



Town Council
Meeting Minutes - Draft
April 15, 2026, 6:00 PM
RM 110 | Council Chamber

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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: 9 - Mayor Jessica Anderson, Mayor pro tem Camille Berry, Council Member Wesley McMahan, Council Member Melissa McCullough, Council Member Paris Miller-Foushee, Council Member Theodore Nollert, Council Member Louie Rivers, Council Member Amy Ryan, and Council Member Elizabeth Sharp

OTHER ATTENDEES

Town Manager Theodore Voorhees, Deputy Town Manager Loryn Clark, Town Attorney Nicholas Yates, Assistant Affordable Housing Director Emily Holt, Funding Programs Coordinator Melissa Peters, Sustainability Manager John Richardson, Community Relations Manager Shay Stevens, Human Relations Director Shenekia Weeks-Parrish, Economic Development Director David Putnam, Police Captain Shane Osborne, Fire Marshal Tony Massey, Assistant Town Clerk Brenton Hodge, and Town Clerk Brittney Hunt.

OPENING

Mayor Anderson called the meeting to order at 6:00 p.m.

1 Resolution Honoring Mae McLendon [26-0095]

Council Member Miller-Foushee read a resolution recognizing Ms. Mae McLendon's decades of service in public life, social justice, ministry, and community advocacy. The resolution highlighted her contributions to organizations such as the Marian Cheek Jackson Center, St. Paul AME Church, the Interfaith Council, and numerous local boards and commissions. The Council and attendees celebrated her impact on Chapel Hill and Carrboro, and a group photo was taken with family and friends in attendance.

A motion was made by Council Member McCullough,

seconded by Mayor pro tem Berry, that the Council adopt R-1 honoring Mae McLendon. The motion carried by a unanimous vote.

4. Proclamation: Poetry Month [26-0098]

Council proclaimed April 2026 as Poetry Month in the Town of Chapel Hill. Mayor Anderson welcomed Chapel Hill Poet Laureate Dr. Donovan Livingston, who accepted the proclamation. Dr. Livingston spoke about the importance of poetry in building community and shared a poem with the Council and audience. The Council encouraged residents to celebrate poetry and honor the voices that shape Chapel Hill's stories.

3. Proclamation: National Volunteer Week [26-0097]

Council proclaimed April 27 - May 4, 2026 as Volunteer Appreciation Week in the Town of Chapel Hill. Council Member McCullough presented the proclamation to volunteers in the community recognizing the vital role of volunteers in strengthening Chapel Hill and encouraged all residents to support and participate in volunteer activities.

2. Proclamation: Earth Day [26-0096]

Council proclaimed April 22, 2026 as Earth Day in the Town of Chapel Hill. Council Member Ryan presented the proclamation to Sustainability Manager John Richardson. The proclamation reaffirmed the Town's commitment to environmental stewardship, sustainability, and resilience, and encouraged residents to participate in local Earth Day activities and initiatives such as Lights Out Chapel Hill and volunteer workdays at Pritchard Park.

ANNOUNCEMENTS BY COUNCIL MEMBERS

4.1 Mayor Jessica Anderson [26-0114]

Mayor Anderson thanked staff, partners, and volunteers for their work on the Savannah Bananas event and noted the positive feedback received from participants. She announced the upcoming Legislative Breakfast with the state delegation, scheduled for April 16, 2026 and reminded the public that the next Council meeting would be held on April 29, 2026.

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.

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.

Approval of the Consent Agenda

A motion was made by Council Member Ryan, seconded by Mayor pro tem Berry, to adopt the consent agenda as amended, removing item #7: Town Code Chapter 2, Article IV Amendment and #10: Resolution of Intent to Consider Changes to Town Council Size and Mayor's Term. The motion carried by a unanimous vote.

- 5. [Miscellaneous Budget Ordinance Amendment for Various FY 2025-26 Fund Budgets](#) [26-0099]
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
- 6. [Street Resurfacing Contract above the Ten Percent Threshold](#) [26-0100]
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
- 7. [Town Code Chapter 2, Article IV Amendment: Campaign Contribution Limitations](#) [26-0101]
This matter was deferred.
- 8. [2024-2025 and 2025-2026 Public Housing Capital Fund Program Plans](#) [26-0102]
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
- 9. [2026 Heat Action Plan for Orange County](#) [26-0103]
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
- 11. [2013 Work Session Minutes](#) [26-0105]
The January 9, April 29, May 8 and 22, June 3 and 5, 2013 Work Session Minutes, and the January 29, 2013 Legislative Breakfast Minutes were approved.
- 12. [January 7, February 25, and March 25, 2026 Closed](#) [26-0106]

[Session Minutes](#)

The minutes were approved.

- 13. [March 18 and 25, 2026 Meeting Minutes](#) [26-0107]

The minutes were approved.

DISCUSSION

- 10. [Resolution of Intent to Consider Changes to Town Council Size and Mayor's Term](#) [26-0104]

A motion was made by Council Member Nollert, seconded by Council Member Miller-Foushee, that the Council take up item #10 as the first discussion item. The motion carried by a unanimous vote.

Council discussed a resolution of intent to consider reducing the size of the Town Council from eight to six members and extending the Mayor's term from two to four years. Council members expressed a range of views, with some emphasizing the importance of public engagement and transparency, and others raising concerns about representation, equity, and the process for considering such changes. The Council clarified that the resolution would only initiate a public hearing and further discussion, not enact any changes at this stage.

A motion was made by Council Member Nollert, seconded by Mayor pro tem Berry, that the Council adopt R-5 to schedule a Public Hearing on April 29, 2026, for discussion of proposed Town Charter amendments. The motion carried by the following vote:

- Aye:** 8 - Mayor Anderson, Mayor pro tem Berry, Council Member McMahon, Council Member McCullough, Council Member Nollert, Council Member Rivers, Council Member Ryan, and Council Member Sharp
- Nay:** 1 - Council Member Miller-Foushee

- 14. [Local Affordable Housing Funding Program Allocations](#) [26-0108]

Assistant Affordable Housing Director Emily Holt presented a proposal to the Council to increase the Town Manager's authority to approve allocations of up to \$250,000 from the Affordable Housing Funding Program, specifically for the \$1.15 million received from the Hillmont residential development project. Ms. Holt explained that the unified Local Affordable Housing Funding Program was designed to streamline the allocation of funds and respond more quickly to urgent community needs. She outlined the types of activities that could be supported with these

funds, such as providing assistance to public housing residents displaced by Tropical Storm Chantal, renovating and rehabilitating Town-owned affordable housing, implementing the Manufactured Homes Action Plan, and creating down payment assistance or rental subsidy programs.

Council Members discussed the proposal in detail, weighing the benefits of increased flexibility and responsiveness against the need for oversight and alignment with Council-approved plans. Council expressed interest in reviewing broader policies on manager discretion and procurement in the future, suggesting that the pilot could inform future updates to Town policy.

A motion was made by Mayor pro tem Berry, seconded by Council Member Miller-Foushee, that the Council adopt R-6. The motion carried by a unanimous vote.

15. [Public Hearing: 2026-27 CDBG Annual Action Plan Draft](#)

[26-0109]

Funding Programs Coordinator Melissa Peters presented the draft 2026-27 Community Development Block Grant (CDBG) Annual Action Plan to the Council. Ms. Peters explained that the plan was developed in alignment with both federal and local priorities, including increasing affordable rental housing, preserving and rehabilitating existing housing, supporting neighborhood revitalization, and providing essential community services. She detailed that the Town had received \$432,113 in new CDBG funds and reallocated \$173,482 from prior years, resulting in a total of \$605,595 available for the upcoming year.

Staff recommended funding for seven partner projects and one internal Town program, with a focus on affordable housing rehabilitation, public facilities improvements (such as roof replacements at the HomeStart shelter), economic development for refugee farmers, and youth employment.

Council Members discussed the importance of ongoing communication with partner organizations, the need to monitor federal funding requirements, and the value of ensuring that programs address the needs of the most vulnerable populations in the community. Council expressed appreciation for the thoroughness of the plan and the collaborative approach taken by staff and community partners.

A motion was made by Mayor pro tem Berry, seconded by Council Member Miller-Foushee, that the Council open the hearing. The motion carried by a unanimous vote.

16. [Update on Climate Action Implementation](#)

[26-0110]

Sustainability Manager John Richardson provided a comprehensive update on the Town's Climate Action Plan, noting that Chapel Hill is ahead of schedule on its emissions reduction targets. Mr. Richardson presented

covered progress in four main action categories: buildings and energy, transportation and land use, water/waste/natural resources, and resiliency. He highlighted recent achievements, such as the expansion of electric vehicle (EV) charging stations, the launch of a staff e-bike pilot program, the delivery of an electric refuse truck, and the "Leave Your Leaves" campaign, which encourages residents to support soil health and biodiversity by leaving fallen leaves in place.

Mr. Richardson also described the Town's participation in regional initiatives, including the Electrify the Triangle program and the development of the Orange County Heat Action Plan.

Council members responded with questions and comments about infrastructure investment, the importance of community engagement, and the need for resilience planning in light of recent extreme weather events. Council emphasized the value of continued collaboration across departments and with external partners to achieve the Town's ambitious climate goals, and several expressed interest in exploring additional ways to accelerate progress and engage the public in sustainability efforts.

This matter was received and filed.

17. [Public Hearing: Chapel Hill Ventures LLC Incentive Agreement](#)

[26-0111]

Economic Development Director David Putnam presented a proposed incentive agreement with Chapel Hill Ventures LLC for a new downtown hotel project. Mr. Putnam explained that the agreement included a performance-based parking credit incentive not to exceed \$280,000 over five years, contingent on the company's capital investment and job creation. He described the project's potential to activate a dormant block in downtown Chapel Hill, increase the tax base, provide customers for the parking deck, and create 35 new jobs with a range of salaries. The agreement was structured to ensure a net positive fiscal return for the Town, with payments tied to verified investment milestones and performance standards.

Council opened and closed the public hearing. Council members discussed the project's alignment with the Town's economic development strategy and the importance of supporting downtown revitalization.

A motion was made by Council Member Nollert, seconded by Mayor pro tem Berry, that the Council adopt R-7. The motion carried by a unanimous vote.

APPOINTMENTS

18. [Appointment\(s\) to the Orange Water and Sewer Authority Board of Directors](#)

[26-0112]

The Council re-appointed Susana Dancey and appointed Judith Miller to the Orange Water and Sewer Authority Board of Directors.

CLOSED SESSION (AS NEEDED)

A motion was made by Mayor pro tem Berry, seconded by Council Member Nollert, that the Council entered into closed session as authorized by General Statute Section 143-318.11 (a)(6). The motion carried by a unanimous vote.

Council recessed into Closed Session at 8:57 p.m.

A motion was made by Mayor pro tem Berry, seconded by Council Member Miller-Foushee to adjourn the Closed Session and Council meeting. The motion carried by a unanimous vote.

ADJOURNMENT

The meeting was adjourned at 10:03 p.m.