



TOWN OF CHAPEL HILL

Town Council Meeting Agenda

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

Mayor Pam Hemminger
Mayor pro tem Jessica Anderson
Council Member Donna Bell
Council Member Allen Buansi
Council Member Hongbin Gu

Council Member Nancy Oates
Council Member Michael Parker
Council Member Rachel Schaevitz
Council Member Karen Stegman

Wednesday, January 17, 2018 7:00 PM RM 110 | Council Chamber

This meeting is CANCELED due to inclement weather.

OPENING

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.

PUBLIC COMMENT - ITEMS NOT ON PRINTED AGENDA

ANNOUNCEMENTS BY COUNCIL MEMBERS

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.

1. Approve all Consent Agenda Items. [\[18-0032\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.

2. Award a Bid and Authorize the Town [\[18-0033\]](#)

**Manager to Execute a Contract for the
Friday Center Drive Reconstruction Project.**

By adopting the resolution, the Council awards a bid in an amount of \$725,000 to S.T. Wooten Corporation for reconstruction of the Town-maintained portion of Friday Center Drive (from the intersection with NC-54 to just past the southern-most entrance to the William and Ida Friday Center Building).

- 3. Call a Public Hearing for February 28, 2018 [\[18-0034\]](#)
to Consider Closing the Public Right-Of-Way
for the Unmaintained Alley Near the
Intersection of Pritchard Avenue and West
Rosemary Street.**

By adopting the resolution, the Council calls a Public Hearing for February 28, 2018 to consider closing the public right-of-way for the unmaintained alley near the intersection of Pritchard Avenue and West Rosemary Street.

- 4. Call a Public Hearing for February 28, 2018 [\[18-0035\]](#)
to Consider Closing Unmaintained Public
Rights-Of-Way Near Smith Avenue.**

By adopting the resolution, the Council calls a Public Hearing for February 28, 2018 to consider closing the unmaintained public rights-of-way connecting Chase Park Road to Smith Avenue to Coolidge Road.

- 5. Call a Public Hearing for February 28, 2018 [\[18-0036\]](#)
to Consider Closing the Public Right-of-Way
for the Unpaved and Unmaintained Portion
of Ward Street.**

By adopting the resolution, the Council calls a Public Hearing for February 28, 2018 to consider closing the public right-of-way for the unpaved and unmaintained portion of Ward Street.

- 6. Adopt a Resolution Supporting an [\[18-0037\]](#)
Application for Transportation Demand
Management (TDM) Grant.**

By adopting the resolution, the Council indicates its support of the FY 2018--19 Chapel Hill Transportation Management application to the Triangle J Council of Governments for a Transportation Demand Management grant.

- 7. Approve Changes to the Amity Station [\[18-0038\]](#)
Development Agreement Subcommittee.**

By adopting the resolution, the Council expands the membership on the facilitated Council Subcommittee on a Development Agreement for Amity Station to four members and makes Mayor pro tem Jessica Anderson a full member.

- 8. Amend the 2018 Council Calendar. [\[18-0039\]](#)**

By adopting the resolution, the Council amends the 2017 Council calendar to incorporate the rescheduled Assembly of Governments meeting and new dates for the Council Retreat.

INFORMATION

- 9. Receive Upcoming Public Hearing Items and Petition Status List. [\[18-0040\]](#)**

By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.

- 10. Human Services Program Overview and Process Review Underway. [\[18-0041\]](#)**

By receiving the report, the Council accepts a report that provides the Council with an overview of the existing Human Services Program funding process and proposes modifications to the process.

DISCUSSION

- 11. Report on the Town's Comprehensive Annual Financial Report (CAFR) for the Period ended June 30, 2017 and Financial Update Presentation. [\[18-0042\]](#)**

PRESENTER: Kenneth C. Pennoyer, Business Management Director

RECOMMENDATION: That the Council accept this report on the Town's Comprehensive Annual Financial Report (CAFR) for the period ended June 30, 2017 and financial update presentation.

- 12. Approve the Housing Advisory Board's Recommended Funding Plan for the Affordable Housing Development Reserve. [\[18-0043\]](#)**

PRESENTER: Sarah Viñas, Assistant Director, Office for Housing and Community

RECOMMENDATION: That the Council approve the Housing Advisory Board's funding recommendation for the Affordable Housing Development Reserve (AHDR) applications received in December 2017.

- 13. Parking Update Presentation. [\[18-0044\]](#)**

PRESENTER: Ben Hitchings, Director of Planning & Development Services

RECOMMENDATION: That the Council receive this Parking Update presentation.

- 14. Open the Public Hearing and Consider the Sale of Real Property at 127 West Rosemary Street Pursuant to an Economic Development Agreement. [\[18-0045\]](#)**

PRESENTER: Roger L. Stancil, Town Manager

RECOMMENDATION: That the Council receive comment from the Public, close the public hearing, and consider approving the sale of the Town-owned property at 127 West Rosemary Street under an Economic Development Agreement.

- 15.** Open the Public Hearing and Consider a Request to Close a Portion of Public Rights-Of-Way on Flemington Road between Maxwell Road and Brandon Road. [\[18-0046\]](#)

PRESENTER: Chris Roberts, Manager of Engineering and Infrastructure; George Retschle, Ballentine Associates, PA

RECOMMENDATION: That the Council open the Public Hearing to consider closing the portion of the public rights-of-way on Flemington Road between Maxwell Road and Brandon Road. The Council may close the Public Hearing this evening and take action on the requested closures, or refer action to a future meeting.

- 16.** Consider Authorization to Execute a Contract for the Process to Select a Town Manager. [\[18-0047\]](#)

RECOMMENDATION: That the Council authorize the Mayor to execute a contract with Developmental Associates to search for a Town Manager.

SPECIAL USE PERMIT(S)

Special Use Permit: The Application for a Special Use Permit is Quasi-Judicial. Persons wishing to speak are required to take an oath before providing factual evidence relevant to the proposed application.

Witnesses wishing to provide an opinion about technical or other specialized subjects should first establish that at the beginning of their testimony.

- 17.** Consider an Application for Special Use Permit Modification - State Employees Credit Union (SECU) Family House Expansion, Residential Support Facility, 123 Old Mason Farm Road (Project #17-012) [\[18-0048\]](#)

PRESENTER: Kay Pearlstein, Senior Planner

RECOMMENDATION: That the Council close the public hearing and adopt Revised Resolution A, approving the application.

Swearing of all persons wishing to present evidence

- a. Without objection, the revised report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and revised recommendation

- c. Presentation of evidence by the applicant
- d. Presentation of evidence by the public
- e. Comments and questions from the Mayor and Town Council
- f. Applicant's statement regarding proposed conditions
- g. Motion to close the public hearing
- h. Motion to adopt a resolution approving the Special Use Permit.

18. Consider an Application for Special Use Permit Modification - Montessori Community School, 4512 Pope Road (Project #17-017)

[\[18-0049\]](#)

PRESENTER: Aaron Frank, Senior Planner

Swearing of all persons wishing to present evidence

- a. Without objection, the revised report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and revised recommendation
- c. Presentation of evidence by the applicant
- d. Presentation of evidence by the public
- e. Comments and questions from the Mayor and Town Council
- f. Applicant's statement regarding proposed conditions
- g. Motion to close the public hearing
- h. Motion to adopt a resolution approving the Special Use Permit.

APPOINTMENTS

19. Appointment to the Parks, Greenways and Recreation Commission.

[\[18-0050\]](#)

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