



Town Council
Meeting Minutes - Draft
March 25, 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:** 8 - Mayor Jessica Anderson, Mayor pro tem Camille Berry, Council Member Wesley McMahon, Council Member Melissa McCullough, Council Member Paris Miller-Foushee, Council Member Theodore Nollert, Council Member Louie Rivers, and Council Member Elizabeth Sharp
- Absent:** 1 - Council Member Amy Ryan

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, Assistant Library Director Laura Brown, Public Housing Officer Andrea Mebane, Economic Development Director David Putnam, Police Captain Gabe Shinn, Fire Marshal Curtis Johnson, Assistant Town Clerk Brenton Hodge, and Deputy Town Clerk Amy Harvey.

OPENING

Mayor Anderson called the meeting to order at 6:00 p.m. by acknowledging the recent passing of Ms. Mae McLendon, honoring her decades of community leadership, advocacy, and service. Mayor Anderson expressed condolences to Ms. McLendon's family and noted that Council would formally recognize her contributions at a future meeting when family members could attend.

1. Proclamation: National Library Week

Council proclaimed April 19-25, 2026 as National Library Week in the Town of Chapel Hill. Council Member Nollert presented the proclamation

recognizing the Chapel Hill Public Library's role as a vital hub for literacy, technology access, civic engagement, and lifelong learning, and Assistant Library Director Laura Brown accepted it on behalf of the Library staff.

2. Proclamation: EMPOWERment Day

Council proclaimed March 25, 2026 as EMPOWERment Day in the Town of Chapel Hill. Council Member Miller-Foushee presented the proclamation to Executive Director Delores Bailey and EMPOWERment staff recognizing EMPOWERment, Inc. for 30 years of community service in affordable housing, resident advocacy, and economic empowerment.

ANNOUNCEMENTS BY COUNCIL MEMBERS

2.1 Mayor Jessica Anderson

Mayor Anderson announced several upcoming community events, including the 5th Annual Creek Week celebration; the groundbreaking for the 2200 Homestead Affordable Housing Community on March 27, 2026; and the grand opening of the Homestead Skate Park on April 6, 2026.

2.2 Mayor Pro Tem Berry

Mayor Pro Tem Berry congratulated UNC athletes participating in national tournaments and shared her enthusiasm for the women's basketball team's advancement to the Sweet Sixteen.

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.

2.3 Public Comment Attachment

Jim Bulbrook and Jim Kitchen expressed concerns about noise impacts from high-decibel gas-powered equipment used by the Chapel Hill Country Club under its longstanding noise ordinance exemption, and requested that Council revoke the special exemption and apply standard community noise rules to the golf course.

Salima Smith shared concerns regarding relocation plans and communication from the developer Vitus related to the upcoming rehabilitation project. Ms. Smith requested clear written guarantees

regarding rental rates, hotel accommodations, construction timelines, and mold remediation to ensure residents are protected during the redevelopment process.

This matter was received and filed.

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 McCullough, seconded by Council Member Miller-Foushee, to approve the amended consent agenda to include item 5.1. The motion carried by a unanimous vote.

3. [FY 2026 Arts and Culture Awards Program Recommendations](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

4. [Multifamily Housing Revenue Bonds Issuance for the Acquisition and Rehabilitation of Elliott Woods and Chase Park Apartments Approval](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

5. [February 25 and March 4, 2026 Meeting Minutes](#)

The minutes were approved.

5.1 [Designate a Voting Delegate for the 2026-27 NCLM Board of Directors election](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

DISCUSSION

6. [FY 2025 Excess Fund Balance Appropriation Proposal](#)

Business Management Director Amy Oland presented the proposed appropriation of \$3 million in FY 2025 excess general fund balance. Ms. Oland provided background on year-end financial trends, clarified that the funds represent one-time resources, and outlined staff's recommendation to use the funds for unfunded needs including: Greene Tract planning obligations, FEMA Public Assistance grant management support, purchase of a leaf vacuum truck to support street maintenance, downtown safety and wayfinding improvements, demolition and site preparation costs for Fire Station 4, and revenue stabilization for the Parking Fund's debt

service obligations.

Council members asked questions regarding construction contingencies, procurement processes, downtown priorities, public housing and stormwater funding alternatives, and broader budget trade-offs. Council members expressed a desire for more information earlier in the process and for improved clarity on decision-making frameworks for future funding proposals.

A motion was made by Council Member Sharp, seconded by Council Member Miller-Foushee, that the Council enacted O-1. The motion carried by the following vote:

Aye: 6 - Mayor pro tem Berry, Council Member McCullough, Council Member Miller-Foushee, Council Member Nollert, Council Member Rivers, and Council Member Sharp

Nay: 2 - Mayor Anderson, and Council Member McMahon

Absent: 1 - Council Member Ryan

7. [Town's Public Housing Program Annual Plan, Admissions and Continued Occupancy Policy \(ACOP\)](#)

Deputy Town Manager and Interim Housing and Community Director Loryn Clark presented the Public Housing Annual Plan and proposed updates to the Admissions and Continued Occupancy Policy (ACOP). Ms. Clark explained that the Town must submit the updated plan to HUD by April 17, 2026 and noted that the changes improve alignment with best practices, support operational effectiveness, and strengthen equity-focused policies.

Ms. Clark highlighted proposed changes to the plans include revised eligibility and income verification requirements, adjustments to the criminal background exclusion periods, and updates to both the guest and pet policies. The changes also clarify several administrative processes related to admissions and continued occupancy, strengthening consistency and alignment with best practices. Ms. Clark also provided an overview of the Town's public housing portfolio, current HUD performance status, and forthcoming capital fund expenditure plans.

Council members asked questions regarding verification requirements, criminal exclusion policies, data reporting, and tenant protections.

A motion was made by Mayor pro tem Berry, seconded by Council Member McCullough, that the Council adopted R-3. The motion

carried by a unanimous vote.

CLOSED SESSION (AS NEEDED)

Council Member Rivers requested a change to his vote on O-1, but ultimately chose not to do so, noting that he did not wish to reopen discussion of the item.

A motion was made by Mayor pro tem Berry, seconded by Council Member Rivers, that the Council entered into Closed Session as authorized by General Statute Section 143 318.11(a)(4) to discuss "Project Periodic". The motion carried by a unanimous vote.

Council recessed into Closed Session at 8:04 p.m.

Council Member McMahon moved, and Mayor pro tem Berry seconded a motion to adjourn the Closed Session and Council meeting. The motion carried by a unanimous vote.

ADJOURNMENT

The meeting was adjourned at 8:35 p.m.