECTS \(2017-04-24/O-2\)](#)

[AN ORDINANCE TO AMEND THE 2003 STREETS AND SIDEWALKS BOND FUND FOR CAPITAL IMPROVEMENT PROJECTS \(2017-04-24/O-3\)](#)

[A RESOLUTION TO AMEND THE FEE SCHEDULE ADOPTED FOR FISCAL YEAR 2016-17 \(2017-04-24/R-2\)](#)

3. Approve the Traffic Calming Report and Recommendations for Southern Village Neighborhood. (R-3)(O-4)

[A RESOLUTION AUTHORIZING THE INSTALLATION OF TRAFFIC CALMING MEASURES ON SEVERAL TOWN STREETS \(2017-04-24/R-3\)](#)

[AN ORDINANCE AMENDING CHAPTER 21 OF THE TOWN CODE OF ORDINANCES REGARDING PARKING AS TO PARTICULAR STREETS \(2017-04-24/O-4\)](#)

4. Donate a Town-Owned Lot on Caldwell Street to Self-Help Ventures Fund for Affordable Housing. (R-4)

[A RESOLUTION AUTHORIZING DONATION OF A TOWN-OWNED LOT ON BROOKS STREET TO SELF-HELP VENTURES FUND TO CREATE AFFORDABLE HOUSING \(2017-04-24/R-4\)](#)

[INFORMATION](#)

5. [Receive Upcoming Public Hearing Items and Petition Status List.](#)

All items received as presented.

DISCUSSION

6. Orange County Partnership to End Homelessness Update.

Allison DeMarco, leadership team chair for the Orange County Partnership to End Homelessness, listed the names of the Partnership's participants and explained that it was jointly funded by Chapel Hill, Carrboro, Hillsborough and Orange County. She then introduced Corey Root, Orange County's new homeless programs coordinator.

Ms. Root provided details about the different agencies that work with homeless people and explained where the gaps were. She mentioned a new initiative, called Orange County Connect, which would help to standardize the way people enter the homeless system and how they are assessed and referred for services. Ms. Root discussed housing vouchers and the factors involved in prioritizing. She noted that there were gaps in the system and said that Orange County had been systematizing and working on trying to fill those gaps.

Council Member Palmer asked where a person who finds him/herself at risk could call.

Ms. Root replied that they were currently trying to define an entry and would post one or two number and places at some point.

Council Member Palmer asked about emergency housing for those who were trying to escape domestic violence.

Ms. Root replied that the Conflict Center addressed domestic violence. There was no shelter for victims in Orange County but the County did provide emergency response, she said. Ms. Root said that it was sometimes appropriate for victims to go to Homestart or to a hotel/motel voucher program.

Council Member Palmer asked about under-counting homeless people with HIV, and Ms. Root replied that there were flaws in the point-in-time count. However, she had been impressed by the way the community was addressing it, she said, noting that those people with HIV were being prioritized as among the most vulnerable in the community.

Council Member Palmer asked Ms. Root if she really thought that things were getting better.

Ms. Root replied that the point-in-time data for 2016 showed that numbers were very low, but there was not a consensus that homelessness had ended. From year to year, the weather affects those numbers, she said. Ms. Root added that HUD, which had said that things even out over time, was tying more and more funding to point-in-time data.

Council Member Anderson noted that there had been complaints from time to time about panhandlers on Franklin Street being detrimental to businesses and economic development. She asked if there were any strategies besides arresting people to address and/or have more

productive and informed community conversations about it.

Ms. Root mentioned the history of people being sent out from shelters and said that being able to get homeless people into permanent supportive housing quickly would help. She added that the street outreach program and multi-service center would help with that as well.

Council Member Cianciolo asked what percentage of the effort was federally funded and what the outlook was for federal funding going forward.

Ms. Root replied that very little of the Partnership to End Homelessness was federally funded. Last year's planning grant was \$6,700 and the total budget was \$119,000, she pointed out, adding that HUD required a coordinator in order to get federal funding. She said that ending homelessness had generally received bipartisan state support. Senator Richard Burr had written part of the legislation that President Obama signed in 2009, she said.

Mayor Hemminger said that she was pleased with all that the Partnership had been doing and appreciated the explanation of how the different pathways connect. She encouraged Council members to visit the shelters. Mayor Hemminger said that the Town would think about how to help those who have been successful in programs get into affordable housing and remain successful. She praised Ms. Root for trying to pull many factors together and for working collaboratively with others.

Mayor pro tem Bell noted the connection between wealth building and homelessness and asked if there were ways in which HUD's homelessness projects addressed that.

Ms. Root replied that income was key, along with affordable housing and appropriate services. There was much great collaborative work going on around the income-building piece, she said.

7. [Receive the Schools Adequate Public Facilities Ordinance \(SAPFO\) 2017 Annual Technical Advisory Committee Report.](#)

Perdita Holtz, representing the Orange County Planning Department, presented the 13th annual report by the Schools Adequate Public Facilities Ordinance Technical Advisory Committee (SAPFOTAC). She gave a brief summary of the process and asked the Council to review the report and provide comments to the Orange County Board of Commissioners. She explained that SAPFO was a capital planning investment tool that helped Orange County and local governments adequately assess the need for additional school capacity when there is new residential construction. The requirements and framework for SAPFO had been laid out in a 12-page memo of understanding (MOU) that had been included in the Council's materials, she said.

Ms. Holtz reviewed the main elements of the ordinance and pointed out that any proposed changes would need to go before the SAPFOTAC board for review. A draft 2017 report showed a small increase in elementary and high school levels and a decrease in middle school, she said, adding that the current level of service was in the mid-90s.

Council Member Palmer clarified with Ms. Holtz that "level of service" meant the number of students in relation to how many seats there were in schools.

Ms. Holtz said that 10-year projections did not show a need for new school capacity. She said that the County was interested in renovating and expanding existing facilities rather than constructing new ones. Ms. Holtz noted that voters had approved a bond issuance of \$125 million, \$120 million of which was primarily projected for school capital projects, and she discussed projects that would likely use bond funds. She said that the NC General Assembly was considering legislation related to class size and she discussed the possible impacts of that.

Council Member Anderson expressed concern about not taking future increases into account.

Ms. Holtz replied that one of the projection models did take some of the projected new growth into account, but that issue had been a concern over the years. The Town Council could comment on that and raise it as a concern, she said.

Council Member Anderson said that with bond funds coming through and construction projects underway, the current time was a great opportunity to add capacity.

Council Member Cianciolo said that he was less concerned about new development since one- and two-bedroom apartments did not typically include many school children. However, the number of seniors was projected to increase fairly significantly over the next decade or so, and their three- and four-bedroom homes would become available as they downsize, he pointed out. Council Member Cianciolo wondered if any of the models accounted for school children living in those larger homes.

Ms. Holtz replied that there was always a churning of exiting housing stock.

Council Member Palmer asked what impact the report had on planning. She noted a recent proposal to rebuild Chapel Hill High School without adding capacity and asked how the Town could get school boards to proactively plan for capacity.

Ms. Holtz pointed out that school superintendents, or their designees, serve on the SAPFOTAC and that the report goes to both school districts. She believed that the school districts were proactively planning for their needs, she said, but added that such planning was constrained by what Orange County was able to fund. The SAPFOTAC report was one of the planning tools that proved objective data, she said.

Council Member Parker pointed out that SAPFO had been in place for about 15 years. He asked if anyone had done a retrospective to see how the original 10-year projections had turned out.

Ms. Holtz replied that a summary of that was included in each year's report.

Council Member Parker confirmed with Ms. Holtz that no project had ever been denied a permit due to the SAPFO.

Mayor Hemminger said that the SAPFO was a handy planning tool that helped figure out when the need for a new school would arise. Due to state legislation, it was not an enforceable code, she said. Council members agreed that increasing capacity during renovation was cost effective if there was a way to do so and recommend that it be considered, Mayor Hemminger said.

Ms. Holtz confirmed with Mayor Hemminger that Town staff would put that comment in a letter form.

COUNCIL MEMBER GEORGE CIANCIOLO MOVED, SECONDED BY COUNCIL MEMBER JESSICA ANDERSON, TO FORWARD COUNCIL COMMENTS TO ORANGE COUNTY. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0) .

8. [Community Design Commission Applicant Interviews.](#)

Mayor Hemminger read a statement about the Town's advisory board application and interviewing process. She explained that the purpose of Items 8 and 9 was to allow candidates from the Planning Commission (PC) and Community Design Commission (CDC) to meet with the Council and speak about why they should be considered for the board. Those who were not able to attend the meeting, had provided information that Council members had before them, she said. Mayor Hemminger said that the Council would make appointments to both commissions on May 8, 2017.

Polly Van de Velde asked to be appointed to a second term on the CDC. As a social worker with a master's degree in Health Policy and Management, she brought a unique appreciation and perspective on the impact of the built environment on the community, she said. Although she was not a design professional, she had a long-standing interest in design in general, and architecture and landscape in particular, she said. Ms. Van de Velde said that she was interested in how space would be seen and felt by those with disabilities, the aged, children and parents. The CDC had had an increased role in shaping policy recommendations, she said, adding that she had worked hard and wanted to follow through on those efforts.

Council Member Palmer asked Ms. Van de Velde for her opinion regarding form based code (FBC).

Ms. Van de Velde replied that the Town had made significant improvements and that FBC was headed in a better direction. It had been left a bit amorphous and the CDC had had to figure it out, but it was becoming much clearer, she said.

Council Member Oates asked if there were any knowledge or skill gaps that needed to be strengthened on the CDC.

Ms. Van de Velde replied that she had always thought the CDC needed more architects. She noted that a landscape architect was leaving and said she hoped to at least replace that skill.

9. [Planning Commission Applicant Interviews.](#)

Amy Ryan asked to be reappointed as the PC's design champion. She pointed out that she had been a member of Town advisory boards for 15 years and was the current PC chair. She described some of her experience on other Town boards and commissions as well as her current responsibilities as the PC's chair. Ms. Ryan noted several major Town planning initiatives and said that the next few years would be a rewarding time to serve on the PC.

Council Member Oates commented that board work could sometimes be frustrating and time consuming and she asked Ms. Ryan what kept her involved.

Ms. Ryan replied that she did not find it frustrating. Government work, or in any position that involves working with many people, means having to be able to take incremental steps, she said.

Anne Gordon, a lawyer and educator, said that she had moved to Chapel Hill for its diversity, proximity to a world class university, progressive values, environmental stewardship, proximity to the outdoors, and great public transportation system. She described herself as a long time social justice champion and said that her legal training gave her the ability to delve deeply into issues, talk with a number of stakeholders, and maybe persuade some of them. Ms. Gordon said that she had no misgivings about reaching out and asking people what they think about the future of the Town. She speaks Spanish, she said, and she mentioned that she had lived in and worked in other college towns.

Council Member Oates ascertained that Ms. Gordon had not yet been to a Planning Commission meeting.

Council Member Palmer asked Ms. Gordon for her opinion of FBC.

Ms. Gordon replied she understood that some had been unhappy at first with how the Ephesus Fordham FBC District was progressing but that better approaches to traffic had improved it and there was good potential for opening up a broader range of retail in the area. The worst thing would be to kill the downtown in the process, Ms. Gordon said, adding that her priority would be to integrate what exists in Town with what was being built on its outskirts.

Joseph Parrish, a UNC graduate with a degree in political science, said that he had run for political office before. He had received army officer training through ROTC and believed that his background and skills qualified him to sit on the CDC, he said. Mr. Parrish said that the Town needed to think of itself as part of the greater Triangle area and needed to think about how to stay competitive against Durham and Raleigh. The best way to do that was to promote commerce as much as possible, he said.

Mr. Parrish explained that he lived on Ephesus Church Road and had seen the progress and traffic benefits that were developing there. At the last PC meeting, members had discussed how development had declined sharply as a result of the recession and had not started improving again until the last couple of years, he said. Mr. Parrish stated that there was evidence of another recession on the horizon and that the Town needed to think about what it will do for the homeless, for public housing, and for low-income people when that time comes.

Council Member Palmer asked Mr. Parrish if there was anything else he wanted to say about FBC.

Mr. Parrish replied that it had been rough at first but had really improved with respect to facilitating traffic. As with any plan, you have to stick with it in the short term to gain long term benefits, he said.

Council Member Oates confirmed that Mr. Parrish had run for a seat at the NC House of Representatives

Janet Elbetri, a restaurant owner on Franklin Street, said that she had lived in Chapel Hill, off and on, for 26 years. She had been a history major at UNC and had spent much time thinking about political issues and how they relate to how people live, she said. Ms. Elbetri characterized being someone with a progressive orientation who absolutely must make a profit as an interesting experience that had given her a depth of vision and experience that would make her a good asset to the PC. As a downtown resident, she had been fascinated by the Town's development and wanted to help with that, she said.

In response to Council Member Palmer's question about FBC, Ms. Elbetri said that she was not well-informed about the complexities of that and had only a rudimentary understanding that it related to the way buildings look. She said that she was thrilled that something was happening in the Ephesus Fordham area.

Council Member Cianciolo pointed out that one of the reasons FBC was created was to bring more business to the Ephesus Fordham area. Noting that there were at least six new food establishments at Eastgate, he asked Ms. Elbetri how she would feel if she were reviewing projects on the PC that might draw business away from her own.

Ms. Elbetri replied that there may be circumstances where it would be appropriate to recuse herself even though she tended to believe that all succeed better together. She would worry less about business being diverted from one area to another than she would about the sheer mind-boggling number of other restaurants that exist in Town, she said.

Council Member Harrison pointed out that a lot of development could be happening on West Rosemary Street and said that it would be valuable to have someone who knows downtown area on the PC. However, the PC was a community body, not just a downtown body, he pointed out. He asked Ms. Elbetri how she would step back and evaluate developments on behalf of the entire community.

Ms. Elbetri replied that standards would have to be followed and that she could create a list of criteria that would have to be met. When her own profitability was at stake, she probably would have to step back, she said.

Council Member Palmer proposed that someone on Town staff contact the other applicants to make sure that they could commit to the number of hours the commissions would meet. They

should realistically assess their schedules, since they had not had time to come to tonight's interview meeting, she said.

APPOINTMENTS

10. [Appointment to the Transportation and Connectivity Advisory Board.](#)

Master Ballot

The Council appointed Susanne Kjemtrup-Lovelace, Ignaciou Tzoumas and Brian Hageman to the Transportation and Connectivity Advisory Board.

Mr. Stancil reported that Town Police and Fire personnel were monitoring the weather and had taken preventative action due to predictions of more rain. The Town had been getting bands of rain during meeting, but all was currently stable he said. Mr. Stancil noted that the Town was under a flood watch and advised everyone to be careful.

The meeting was adjourned at 10:25 p.m.