



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 31, 2018 7:00 PM RM 110 | Council Chamber

** Items reissued from the canceled January 17, 2018 meeting.*

OPENING

1. Winter Storm Inga Update. (no attachment) [\[18-0073\]](#)

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.

2. Approve all Consent Agenda Items. [\[18-0074\]](#)

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

- 3.** Consider Proposed Revisions to the Ethics Guidelines for Town Advisory Boards and Commissions. [\[18-0075\]](#)

By adopting the resolution, the Council amends the Ethics Guidelines for Town Advisory Boards and Commissions.

INFORMATION

- 4.** Receive Upcoming Public Hearing Items and Petition Status List. [\[18-0076\]](#)

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

DISCUSSION

- 5.** * 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.

- 6.** * 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.

- 7.** * Open the Public Hearing and Consider a Request to Close a Portion of Public Right-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 right-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.

8. Update on Municipal Services Center. [\[18-0077\]](#)

PRESENTER: Mary Jane Nirdlinger, Assistant Town Manager

RECOMMENDATION: That the Council receive the draft Guiding Principles and refer them to the Town Manager and Town Attorney for inclusion in the Development Agreement draft.

9. * 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.

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

PRESENTER: Ben Hitchings, Director of Planning & Development Services

RECOMMENDATION: That the Council receive this Parking Update presentation.

CONCEPT PLAN REVIEW(S)

Concept Plans: Presentations for Concept Plans will be limited to 15 minutes.

Concept Plan review affords Council members the opportunity to provide individual reactions to the overall concept of the development which is being contemplated for future application. Nothing stated by individual Council members this evening can be construed as an official position or commitment on the part of a Council member with respect to the position they may take when and if a formal application for development is subsequently submitted and comes before the Council for formal consideration.

As a courtesy to others, a citizen speaking on an agenda item is normally limited to three minutes. Persons who are organizing a group presentation and who wish to speak beyond the three minute limit are requested to make prior arrangements through the Mayor's Office by calling 968-2714.

11. Concept Plan Review: Eastowne Redevelopment, Phase I Medical Buildings, 100 and 600 Eastowne Drive. [\[18-0022\]](#)

PRESENTER: Kay Pearlstein, Senior Planner

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission

- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adopt a resolution transmitting Council comments to the applicant.

RECOMMENDATION: That the Council adopt the attached resolution transmitting comments to the applicant for future development of Eastowne Redevelopment, Phase I Medical Buildings.

APPOINTMENTS

- 12.** Appointments to the Housing Advisory Board. [\[18-0078\]](#)
- 13.** * 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