



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 Karen Stegman
Council Member Rachel Schaevitz

Wednesday, February 13, 2019 7:00 PM **RM 110 | Council Chamber**

OPENING

1. UNC co-gen Plans. (no attachment) [\[19-0127\]](#)

PRESENTER: Brad Ives, Associate Vice Chancellor for
Campus Enterprises and Chief Sustainability Officer

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.

2. Christ Community Church Petition Regarding a
Concept Plan Review by Council at a Future Council
Meeting. [\[19-0128\]](#)

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.

3. Approve all Consent Agenda Items. [\[19-0129\]](#)

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

4. Approve a Contract Extension for Audit Services Contract for Fiscal Year 2018-19. [\[19-0130\]](#)

By adopting the resolution, the Council accepts the proposal for the Town's FY 2018-19 audit firm Martin Starnes & Associates, CPAs, P.A. in the amount of \$51,500, exercising the second of four one-year contract renewal options and authorizes a contract to be signed by the Mayor on behalf of the Town.

5. Adopt a Resolution Certifying and Approving 2018 General Obligation (G.O.) Bond Referendum Results. [\[19-0131\]](#)

By adopting the resolution, the Council certifies and approves the bond results and declares the issuance of the bonds to be authorized.

6. Approve the Housing Advisory Board's Recommended Funding Plan for the Affordable Housing Development Reserve (AHDR). [\[19-0132\]](#)

By adopting the resolution, the Council approves the Housing Advisory Board's recommended funding plan for the Affordable Housing Development Reserve December 2018 funding cycle.

INFORMATION

7. Receive Upcoming Public Hearing Items and Petition Status List. [\[19-0133\]](#)

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

8. Receive the FY19 Second Quarter Affordable Housing Quarterly Report (October-December). [\[19-0134\]](#)

By accepting the report, the Council receives the FY19 Second Quarter Affordable Housing Quarterly Report which includes the months of October to December 2018.

DISCUSSION

ZONING ATLAS AMENDMENTS and SPECIAL USE PERMITS

The development proposal below involves two separate steps: a rezoning application and an application for a special use permit. These two hearings will be conducted separately. You may sign up to speak on each item.

ZONING ATLAS AMENDMENT

Zoning Atlas Amendment: The Zoning Atlas Amendment, to change the zoning designation on this property, is Legislative. The Council receives and considers public comment on the merits of the proposed rezoning, including opinions, when making Legislative decisions.

- 9.** Consider an Application for Zoning Atlas Amendment - [\[19-0110\]](#)
Independent Senior Housing, 2217 Homestead Road
(Project #17-107).

PRESENTERS: Judy Johnson, Operations Manager, Planning

- 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 by the applicant
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adjourn the public hearing, and
- g. Motion to adopt the Resolution of Consistency with the Comprehensive Plan, and
- h. Motion to enact Revised Ordinance (Approving the Rezoning).

RECOMMENDATION: That the Council receive public comment and take action tonight, depending on the Council's satisfaction with the applicant's affordable housing proposal.

SPECIAL USE PERMIT

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.

- 10.** Consider an Application for Special Use Permit - [\[19-0107\]](#)
Independent Senior Housing, 2217 Homestead Road
(Project #17-096).

PRESENTER: Judy Johnson, Operations Manager, Planning

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 and
- h. Motion to adopt a resolution approving the Special Use Permit.

RECOMMENDATION: That the Council close the public hearing and adopt Revised Resolution A, approving the application, if the Zoning Atlas Amendment is enacted.

11. FY18 Financial and Economic Update.

[\[19-0135\]](#)

PRESENTER: Brandi Fesperman, Senior Accountant, Martin Starnes & Associates, CPAs, P.A.
Amy Oland, Business Management Director

RECOMMENDATION: That the Council receive this report on the Town's CAFR for FY18 and financial update presentation.

12. Open the Public Hearing and Consider Proposed Issuance of Educational Facilities Revenue Bonds by the Public Finance Authority to Benefit The Educational Foundation, Inc. or an Affiliate Thereof.

[\[19-0136\]](#)

PRESENTER: Kristen Kirby, Attorney, McGuireWoods LLP, counsel for The Educational Foundation, Inc.

- a. Comments from the public
- b. Comments from the Mayor and Town Council
- c. Motion to adjourn the Public Hearing
- d. Motion to adopt the resolution approving the issuance of Public Finance Authority Educational Facilities Revenue Bonds

RECOMMENDATION: That the Council approve the issuance of not to exceed \$98,000,000 of Public Finance Authority Educational Facilities Revenue Bonds (The Educational Foundation, Inc.), series 2019 for the benefit of The Educational Foundation, Inc., or an affiliate thereof.

CONCEPT PLAN REVIEW

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.

- 13.** Concept Plan Review: 1200 Martin Luther King Jr. Blvd. [\[19-0137\]](#)

PRESENTER: Michael Sudol, Planner II

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission and Housing Advisory Board
- 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 regarding the proposed development.

APPOINTMENTS

- 14.** Appointment to the Community Policing Advisory Committee. [\[19-0138\]](#)

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