



TOWN OF CHAPEL HILL
~~306 NORTH COLUMBIA STREET~~
~~CHAPEL HILL, NORTH CAROLINA 27516~~

OFFICE OF THE MAYOR

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February 1, 2006

James Moeser, Chancellor
 The University of North Carolina at Chapel Hill
 103 South Building, Campus Box 9100
 Chapel Hill, NC 27599-9100

Dear James:

I write on behalf of the Town Council to respond to your December 28, 2005, letter regarding your establishment of a leadership advisory committee that will seek input on planning for the University's Carolina North development.

Thank you for letting us know of your intention to appoint a committee that will seek broad community input on planning the Carolina North development. The Council understands and believes in the value of obtaining input, feedback and guidance from citizens who have an interest in and are affected by proposed developments in our community. It is exactly that set of beliefs that caused the Council to appoint the Horace Williams Citizens Committee in October 2002. The Council reviewed and endorsed the final report of the Horace Williams Citizens Committee in March 2004 and forwarded its report to the University for consideration. Thank you for providing your January 25, 2006, response. We have referred your response to the Horace Williams Citizens Committee and look forward to receiving its comments.

You stated that you welcomed suggestions as you work with the committee chair, former Mayor Kenneth S. Broun, to detail the process, and we appreciate the opportunity to comment. The Council discussed your letter at its January 12, 2006, planning session and again at its January 23, 2006, regular meeting. Mr. Broun attended the latter meeting and provided additional information, which we appreciate. Based on the material available to date and the Council's discussions, we offer comments and request additional information as follows.

Potential Process

In your December 28 letter, you state that you have sketched out a potential process for collaboration between the University and local "communities." We would appreciate being informed of the details of the process that you envision, the communities that you plan to invite to participate, and the nature of the collaboration that you seek.

New mailing address:
 405 Martin Luther King Jr. Blvd
 Chapel Hill, North Carolina 27514

When Mr. Broun addressed the Council, he expressed his understanding that the process that you have in mind was set up in consultation with the University's Board of Trustees. We would appreciate further explanation of such consultation with the Trustees.

Committee Charge

You state, also, that the process would be guided by a leadership advisory committee. The Council believes that it is important to understand the specific details of the charge of this committee. What tasks do you wish the committee to perform? What outcomes do you expect as a result of the committee's work? How would the product of the committee be different from the work produced by the Town's Horace Williams Citizens Committee? We received some additional information from Mr. Broun when he addressed the Council, but would appreciate your response.

Work Schedule

The Council is concerned about the schedule that you envision for the committee's work, especially in view of the workload already facing the Council and staff members involved in land use management work. When would the committee be appointed; when would it begin work; when would it be expected to have completed its charge? Are there particular objectives that are driving the schedule envisioned for the work of the committee?

Meetings Televised

Mr. Broun mentioned the possibility of televising meetings of the committee. As you know, all of the Council's regular meetings and hearings are televised. We find this to be of substantial value to citizens. We would be pleased to help make arrangements for cablecasting or replaying the committee's meetings on the Town's cablevision channel. Will the University provide for recording the meetings so that they can be shown on the Town's government channel? I expect that The Peoples Channel also may be interested in showing the committee's meetings.

Committee Composition

We also are interested in learning more about the composition of the committee. Mr. Broun outlined a list of potential members, including: three University staff members; three University faculty members; three members each appointed respectively by the Towns of Chapel Hill and Carrboro; two representatives appointed by the Orange County Commission; one person from the Chapel Hill-Carrboro School Board; a representative from the Chamber of Commerce; a representative from the North Carolina Department of Transportation; and a representative from the State Budget Office. Is this the final composition of the committee as you propose it? We would appreciate receiving the list of persons already appointed, as well.

Town's Zoning Authority

When Mr. Broun spoke at the January 23 Council meeting, he stated (and I paraphrase) that he had been assured, and strongly believed, that the University recognized the Town's regulatory authority. We took his words to mean that the University recognizes the legitimacy of the Town's zoning authority over the Carolina North project and does not intend to seek relief from the Town's regulatory authority. We would appreciate your confirmation of our understanding or your statement as to any differences in viewpoint.

Long Range Transit Plan

The inter-jurisdictional Public Transit Committee, composed of representatives from the University, the Town of Chapel Hill and the Town of Carrboro, hosted a meeting in 2005 to begin discussions about developing a long-range transit master plan. The Public Transit Committee will be reviewing a draft Scope of Work for development of a long-range transit plan at its February 22, 2006, meeting. We believe that University financial support for developing such a plan is critical, and that such a plan is an essential foundational element for considering development of the Carolina North project. Is the University still committed to supporting development of the long-range transit plan?

Fiscal Equity Model

In a March 1, 2005, letter to you, the Council requested that the University join with the Town in a process that would result in creation of a fiscal equity model that could be used to fairly assess the direct revenues and direct costs to the Town that would result from proposed development of University lands. The process would involve requesting the Dean of the School of Government to provide assistance in identifying potential consultants, selection of a consultant by a joint committee of the Town and the University, and creation of the fiscal equity model under supervision of the joint committee. We believe that having a tool for use in understanding fiscal exchanges related to development of specific Carolina North projects is another foundational element for consideration of University proposals. Are you prepared to move forward with development of a fiscal equity model? If so, when could we expect to begin such work?

Open Space Conservation

In the same letter, the Council forwarded information to the University about possible strategies for conserving and protecting open space at the Horace Williams site as a part of the Carolina North development project. Is the University willing to consider the Town's proposals and other methods for conserving and protecting open space as a part of the Carolina North project?

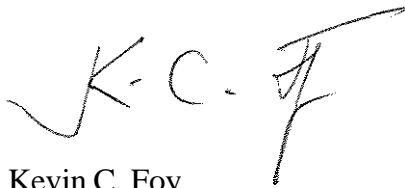
Airport Plans

We also would appreciate knowing whether the University intends to cease operation of the Horace Williams Airport and, if so, whether there is a definite schedule for closure.

We offer these comments and questions in the best spirit of engagement with the University in considering what will be the most significant process undertaken since development a few years ago of the Office/Institutional-4 zone for the main campus. The Town and the University worked to develop an entirely new zone in a period of one year, in order to accommodate the pressing needs created by the largest bond financing ever authorized by North Carolina voters. We do not face the same immediate pressure in working with each other regarding the Carolina North development. Nevertheless, we intend to work with the University in good faith to address the relevant issues on a timely basis.

We appreciate your intent to obtain input from the community and look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "K.C. Foy". The signature is stylized with a large, sweeping flourish at the end.

Kevin C. Foy
Mayor