



Town Council
Meeting Minutes - Draft
March 04, 2026, 6:00 PM
RM 110 | Council Chamber

For interpretation or translation services, call 919-969-5105.	တာဝန်ပေးခြင်းနှင့် စကားပြောခြင်းအတွက် (ဥပမာ) ငြင်းငြင်စာတမ်းကို ဖုန်းနံပါတ်။	如需口头或书面翻译服务，请拨打 919-969-5105。	လာတင်ကျိတ်မှတ် မှ် လာတင်ကျိတ်အ တ်မစာအုပ် ကီးဘတ် ငြင်းငြင်စာတမ်း	Para servicios de interpretación o traducción, llame al 919 969-5105.
--	--	-------------------------------	---	---

WELCOME to a COUNCIL MEETING!

We're glad you're here. Want to know more about the meeting logistics, see <https://www.chapelhillnc.gov/Welcome-to-a-Council-meeting>

ROLL CALL

- Present:** 7 - Mayor Jessica Anderson, Mayor pro tem Camille Berry, Council Member Wesley McMahon, Council Member Melissa McCullough, Council Member Theodore Nollert, Council Member Louie Rivers, and Council Member Amy Ryan
- Absent:** 2 - Council Member Paris Miller-Foushee, and Council Member Elizabeth Sharp

OTHER ATTENDEES

Town Manager Theodore Voorhees, Deputy Town Manager Mary Jane Nirdlinger, Deputy Town Manager Loryn Clark, Town Attorney Nicholas Yates, Communications and Engagement Director Susan Brown, Business Management Director Amy Oland, Affordable Housing Manager Emily Holt, Economic Development Director David Putnam, Human Relations Officer Shenekia Weeks Parrish, Police Captain Johnnie Britt, Fire Marshal Rob Pruitt, Assistant Town Clerk Matt DeBellis, Assistant Town Clerk Brenton Hodge, and Town Clerk Brittney Hunt.

OPENING

- 1. Resolution Supporting the 4th and 5th Amendments of the US Constitution and Civil Rights of the Chapel Hill Community [26-0067]**

Mayor Anderson introduced a resolution affirming the Town's commitment to constitutional rights and community safety. Council members took turns reading the resolution, which emphasized protections under the 4th and 5th Amendments and recognized the impact of recent immigration enforcement actions. The resolution encouraged all local organizations to

support constitutional rights and reaffirmed the Council's dedication to safety, dignity, and due process for all residents.

A motion was made by Mayor pro tem Berry, seconded by Council Member Nollert, that the Council adopt R-1. The motion carried by a unanimous vote.

Absent: 2 - Council Member Miller-Foushee, and Council Member Sharp

- 2. Proclamation: Women History's Month [26-0060]**

Council proclaimed March 2026 as Women's History Month in the Town of Chapel Hill. Mayor Anderson invited women and those who identify as women to the podium for the proclamation and a group photo. The proclamation recognized the achievements and contributions of women in Chapel Hill and encouraged the community to celebrate and advance gender equity.

- 3. Proclamation: Transit Team Member Appreciation Day [26-0061]**

Council proclaimed March 18, 2026 as Transit Team Member Appreciation in the Town of Chapel Hill. Council Member McMahon read a statement honoring the essential role of Chapel Hill Transit staff in providing fare-free service and supporting community connectivity, sustainability, and equity.

ANNOUNCEMENTS BY COUNCIL MEMBERS

- 3.1 Mayor Jessica Anderson [26-0069]**

Mayor Anderson congratulated the recent primary election winners and expressed appreciation to all candidates and voters for their participation. She announced Severe Weather Preparedness Week, encouraged families to review emergency plans, and reminded the community that registration for spring Parks and Recreation programs and camps opens March 17, 2026 for residents. Mayor Anderson also noted that the next Council Work Session is scheduled for March 18, 2026 and will focus on stormwater and budget topics.

PUBLIC COMMENTS

The Public Comment Period allows the public to address Council on items not on the printed agenda. To speak, please sign in at the Clerk's desk with your name and email. When called, step to the podium, adjust the microphone, and state your name for the record. Comments are limited to 3 minutes (or 2 minutes if more than 14 speakers). Large groups are

asked to select a spokesperson. Council does not act or deliberate on items raised during this time.

Members of the Tiger Roots Green Collective-including Marcus Neulander, Samuel Kurz, Teddy Hess, Liam Murphy, Noa Gelber, Hannah Hoffman, Bryer Kalavsky, Adicus Nishimoto, and Craig Nishimoto-addressed Council to raise concerns about tree protection ordinance violations in the Hillmont neighborhood and other developments, and requested formal acknowledgment of these violations.

CONSENT

All items on the Consent Agenda are considered routine, to be enacted by one motion without discussion. Council member(s) may request discussion of an item. If such motion passes, then the item is removed from consent and considered separately.

Council considered consent agenda, which included authorizing Mayor Anderson to sign a letter outlining the Town's interests for Carolina North and nominees for the Carolina North Development Advisory Committee. After discussion of parliamentary procedure, the Council voted to transmit the letter to UNC-Chapel Hill but deferred action on the list of nominees.

5. [February 11, 2026 Meeting Minutes](#)

[26-0064]

A motion was made by Council Member Nollert, seconded by Council Member McCullough, that approved the Consent Agenda as amended to remove Item #6. The motion carried by a unanimous vote.

4. [Authorize the Mayor to Sign a Letter Outlining the Town's Interests for Carolina North and Nominees for the Carolina North Development Advisory Committee](#)

[26-0063]

A motion was made by Council Member Nollert, seconded by Mayor Pro Tem Berry, that the Council suspend the rule in the Council Procedures Manual requiring items pulled from the consent agenda to return for discussion at the following Regular Meeting. The motion failed by the following vote:

Aye: 6 - Mayor Anderson, Mayor pro tem Berry, Council Member McMahan, Council Member McCullough, Council Member Nollert, and Council Member Rivers

Nay: 1 - Council Member Ryan

Absent: 2 - Council Member Miller-Foushee, and Council Member Sharp

A motion was made by Council Member Nollert, seconded by Council Member McCullough, that the Council approve the transmittal of Version 2 of the list of nominee names for the Chapel Hill North Development Advisory Committee to the University. The motion failed by the following vote:

Aye: 5 - Mayor Anderson, Council Member McMahan, Council Member McCullough, Council Member Nollert, and Council Member Rivers

Nay: 2 - Mayor pro tem Berry, and Council Member Ryan

Absent: 2 - Council Member Miller-Foushee, and Council Member Sharp

A motion was made by Council Member Nollert, seconded by Council Member Ryan, that the Council reconsider the motion recommending transmittal of the letter and list of names to the University. The motion carried by the following vote:

Aye: 6 - Mayor Anderson, Council Member McMahan, Council Member McCullough, Council Member Nollert, Council Member Rivers, and Council Member Ryan

Nay: 1 - Mayor pro tem Berry

Absent: 2 - Council Member Miller-Foushee, and Council Member Sharp

A motion was made by Council Member Nollert, seconded by Council Member Ryan, that the Council approve dividing the letter from the list of nominees. The motion carried by the following vote:

Aye: 6 - Mayor Anderson, Council Member McMahan, Council Member McCullough, Council Member Nollert, Council Member Rivers, and Council Member Ryan

Nay: 1 - Mayor pro tem Berry

Absent: 2 - Council Member Miller-Foushee, and Council Member Sharp

A motion was made by Council Member Nollert, seconded by Council Member Ryan, that the Council approve the transmittal of the letter to the University. The motion carried by the following vote:

Aye: 6 - Mayor Anderson, Council Member McMahan, Council Member McCullough, Council Member Nollert, Council Member Rivers, and Council Member Ryan

Nay: 1 - Mayor pro tem Berry

Absent: 2 - Council Member Miller-Foushee, and Council Member Sharp

A motion was made by Council Member Nollert that the Council transmit Version 2 of the list of nominee names to the University. The motion failed for lack of a second motion.

DISCUSSION

6. [Public Hearing: Proposed Bond Issuance for the Redevelopment of Chase Park and Elliott Woods Apartments](#)

[26-0065]

Deputy Town Manager and Interim Housing and Community Development Director Loryn Clark introduced the public hearing on the Town's proposed role as issuer of multifamily housing revenue bonds for the acquisition and rehabilitation of Elliott Woods and Chase Park Apartments. Affordable Housing Manager Emily Holt provided background on the properties, the developer Vitus, and the financing structure, which includes low-income housing tax credits, tax-exempt bonds, and HUD loans. Ms. Holt explained that the project would preserve affordability, extend Section 8 contracts, and require temporary relocation of residents during renovations, with all costs covered by the developer. The rehabilitation would improve site accessibility, safety, and energy efficiency.

Council members asked clarifying questions about resident return, fee allocation, income eligibility, temporary relocation logistics, oversight, and communication with residents. The developer and staff confirmed that residents would be able to return to their units, that the Town would have no financial risk, and that communication and support would be provided throughout the process. Council expressed appreciation for staff and the developer's efforts and noted the project's alignment with affordable housing goals.

This matter was received and filed.

7. [Public Hearing: Project "Seats" Economic Development Incentive](#)

[26-0066]

Economic Development Director David Putnam presented a proposed economic development incentive for Project Eats2Seats, a local company planning to establish its headquarters in downtown Chapel Hill. The incentive includes 10 parking spaces for up to five years, contingent on job creation and retention goals. Mr. Putnam described the company's background, employment profile, and competitive site selection process.

Council members asked clarifying questions about the incentive structure and confirmed that the parking spaces were underutilized and would not impact public availability.

A motion was made by Council Member McCullough, seconded by Mayor pro tem Berry, that the Council closed the public hearing. The motion carried by a unanimous vote.

A motion was made by Council Member McCullough, seconded by Mayor pro tem Berry, that the Council adopt R-2. The motion carried by a unanimous vote.

CLOSED SESSION (AS NEEDED)

ADJOURNMENT

The meeting adjourned at 7:41 p.m.