



TOWN OF CHAPEL HILL

Town Council Meeting Agenda

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

Friday, April 26, 2024 8:30 AM

Library Room B

Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

如需口头或
书面翻译服
务，请拨打
919-969-5105.

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In-Person Meeting Notification

View the Meeting

- Public attendance is welcome, and limited to room capacity
- We will not live stream the event, but will provide the Post-Meeting Video <https://www.townofchapelhill.org/councilvideo/>
- 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 and Entry

- Parking is available at the Library lots. The Library is served by CL Route, D Route, and GoTriangle Routes of Chapel Hill Transit
- Meeting Room B is to the right from the main entrance.
- Please do not bring signs.

ROLL CALL

OPENING

ANNOUNCEMENTS BY COUNCIL MEMBERS**AGENDA ITEM(S)**

1. Bond Referendum - Further Consideration & Discussion

[\[24-0231\]](#)

PRESENTER: Chris Blue, Town Manager
Amy Oland, Business Management Director

The purpose of this item is to continue discussions with Council about a future referendum to determine when to put on the ballot and what bond orders/amounts will be included.

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



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Item Overview

Item #: 1., **File #:** [24-0231], **Version:** 1

Meeting Date: 4/26/2024

Bond Referendum - Further Consideration & Discussion

Staff:

Chris Blue, Town Manager
Amy Oland, Director

Department:

Town Manager
Business Management

Overview: The purpose of this item is to continue discussions with Council about a future referendum to determine when to put on the ballot and what bond orders/amounts will be included.



Attachments:

- Draft Staff Presentation

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Chris Blue, Town Manager
Amy Oland, Business Management Director

The purpose of this item is to continue discussions with Council about a future referendum to determine when to put on the ballot and what bond orders/amounts will be included.

BOND REFERENDUM

Further Consideration & Discussion



Council Work Session
April 26, 2024

DRAFT

Agenda

1.

Q & A

2.

**Staff Recommendation &
Alternate Scenario**

3.

2024 Timeline

4.

Council Discussion

DRAFT

We have \$50 million in debt capacity, without raising taxes.

We can put a bond referendum on the ballot this year or next.

We need clear direction from you on projects and timing ASAP.

For affordable housing, there are multiple funding sources.

- Dedicated “Penny for Affordable Housing”
- Community Partners
- Federal funding
- Revolving Loan Fund
- Bonds

DRAFT

For large capital projects, bonds are often the best (or only) funding source.

- Town facilities (i.e. Fire stations, Parks & Rec Admin Bldg, etc)
- Major infrastructure (Greenways, sidepaths, etc)
- Fire trucks (unless we establish a "Penny for")

DRAFT

Q & A

DRAFT

How does the debt fund operate?

- Established in FY 2009
- Portion of tax rate dedicated to debt service
- Used to pay existing debt service and to build up capacity to pay future debt service
- Dedicated resource to keep from temptation to repurpose dollars

DRAFT

Can we borrow more than \$50.5 million?

- We have capacity for \$50.5 million **without raising taxes**
- We have capacity for an additional \$27 million, but **we would have to raise taxes to borrow this amount.**
- At the retreat, BMD Director **recommended not using** additional capacity to allow for future opportunities

DRAFT

If 2024 referendum approved, when will money be available?

For a \$44 million referendum, we would **estimate** 3 issuances:

- Approx. \$13-15 million in 2025
- Approx. \$13-15 million in 2027
- Approx. \$13-15 million in 2029/2030

How do staff identify and plan for capital projects?

- Ongoing assessments (streets, facilities, etc)
- Strategic plans (Fire, Parks and Rec, etc)
- Council and community interests (splash pad, greenways, etc)

DRAFT

Staff Recommendation & Alternate Scenario

DRAFT

Project Evaluation Criteria

- Impact
- Urgency
- Tradeoffs
- Co-benefits
- Resilience lens
- Effective use of limited resources
- Alignment w/Complete Community
- Racial Equity lens
- Shovel-readiness
- Staff capacity
- Alternative funding/partnerships

DRAFT

Original Staff Recommendation (2024 or 2025)

\$6.5 million LOBS

Parking Deck	\$2.5M*
Ladder Truck	2.3M
Police Station Upfit	1.7M

** Total to borrow is \$12.5 M but \$10 M was included in original capacity calculations*

\$44 million referendum

Public Safety Facilities	\$15.0M
Affordable Housing	10.0M
Streets & Sidewalks	10.0M
Parks & Rec Facilities	4.5M
Public Facilities	2.5M
Open Space/Greenways	2.0M

DRAFT

PUBLIC SAFETY \$15M	AFFORD. HOUSING \$10M	STREETS & SIDEWALKS \$10M	PARKS & REC FACILITIES \$4.5M	PUBLIC FACILITIES \$2.5M	OPEN SPACE/ GREENWAYS \$2.0M
Fire Station 4* Fire Station 3	Legion Road LIHTC project	Fordham Sidepath ADA Transition Ephesus Sidewalks Raleigh Rd Sidepath	Artificial Turf at Homestead, Southern Climbing wall, pickleball, splashpad	Climate Action projects	Bolin Creek Greenway extension

**Fire Station cost only*

Alternate Scenario w/Aff Housing Increase (2024)

\$6.5 million LOBS

Parking Deck	\$2.5M
Ladder Truck	2.3M
Police Station Upfit	1.7M

** Total to borrow is \$12.5 M but \$10 M was included in original capacity calculations*

\$44 million referendum

Public Safety Facilities		\$15.0M
Affordable Housing	10M	15.0M
Streets & Sidewalks	10M	7.5M
Parks & Rec Facilities		4.5M
Public Facilities		2.5M
Open Space/Greenways		2.0M

DRAFT

PUBLIC SAFETY \$15M	AFFORD. HOUSING \$10M \$15M	STREETS & SIDEWALKS \$10M \$7.5M	PARKS & REC FACILITIES \$4.5M	PUBLIC FACILITIES \$2.5M	OPEN SPACE/ GREENWAYS \$2.0M
Fire Station 4*	Legion Road	Fordham Sidopath	Artificial Turf at Homestead, Southern	Climate Action projects	Bolin Creek Greenway extension
Fire Station 3	LIHTC project Aff Housing Projects	ADA Transition Ephesus Sidewalks Raleigh Rd Sidopath	Climbing wall, pickleball, splashpad		

**Fire Station cost only*

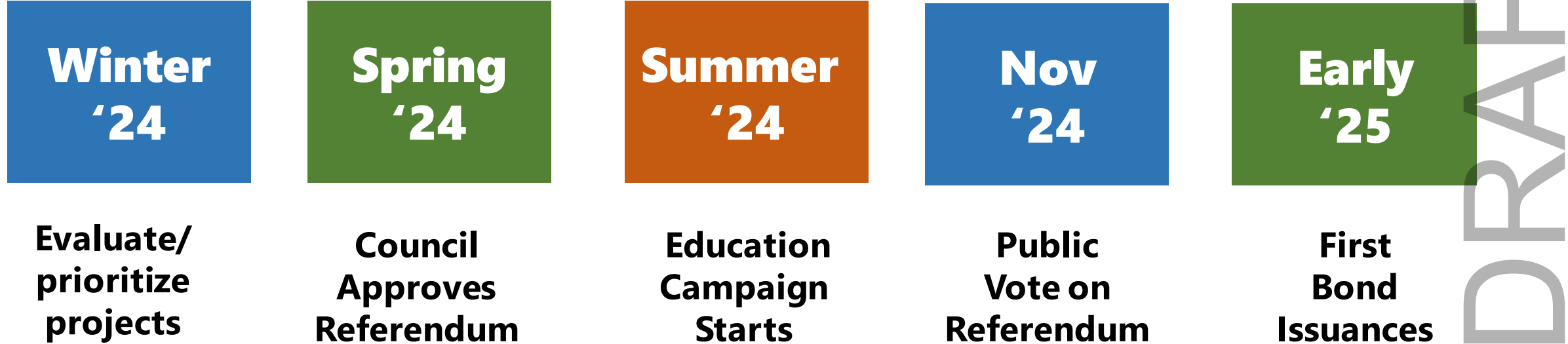
**We do not
recommend
including these
projects in 2024
referendum**

Street Resurfacing	\$10.0 M
Townwide Sidewalks	3.5 M
Downtown Streetscape (per mile)	18.5 M
PW Building #1 Addition	6.0 M
Historic Town Hall Renovation	10.0 M
Joint Training Center	15.0 M
P&R Admin Building/Clay Studio	4.5 M
Recreation Facility Upgrades	2.0M
Affordable Housing	8.5 M
Solid Waste Transfer Station	10.0 M
Police Station Property Remediation	18.0 M

2024 Referendum Timeline

DRAFT

2024 Referendum Schedule



2024 Council Deadlines

Referendum Plan	May 1
Preliminary Findings Resolution	May 15
Introduce Bond Orders, Set Public Hearing, Filing of Debt Statements	June 5
Hold Public Hearing, Adopt Bond Orders, Set Ballot Questions & Referendum Date	June 17

DRAFT

Council Discussion

DRAFT

**Do you want to move ahead with
alternate scenario in 2024?**

DRAFT