



# 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 25, 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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#### 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

#### Town Council

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June 25, 2025

- 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:** 9 - 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, Council Member Theodore Nollert, 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, Strategic Communications and Marketing Executive Director Susan Brown, Planning Director Britany Waddell, Affordable Housing and Community Connections Director Sarah Viñas, Transportation Planner Josh Mayo, Planning Manager Corey Liles, Fire Marshal Anthony Massey, Police Officer Danny Lloyd, Business Operations Manager Monica Rainey, Assistant Parks and Recreation Director Nikiya Cherry, Human Resources Department Director Anita Badrock, Media Relations Manager Alex Carrasquillo, and Assistant Town Clerk Brenton Hodge.

#### OPENING

Mayor Jessica Anderson called the meeting to order at 6:00 p.m. and pointed out that several new items had been added to the agenda.

0.01 A Motion to Amend the Agenda to Add Item 10.01 [\[25-0354\]](#)

A motion was made by Mayor pro tem Ryan, seconded by Council Member Miller-Foushee, that the Council amend the agenda to add item 10.01, which approves the Town Manager's Employment contract. The motion carried by a unanimous vote.

1. Proclamation: Parks and Recreation Month [\[25-0343\]](#)

Council proclaimed July 2025 as Parks and Recreation Month in the Town of Chapel Hill. Mayor pro tem Ryan read an acknowledgement, highlighted the national theme of "Build Together, Play Together" and encouraged residents to participate in Parks and Recreation programs.

#### ANNOUNCEMENTS BY COUNCIL MEMBERS

1.01 Mayor Anderson Regarding Iota Comm's Relocation to [\[25-0355\]](#)

Chapel Hill.

Mayor Anderson announced that IotaComm Inc., a wireless communication and data service, would be relocating its corporate headquarters to Downtown Chapel Hill.

1.02 Mayor Anderson Regarding Open Chapel Hill Day.

[\[25-0356\]](#)

Mayor Anderson mentioned Open Chapel Hill Day would be held on June 28, 2025 from 10am-2pm, and would include a public tour to seven town facilities and the OWASA water treatment plant.

1.03 Mayor Anderson Regarding 4th Of July Celebration.

[\[25-0357\]](#)

Mayor Anderson said that details about the Town's Fourth of July fireworks celebration at Southern Community Park could be found on the Town website.

**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.

1.04 Gayle Roberts Regarding Hillmont Development Safety Concerns.

[\[25-0358\]](#)

Community members Gayle Roberts, Jennifer Layton, and Jeffrey Brown from Littlejohn Road voiced concerns about the safety risks posed by a nearby construction project, citing fallen trees near their homes. Community Member Brown reported that a 60-foot tree had fallen onto his house, damaging the nursery room window. The community members expressed dissatisfaction with the Town staff's response and requested that the Council conduct a thorough investigation and hold the Hillmont developer accountable for the damage.

Arborist Craig Nishimoto testified that the developer was in violation of the Town's tree ordinance, noting that three large trees had fallen and

others were precariously leaning towards neighboring properties.

This matter was received and filed.

1.05 Anna Lynch Regarding the Town Budget.

[\[25-0359\]](#)

Anna Lynch, UNC's Urban Planning and Local Policy Club leader, commented on the Council's recent vote to raise property taxes. She suggested other possible ways to raise money, such as creating a program for student parking at the new Rosemary Street Parking Deck.

This matter was received and filed.

1.06 Council Member Ryan Requests Steps to Advance Middle and Workforce Housing in Chapel Hill.

[\[25-0360\]](#)

Mayor pro tem Ryan explained that she and five other Council members had signed a petition to advance the development of middle and workforce housing in southern Chapel Hill, following the Council's 2023 decision to extend the southern Urban Services Boundary to facilitate affordable housing.

Council Member Berry expressed confusion over the sudden prioritization of the issue and the lack of open discussion, noting that the Council had agreed not to direct staff.

Mayor pro tem Ryan clarified that the petition was a legitimate procedure for introducing topics for discussion and was intended to initiate a conversation, not circumvent the process. She emphasized that 18 months had passed since the boundary extension was approved, and the petition was a request rather than an action, leaving room for further Council discussion.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Stegman, that the Council received and refer the petition to the Mayor and Manager. The motion carried by the following vote:

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

**Nay:** 2 - Council Member Berry, and Council Member Searing

**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 Nollert, that R-1 be adopted as amended, which approved the Consent Agenda. The motion carried by a unanimous vote.

2. Approve all Consent Agenda Items [\[25-0344\]](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
3. Approve the Budget and Project Ordinance Amendments to Recognize Series 2025 General Obligation Bond proceeds [\[25-0345\]](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
4. Approve the Miscellaneous Budget Ordinance Amendment to Adjust Various Fund Budgets for FY 2024-25. [\[25-0346\]](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
5. Award Bid to Sunrock Industries LLC for Street Patching, Milling, Resurfacing, and Re-Striping on Town-Maintained Streets. [\[25-0347\]](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
6. Authorization to Increase the Construction Contract with 5th Pocket Skateparks Inc. above the Ten Percent Threshold for the Skatepark Reconstruction Project at Homestead Park. [\[25-0348\]](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
7. Approve an Amendment to the Town of Chapel Hill's Portion of the Overall HOME Local Match for 2024-2025 HOME Funding [\[25-0349\]](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
8. Adopt Minutes from April 9 and 23, and May 7, 14, and 21, 2025 Meetings [\[25-0350\]](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
9. Approve the Recommended Funding Plan for the Human Services Funding Program. [\[25-0363\]](#)  
Mayor Anderson pointed out that Council Member Miller-Foushee would need to recuse herself from voting on this (Item 9) because it included a funding award to the Marian Cheek Jackson Center, where she was a board

member.

A motion was made by Council Member Berry, seconded by Council Member Nollert, that the Council recuse Council Member Miller-Foushee from voting on item #9 on the agenda. The motion carried by a unanimous vote.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Sharp, that the Council adopt R-6. The motion carried by the following vote:

**Aye:** 8 - Mayor Anderson, Mayor pro tem Ryan, Council Member Berry, Council Member Searing, Council Member Stegman, Council Member Nollert, Council Member McCullough, and Council Member Sharp

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

#### **DISCUSSION**

9.01 Consider Additional funding for the Orange County Partnership to End Homelessness. [\[25-0361\]](#)

Council Member Stegman requested that the Council allocate \$61,109 from the recently approved Town budget to the Partnership to End Homelessness. She proposed that those funds be taken from the \$100,000 that the Council had set aside and pointed out that the Town's partners, Carrboro, Hillsboro and Orange County had already fully funded their portions.

Interim Town Manager Mary Jane Nirdlinger reminded Council that staff had recommended taking time to review performance agreements and requests in order to determine the best place to allocate funds set-aside. She stated there had been more requests than available funding.

Mayor Anderson said that she supported putting the funding toward homelessness, but would like to consider other initiatives, and discuss the effectiveness of continuing to fund Orange County positions rather than actual units.

Council Member Stegman advocated for maintaining funding for emergency services, including the Street Outreach, Harm Reduction and Deflection (SOHRAD) program, which provides critical support and links to resources in Downtown Chapel Hill. Council Member Miller-Foushee supported the request, highlighting its alignment with the Reimagining Community Safety Taskforce recommendations. While Council Member Searing expressed reluctance, Council Members Stegman and Nollert emphasized the importance of honoring the Town's commitment to a standing

partnership and being seen as a reliable partner.

A motion was made by Council Member Stegman, seconded by Council Member Miller-Foushee, that the Council approve a motion to allocate \$61,109 to the Orange County Partnership to End Homelessness. The motion carried by the following vote:

**Aye:** 8 - Mayor Anderson, Mayor pro tem Ryan, Council Member Berry, Council Member Miller-Foushee, Council Member Stegman, Council Member Nollert, Council Member McCullough, and Council Member Sharp

**Nay:** 1 - Council Member Searing

**10. Reopen the Hearing and Consider a Conditional Zoning Application for 200 South Elliott Road** [\[25-0352\]](#)

Planner II Josh Mayo informed the Council that although they had approved Conditional Zoning for 200 South Elliott Road on April 9, 2025, it didn't take effect because the property owner didn't agree to the conditions. Mr. Mayo presented a revised site plan, which met the previously approved conditions except for the affordable housing commitment, now replaced with a \$1.5 million payment in lieu. He recommended reopening the legislative hearing to receive public comments and consider either approving or denying the application through Resolutions A or B.

The Council asked about other modifications to the site plan, and Jessie Hardesty, a land planner with McAdams, explained that the primary changes involved relocating the amenity space, loading areas and the stormwater facility. Ms. Hardesty noted putting stormwater under the parking deck could potentially open up more amenity space.

The Council confirmed the payment in lieu amount had been raised from \$1.5 million to \$2 million at the April 9, 2025 meeting, but Ms. Hardesty stated the developer did not think \$2 million was feasible and was now offering \$1.5 million.

Eric Clayton, an operations manager at Extraordinary Ventures, spoke about the impact that the proposed development would have on him and 55 disabled employees and a number of nursing home residents at that location. Mayor Anderson confirmed with Susanna Dancy, of Rockwood Development, that collaboration with Extraordinary Ventures to help them find a new home was underway.

Several Council members acknowledged their preference for affordable units but considered a \$1.5 million payment in lieu reasonable, as it could fund a Low-Income Housing Tax Credit (LIHTC) project. Mayor pro tem Ryan noted that such a project, like the Legion Road LIHTC, could provide housing near amenities and a large park. Council Member Searing confirmed payment in lieu payment would be made upon completion of construction, expected in about three years.

A motion was made by Council Member Stegman, seconded by Council Member Miller-Foushee, that the Council closed the public hearing. The motion carried by a unanimous vote.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Miller-Foushee, that the Council adopt R-7. The motion carried by a unanimous vote.

A motion was made by Council Member Stegman, seconded by Council Member Miller-Foushee, that the Council enact O-9 as amended. The motion carried by the following vote:

**Aye:** 8 - Mayor Anderson, Mayor pro tem Ryan, Council Member Miller-Foushee, Council Member Searing, Council Member Stegman, Council Member Nollert, Council Member McCullough, and Council Member Sharp

**Nay:** 1 - Council Member Berry

**10.01 Approve the Town Manager's Employment Contract.** [\[25-0362\]](#)

Mayor Anderson announced that after a national search, the Council had appointed Ted Voorhees as the new Town Manager effective August 11, 2025.

Mr. Voorhees shared his background and experience, expressed his enthusiasm for joining the team, and pledged to serve with empathy, starting with listening to the community's perspectives.

Mayor Anderson also thanked Interim Town Manager Mary Jane Nirdlinger for her hard work and dedication during the transition period since January 2025.

A motion was made by Council Member Searing, seconded by Council Member Nollert, that the Council adopt R-9. The motion carried by a unanimous vote.

**11. Resolution of Appreciation to Karen Stegman.** [\[25-0353\]](#)

Council Member Miller-Foushee presented a resolution to honor and thank Council Member Karen Stegman for her eight years of dedicated service on the Council highlighting Council Member Stegman's wealth of experience and expertise in social justice, and acknowledged her pivotal role in shaping policy decisions and approving projects. It also noted her extensive involvement in various advisory boards and taskforces, demonstrating her commitment to the community. The resolution expressed gratitude for her outstanding service to the people of Chapel Hill and her unwavering dedication to serving as an elected leader.

Council Member Stegman expressed her sincere appreciation to her family, supporters, and friends for their unwavering support throughout her tenure. She also thanked her current and past Council colleagues, as well as state and federal judges and elected officials, for their collaboration and leadership. She recognized the tireless efforts of Town staff and non-profit community partners, who worked together to address the community's need, and expressed her gratitude to Deputy Town Clerk Amy Harvey, whom she credited as the "rock" that made the Council's work possible.

A motion was made by Council Member Miller-Foushee, seconded by Council Member Nollert, that the Council adopt R-10. The motion carried by a unanimous vote.

### **ADJOURNMENT**

The meeting was adjourned at 7:29 p.m.