



# TOWN OF CHAPEL HILL

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

## Legislation Details (With Text)

**File #:** [19-0027]      **Version:** 1      **Name:**

**Type:** Consent      **Status:** Passed

**File created:** 12/7/2018      **In control:** Town Council

**On agenda:** 1/16/2019      **Final action:** 1/16/2019

**Title:** Approve the Miscellaneous Budget Ordinance Amendments to Adjust Various Fund Budgets for FY 2018-19.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. AN ORDINANCE TO AMEND “THE ORDINANCE CONCERNING APPROPRIATIONS AND THE RAISING OF REVENUE FOR THE FISCAL YEAR BEGINNING JULY 1, 2018” (2019-01-16/O-1), 2. AN ORDINANCE TO AMEND THE AFFORDABLE HOUSING FUND ORDINANCE (2019-01-16/O-2), 3. AN ORDINANCE TO AMEND THE 2015 TRAILS AND GREENWAYS BOND FUND FOR CAPITAL IMPROVEMENTS PROJECTS (2019-01-16/O-3), 4. AN ORDINANCE TO AMEND THE CAPITAL PROJECTS ORDINANCE FOR VARIOUS CAPITAL PROJECTS (2019-01-16/O-4)

Date	Ver.	Action By	Action	Result
1/16/2019	1	Town Council	adopted	Pass

### Approve the Miscellaneous Budget Ordinance Amendments to Adjust Various Fund Budgets for FY 2018-19.

**Staff:**

Amy Oland, Interim Director  
Matt Brinkley, Budget Manager

**Department:**

Business Management

**Overview:** After the Council approves the annual budget, periodic changes require the Town to amend the original budget.

☆ **Recommendation(s):**

That the Council:

- Enact the attached budget ordinance amendment to adjust the General Fund and the Capital Improvement Projects Fund; and
- Enact the attached project ordinance amendments to adjust the Affordable Housing Fund, 2015 Trails and Greenways Bond Fund, and Capital Projects Ordinance Fund.

**Key Issues:**

• **Capital Improvement Projects (CIP) Fund**

The FY 2019 General Fund budget included \$472,214 for building maintenance projects. The building maintenance division has developed a plan for these funds. A portion of the FY 2019 allocation needs to move to the CIP Fund which was created to house projects that are more than \$50,000 and have a useful life of at least 10 years. The projects that meet this criteria for the current year include a boiler replacement at both the Town Operations Center and the Community Center totaling \$127,816 as well as additional funding for the roof replacement at Fire Station #1, Hargraves Center, and Northside Gym totaling \$201,675. The balance of \$142,723 would remain

in the General Fund for non-capital building maintenance needs. This funding would be used for maintenance needs identified in the Facilities Condition Assessment that does not meet the capital project threshold which include door, window and awning replacements, pool repairs, and basic exterior and interior building maintenance. Enactment of the attached budget ordinance amendment would move \$329,491 in the General Fund from the Public Works department (building maintenance division) to Nondepartmental which includes transfers to other funds. The General Fund will transfer the \$329,491 to the Capital Improvement Projects (CIP) Fund for the boiler replacement and roof replacement projects.

- **Affordable Housing Fund**

The Town received payment-in-lieu of providing affordable housing approved by the Council for three developments: the Courtyards at Homestead, Carolina Square (formerly 123 West Franklin Street), and Chandler Woods (formerly Merin Road). As directed by Council and stipulated in the special use permits for these projects, funds are directed to the Town's Affordable Housing Fund. This fund was established to provide local funding support for affordable housing projects.

Enactment of the attached project ordinance amendment would recognize and appropriate the payment-in-lieu revenue of \$158,000 for the general category of grants and deferred loans to non-profit organizations for projects not yet identified provided that the funds will be limited to use to support affordable housing opportunities for those who qualify based on income eligibility. This allows the Town some flexibility to respond to requests from our affordable housing partners.

- **2015 Trails and Greenways Bond Fund**

The Bolin Creek Trail, Phase 3 project is complete with the exception of a 550 ft. segment east of Martin Luther King Jr. Blvd that will provide a connection between the Community Center on Estes Drive and the Northside neighborhood. An additional \$281,000 is needed as a result of cost increases to complete the project. The funding for this addition would come from the Morgan Creek Trail project budget.

Until the design of Morgan Creek Trail is finished and we can get more accurate cost estimates, we will not be able to provide exact information on how much of the Morgan Creek Greenway we will be able to complete with the funds available.

Enactment of the attached project ordinance amendment would move \$281,000 within the 2015 Trails and Greenways Bond Fund from the Morgan Creek Trail project to the Bolin Creek Trail project.

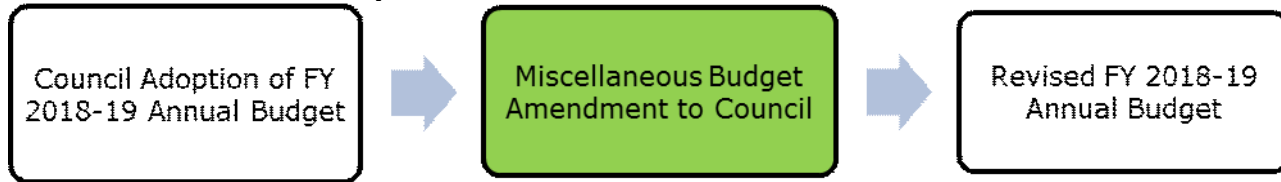
- **Capital Projects Ordinance Fund**

The Town has received a request to provide Americans with Disabilities Act (ADA) facilities at Ephesus Park. Currently there are no ADA compliant facilities at the park. Once complete, the project would provide handicap parking as well as ADA compliant access to the pickleball courts, tennis courts, and restrooms. We will also expand the size of the parking lot.







In 2018, the Council postponed replacement of two aging Meadowmont Park trail bridges. Most of the funds originally budgeted for that project were transferred to the Homestead Park Synthetic Turf Soccer Fields project. The bridge replacement budget included funds from a payment in lieu from the Aquabella development project that can only be used in the vicinity of the development. Ephesus Park is close enough to the Aquabella site to allow the payment in lieu to be used for that project. Enactment of the attached project ordinance amendment would move \$136,671 from the

Meadowmont Bridge project to a new project account for Ephesus Park.

**Where is this item in its process?**



**Council Goals:**

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input checked="" type="checkbox"/>		Support Community Prosperity	<input checked="" type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration



**Attachments:**

- Budget Ordinance
- Project Ordinance - Affordable Housing Fund
- Project Ordinance - 2015 Trails and Greenways Bonds Fund
- Project Ordinance - Capital Projects Ordinance Fund

**AN ORDINANCE TO AMEND "THE ORDINANCE CONCERNING APPROPRIATIONS AND THE RAISING OF REVENUE FOR THE FISCAL YEAR BEGINNING JULY 1, 2018" (2019-01-16/O-1)**

BE IT ORDAINED by the Council of the Town of Chapel Hill that the Budget Ordinance entitled "An Ordinance Concerning Appropriations and the Raising of Revenue for the Fiscal Year Beginning July 1, 2018" as duly adopted on June 13, 2018, be and the same is hereby amended as follows:

<b>APPROPRIATIONS</b>	<b>Current Budget</b>	<b>Increase</b>	<b>Decrease</b>	<b>Revised Budget</b>
<b>GENERAL FUND</b>				
Mayor/Council	\$ 427,218	-	-	\$ 427,218
Town Manager/CaPA	2,669,970	-	-	2,669,970
Human Resource Dev't	1,981,352	-	-	1,981,352
Business Management	2,254,949	-	-	2,254,949
Technology Solutions	2,401,121	-	-	2,401,121
Attorney	351,379	-	-	351,379
Planning & Sustainability	2,432,516	-	-	2,432,516
Inspections	1,755,245	-	-	1,755,245
Housing and Community	843,548	-	-	843,548
Public Works	13,042,395	-	329,491	12,712,904
Police	13,471,302	-	-	13,471,302
Fire	9,412,341	-	-	9,412,341
Parks and Recreation	7,103,116	-	-	7,103,116
Library	3,716,049	-	-	3,716,049
Non-Departmental	5,935,149	329,491	-	6,264,640
	<u>\$67,797,650</u>	<u>\$ 329,491</u>	<u>\$ 329,491</u>	<u>\$67,797,650</u>

**CIP FUND**

Other Projects	\$ 666,752	\$ -	\$ -	\$ 666,752
Fire Station #1 Roof	154,700	34,150	-	188,850
Hargraves & Northside Roof	-	167,525	-	167,525
Boiler Replacements	-	127,816	-	127,816
	<u>\$ 821,452</u>	<u>\$ 329,491</u>	<u>\$ -</u>	<u>\$ 1,150,943</u>

<b>REVENUES</b>	<u><b>Current Budget</b></u>	<u><b>Increase</b></u>	<u><b>Decrease</b></u>	<u><b>Revised Budget</b></u>
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**GENERAL FUND**

Other Revenues	\$63,323,017	\$ -	\$ -	\$63,323,017
Appropriated Fund Balance	<u>4,474,633</u>	<u>-</u>	<u>-</u>	<u>4,474,633</u>
	\$67,797,650	\$ -	\$ -	\$67,797,650

**CIP FUND**

Other Revenues	\$ 583,952	\$ -	\$ -	\$ 583,952
Transfer from General Fund	<u>237,500</u>	<u>329,491</u>	<u>-</u>	<u>566,991</u>
	\$ 821,452	\$ 329,491	\$ -	\$ 1,150,943

This the 16<sup>th</sup> day of January, 2019.

**AN ORDINANCE TO AMEND THE AFFORDABLE HOUSING FUND ORDINANCE (2019-01-16/O-2)**

BE IT ORDAINED by the Council of the Town of Chapel Hill that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the Affordable Housing Fund Ordinance to provide funds to support affordable homeownership opportunities is hereby amended as follows:

**"SECTION I**

The Affordable Housing Fund Ordinance as authorized by the Town Council provides funds to purchase properties to create permanently affordable homeownership opportunities.

**SECTION II**

The Manager of the Town of Chapel Hill is hereby directed to proceed with implementation of these projects within terms of funds appropriated here.

**SECTION III**

Revenues anticipated to be available to the Town are hereby amended as follows:

	Current Budget	Revised Budget
Transfer from Housing Loan Trust Fund	\$ 155,778	\$ 155,778
Loan Repayment	650,799	650,799
Payment in lieu - Affordable Housing	2,846,560	3,004,560
Interest Income	<u>44,740</u>	<u>44,740</u>
Total Revenues	\$ 3,697,877	\$ 3,855,877

**SECTION IV**

Amounts appropriated to create permanently affordable homeownership opportunities are hereby amended as follows:

	Current Budget	Revised Budget
Grants/Deferred Loans	\$ 833,568	\$ 991,568
Revolving Loan Fund	650,800	650,800
Rehabilitation & Refurbishment	106,511	106,511
Contributions to HOME Program	306,659	306,659
Contributions to Affordable Housing agencies	165,000	165,000
Contributions to Community Home Trust	394,242	394,242
Contributions to Affordable Housing	632,100	632,100
Homestead Road project	100,000	100,000
Professional Services	50,000	50,000
Miscellaneous Contracted Services	75,000	75,000
Legal Fees	380,000	380,000
Other Expenditures	<u>3,997</u>	<u>3,997</u>
Total Expenditures	\$ 3,697,877	\$ 3,855,877

**SECTION V**

The Manager is directed to report annually on the financial status of the project in an informational section to be included in the Annual Budget, and shall keep the Council informed of any unusual occurrences.

**SECTION VI**

Copies of this projects ordinance shall be entered into the minutes of the Council and copies shall be filed within five days of adoption with the Manager, Business Management Director and Town Clerk.”

This the 16<sup>th</sup> day of January, 2019.

**AN ORDINANCE TO AMEND THE 2015 TRAILS AND GREENWAYS BOND FUND FOR CAPITAL IMPROVEMENTS PROJECTS (2019-01-16/O-3)**

BE IT ORDAINED by the Council of the Town of Chapel Hill that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, that the following capital project is hereby amended for Trails and Greenway Improvements funded from 2015 General Obligation Bonds approved by the voters in November 2015.

**SECTION I**

The capital projects as authorized by bond referenda approved in November 2015, and as determined by the Town Council, includes trails and greenways capital improvements extending beyond one year.

**SECTION II**

The Manager of the Town of Chapel Hill is hereby directed to proceed with implementation of these projects within terms of funds appropriated here.

**SECTION III**

Revenues anticipated to be available to the Town to complete the project are hereby amended as follows:

	Current Budget	Revised Budget
Bond Proceeds	\$ 5,000,000	\$ 5,000,000
Total Revenues	\$ 5,000,000	\$ 5,000,000

**SECTION IV**

Amounts appropriated for capital projects are hereby amended as follows:

	Current Budget	Revised Budget
Morgan Creek Trail Phase III	\$ 1,966,694	\$ 1,685,694
Bolin Creek Trail Phase III	1,543,306	1,824,306
Tanyard Branch Trail	1,490,000	1,490,000
Total Expenditures	\$ 5,000,000	\$ 5,000,000

**SECTION V**

The Manager is directed to report annually on the financial status of the project in an informational section to be included in the Annual Budget, and shall keep the council informed of any unusual occurrences.

**SECTION VI**



Copies of this amended projects ordinance shall be entered into the minutes of the Council and copies shall be filed within five days of adoption with the Manager, Business Management Director and Town Clerk.”

This the 16<sup>th</sup> day of January, 2019.

**AN ORDINANCE TO AMEND THE CAPITAL PROJECTS ORDINANCE FOR VARIOUS CAPITAL PROJECTS (2019-01-16/O-4)**

BE IT ORDAINED by the Council of the Town of Chapel Hill that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the capital project ordinance for various capital projects funded from a variety of sources is hereby amended as follows:

**"SECTION I**

The capital projects as authorized by the Town Council include various capital projects funded from grants, the Capital Improvements Program funds, and other miscellaneous sources of revenue for a variety of projects extending beyond one year.

**SECTION II**

The Manager of the Town of Chapel Hill is hereby directed to proceed with the implementation of these projects within terms of funds appropriated here.

**SECTION III**

Revenues anticipated to be available to the Town to complete the project are hereby amended as follows:

	Current Budget	Revised Budg
Other Revenues	\$ 38,933,904	\$ 38,933,90
Total Revenues	\$ 38,933,904	\$ 38,933,90

**SECTION IV**

Amounts appropriated for capital projects are hereby amended as follows:

	Current Budget	Revised Budg
Other Projects	\$ 38,714,425	\$ 38,714,42
Meadowmont Bridge	219,479	82,808
Ephesus Park	<u>-</u>	<u>136,671</u>
Total Expenditures	\$ 38,933,904	\$ 38,933,90

**SECTION V**

The Manager is directed to report annually on the financial status of the project in an informational section to be included in the Annual Budget, and shall keep the council informed of any unusual occurrences.

**SECTION VI**

Copies of this amended projects ordinance shall be entered into the minutes of the Council and copies shall be filed within five days of adoption with the Manager, Business Management Director and Town Clerk."

This the 16<sup>th</sup> day of January, 2019.

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

By enacting the budget ordinance amendment, the Council adjusts the General Fund and the Capital Improvement Projects Fund. By enacting the attached project ordinance amendments, the Council adjusts the Affordable Housing Fund, 2015 Trails and Greenways Bond Fund, and the Capital Project Ordinance Fund.