

**DRAFT SUMMARY MINUTES OF A WORK SESSION
OF THE CHAPEL HILL TOWN COUNCIL
WEDNESDAY, NOVEMBER 11, 2015, AT 6:00 PM**

Council Members Present: Mayor Mark Kleinschmidt, Mayor pro tem Sally Greene, Council Member Donna Bell, Council Member George Cianciolo, Council Member Ed Harrison, Council Member Maria T. Palmer, Council Member Lee Storrow, and Council Member Jim Ward.

Staff members present: Town Manager Roger Stancil, Deputy Town Manager Florentine Miller, Town Attorney Ralph Karpinos, Mayoral Aide Jeff Deluca, Business Management Director Ken Pennoyer, Assistant Police Chief Alonzo Jaynes, Assistant to the Town Manager Rae Buckley, Senior Ombuds Jim Huegerich, Ombuds Faith Thompson, Parks and Recreation Director Jim Orr, Fire Marshal Todd Jaeger, Police Officer Rick Fahrer, and Communications and Public Affairs Director and Town Clerk Sabrina Oliver.

AGENDA ITEMS

1. Approve Agenda (no attachment)

Mayor Mark Kleinschmidt called the meeting to order at 6:00 p.m. The agenda was approved by consensus.

2. Presentation: Bond Referendum and Next Steps (no attachment)

Business Management Director Kenneth Pennoyer provided an overview of the November bond referendum results and described next steps, including certification, establishing a structured project management process, and coordinating schedules with available debt capacity. He reviewed the Town's existing debt of approximately \$50.5 million and emphasized that Chapel Hill maintains low per capita debt compared to peer jurisdictions.

Mr. Pennoyer outlined the Town's estimated \$60 million debt capacity over the next seven years, highlighting \$34.4 million in GO bonds (excluding stormwater), \$25.6 million for public safety facilities and other priorities, \$5.9 million for stormwater improvements, and \$20 million for replacement buses. Council members asked questions regarding debt structures in other municipalities, revenues supported debt, and long term capital scheduling considerations.

3. Presentation: Update on Facility Planning (no attachment)

Assistant Police Chief Alonzo Jaynes presented an update on Town facility needs, noting severe deficiencies in Parks and Recreation and Police Department buildings, including leaks, mold, and inadequate workspace. Mr. Jaynes highlighted the need for modern, collaborative facilities, with Greensboro's police facility offered as a model.

Mr. Jaynes reviewed the Chapel Hill 40-Vilcom site, with an existing Special Use Permit and shovel ready conditions, as a potential location. He reported that four architectural firms had been interviewed and that work was underway on needs assessment, programming, site evaluation, and preliminary cost analysis, with a report expected in May 2016. Council members

raised questions about cultural arts space needs, sustainability standards, accessibility, and engagement with UNC regarding Carolina North. Council members expressed concern about architectural work beginning without prior Council engagement.

Council Member Storrow left the meeting at 7:00 p.m.

4. Presentation: 2015 Employee Engagement Survey (no attachment)

Senior Ombuds Jim Huegerich presented findings from the 2015 Employee Engagement Survey, noting improvements since 2013 and ongoing concerns regarding equity, communication, and trust in supervisors. Mr. Huegerich noted that participation was roughly 50 percent, which he stated was not sufficient for reliable organizational feedback. Council discussed ways to improve employee engagement and advancement pathways.

The meeting adjourned at 8:35 p.m.