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MEMORANDUM

To: Town Council
From: Mayor Rosemary Waldorf *REW*
Subject: University Towns and Cities Meeting
Date: February 15, 2001

The meeting of Mayors and other leaders from towns and cities in North Carolina where campuses of the University of North Carolina System are located was convened as planned on January 30. It was well attended.

The discussion, as expected, revealed many issues of common interest. Among them are: student housing, rental property in neighborhoods, student population growth, behavior of students off campus, similar issues where private colleges are located, and the role of the League of Municipalities with this group.

The League, represented by Ellis Hankins, agreed to: distribute copies of policies, ordinances, memos of understanding, and descriptions of town-gown committees; plan workshops on these common issues for the League meeting in October; draft a mission statement for this group; designate a staff person to provide continuity when elected leadership changes; and collect ideas about matters that need work in the area of university-town relations.

There was general agreement that municipal representatives would talk to their representatives in the legislature about these issues.

I hope some members of the Town Council will be willing to participate in the League workshop in October.

Attachment: minutes of the University Town/Cities Summit

University Towns/Cities Meeting

Monday, January 30, 2001

League of Municipalities Office Board Room, Raleigh

Minutes of the meeting:

Mayor Rosemary Waldorf of Chapel Hill convened the meeting.

Others present were: Mayor Keith Holliday of Greensboro; Mayor Nancy M. Jenkins and City Attorney Dave Holec of Greenville; Mayor Nick Tennyson of Durham; Mayor Milo McBryde of Fayetteville; Mr. Boyd Cauble, Executive Assistant to the Mayor of Charlotte; Mayor Pro Tem Lee N. Pavao, Town Attorney Ralph Karpinos, Assistant to the Mayor Alice Joyce of Chapel Hill; Mayor Jack Cavanaugh and Assistant to the Mayor Dan Narvaez of Winston Salem; Mayor Velma Burnley of Boone; City Council Member Benson Kirkman of Raleigh; and Bruce black representing Mayor Sitnick of Asheville.

Mayor Waldorf stated the purpose of the meeting: To discuss issues in common to towns and cities where constituent campuses of the University of North Carolina System are located. They include: student safety and costs of services, especially funding for fire protection; building issues and projected enrollment growth and concern that the University System pay for that growth; authority by zoning right to regulate building growth.

Concerns and ideas:

- Student housing – not one penny in the bond was designated for student housing. Boone is trying to organize public-private housing.
- In some neighborhoods houses are sold for rental property to students or to parents who move their children into the houses changing the character of the neighborhood
- There is a need for some universities to increase their student population, for example NCCU in Durham.
- Greenville would like closer collaboration among towns/cities for sanctions against bad behavior by students off campus.
- Ellis Hankins said that the League gets questions from communities where there are private institutions, which have impacts similar to those of the public ones. Examples cited were Baptist Seminary in Winston Salem and Meredith College in

Raleigh. These private collages also have conflicts with cities/towns about rights to expand.

Organization

Mayor Tennyson suggests in the future an open meeting to include everyone who wishes to attend, with special effort to have the core 16 UNC campuses represented.

Ellis Hankins said that town and city leaders would need to speak to their legislative representatives to keep money in the budget for appropriations, which are not line items. These add up to over four million dollars. He suggests that individual mayors write their representatives asking for individual appropriations. Perhaps several members of the General Assembly and J.B. McMillan (?) might be invited to the next meeting to answer questions.

Perhaps the League could create workshops (patterned after those offered by the National League of Cities) for the annual meeting in October, which would look at issues in several categories: classic institutions, unique institutions, teaching hospitals, black universities, and any others.

Work ahead

Mayor Tennyson: What parts of the future do we all accept? (For example, does everyone agree that these institutions within the UNC System all will grow? If so, the question switches from if they will grow to how they will grow.)

Where will growth occur? At what rate? What decisions others have already made? What are already accepted facts and no longer need to be debated? How do we manage the rest?

Mayor Waldorf: How do we get the Universities (the state) to pay for their growth since they are exempt from property taxes?

Ellie Hankins: It is no longer possible to keep up with all the study commissions. How does this group (towns and cities) get input into policy decisions? Perhaps invite President Molly Broad and her staff and some members of the Board of Governors to come to a meeting with this group of local leaders.

Other issues / tools might include: ABC issues, more Alcohol Law Enforcement (ALE) officers, an inventory of benefits (state resources) available to municipalities where UNC System campuses are located, uniform agreement about replacement of transportation services for loss of parking spaces, lists of memos of understanding between individual campuses and their municipalities

To the extent that there is a public cost of having a university campus in your town, can the cost be quantified and what can be done about it?

In future meeting, this group should consider: Parking problems, neighborhood incursions, party nuisance issues, transit cost sharing paradigms, protecting fire and other state money sources, university/state support of transit and adequate housing, more ALE officers, coordination on how to manage special events.

Boone: Appalachian State University is land locked. A private developer came in with a proposal to develop a 750-unit apartment complex. The university housing department decided to manage it that would make it ineligible for property taxed. They wanted to make the units "low cost housing" even though the units were high end. They made a deal whereby the developer pays the equivalent of the property tax amount for 25 years. It was a way to get some revenue for the increased police protection now necessary, but the cost stream will end.

Mayor Tennyson: Consider the issue of the university buying property or people giving property to the university. Citizens and neighborhoods are concerned. N.C State and ECU have their own bus lines for their campuses.

Mayor Cavanaugh: The Mayo Clinic does not claim all their property for tax exemptions. This tax revenue is also an issue with churches, retirement centers, and hospitals.

Mayor Holliday: What to do about the problem of municipal police patrolling areas where there are pockets of students in neighborhoods, for example fraternity houses off campus. Local police have to call campus police and inspections and wait for them to arrive at the scene of a problem. The suggestion from UNG-G is that they would like for the city of Greensboro to have a "hands off" policy.

The fact that campuses are so open brings citizens onto campus, which can create the need to work together when there are conflicts over loud music, parking, summer camps, and others.

Mayor Holliday: Street closings are a problem when UNC-G wants to close the streets essential to businesses while they do construction work. They act angry that support for these projects is sometimes a problem for businesses and citizens.

Mayor Holliday: A & T University has 22,000 students. They wish to build their activities and programs. The community needs help in dealing with the related issues caused by parking, noise, etc.

Ellis Hankins: Let the League be a clearinghouse for these issues. Think about what you'd like to contribute to a central file available to everyone.

Mayor Jenkins: Having the League involved is a good idea. Workshops and issues going to the legislature can be managed through the League.

Mayor Cavanaugh: Collect ideas from other states.

What does this group want to do apart from the League?

Boone: The growth situation is different there than at some places in that the chancellor and student body there do not want to grow and don't think their campus can support growth. Does the UNC System want the campus at Boone to grow anyway?

What about tax exempt non-profits and their effect on the tax base? Wake Forest Medical School has created a nearly critical situation in Winston Salem.

Several mayors agreed that the group should be a positive, friendly influence on town-gown relationships; a partnership is desired, not an adversarial relationship. In some cases, there is a need to work and plan together better.

Next Steps

Ellis Hankins says that the League will:

- Distribute copies of policies, ordinances, memos of understanding, and descriptions of town-gown committees.
- Plan workshops for the League meeting in October.
- Draft a mission statement for this group.
- Designate a staff person to provide continuity when elected leadership changes.
- Collect ideas about matters that need work in the area of university – town relations.

The meeting was adjourned.