

ATTACHMENT A

**A RESOLUTION ESTABLISHING A COMMITTEE TO DISCUSS THE
CO-LOCATION OF PUBLIC WORKS FACILITIES
Resolution No. 46/2002-03**

BE IT RESOLVED that the Board of Aldermen hereby appoints the following Aldermen to serve on the committee:



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

OFFICE OF THE MAYOR

(919) 968-2714
FAX 919-969-2063

August 28, 2002

Mayor Mike Nelson
Town of Carrboro
301 W. Main Street
Carrboro, NC 27510

Dear Mayor ~~Nelson~~: *Mike -*

At its regular business meeting on August 26, the Chapel Hill Town Council authorized the attached inquiries to the University. The inquiries relate to potential opportunities that the closing of Horace Williams Airport will create for adjustment of proposals for University facilities as well as possible joint Town-University facilities.

We recognize that Carrboro has an interest in these matters and would be happy to discuss them with you. We will keep you informed about future discussions. Please do not hesitate to contact me.

Sincerely,

Kevin C. Foy
Mayor

KCF/wms

Attachments

MEMORANDUM

To: Mayor and Town Council

From: Council Members Jim Ward and Bill Strom

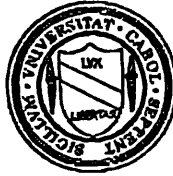
Subject: Inquiries for Consideration by the University

Date: August 26, 2002

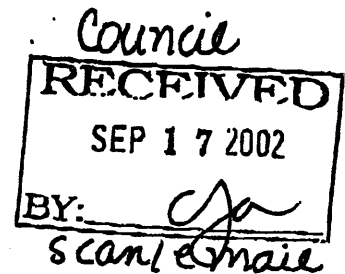
The University's announcement regarding the closing of Horace Williams Airport and changing its immediate plans for development of areas north of the airport site creates opportunities to engage with the University in renewed discussions regarding the Town's continued lease of land for Town use, as well as opportunities for other University development now being considered for a site south of Estes Drive Extension. We propose that the Council authorize inquiries to the University regarding the potential opportunities the closing of the Airport will create for adjustment of proposals for University facilities as well as possible joint Town-University facilities.

Specifically, we recommend that the Council submit the following inquiries to Chancellor Moeser for consideration by the University:

1. In the past, the University has denied the Town's request for extension of the lease on the area now used for the Town's Public Works and Transportation Departments, citing plans to develop the area. The present lease ends on December 31, 2006. With the closing of the airport and shifting of the focus of development to that site, is it feasible for the University to extend the Town's lease?
2. In view of the planned closing of the Horace Williams Airport, is it feasible for the University to construct all or some of the facilities now proposed for a site south of Estes Drive Extension (including Grounds Services offices, vehicle and equipment repair shops, landscaping and equipment storage areas, a fueling station, bulk storage facilities and parking spaces) on some portion of the Horace Williams property north of Estes Drive Extension that is well-separated from residential development?
3. Recognizing that the University's long-term plans for development of the Horace Williams property now may be under reconsideration, as a result of the plan to close the airport, is it feasible to make some short-term use of the property for Grounds Services and other functions instead of immediately developing the property to the south of Estes Drive Extension?
4. Is it feasible to develop joint-use facilities (e.g., vehicle fueling) or to co-locate facilities (e.g., equipment and vehicle maintenance) at or near the present Town Public Works and Transportation Department facilities, either for short-term or long-term use?



THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL
Office of the Chancellor



September 12, 2002

James C. Moester
Chancellor

103 South Building
Campus Box 9100
Chapel Hill, NC 27599-9100
(919) 962-1365 Fax (919) 962-1647
james_moester@unc.edu

The Honorable Kevin C. Foy
Mayor, Town of Chapel Hill
306 North Columbia St.
Chapel Hill, NC 27516

Dear Mayor Foy:

Thank you for your letter of August 28 transmitting the inquiries posed by the Town Council in approving the motion proposed by Council Members Ward and Strom. Let me respond to each of the four points in their memorandum.

First, you ask whether, since we plan to close the Horace Williams Airport, we could extend the Town's lease on the property used by the town's public works and transportation departments. As you know, the schedule for closing the airport is addressed in the House version of the state's budget. Until action on the budget is complete, we will be uncertain about the schedule for closing the airport. We are closely monitoring the work on the budget in the General Assembly. When that process is finished, we will be in touch with you when we are able to assess the implications for the airport.

Second, you ask whether we could consider the site of the present airport for some or all of the facilities that we propose to locate on the south side of Estes Drive Extension. Regardless of the ultimate action by the General Assembly regarding the airport, we do not feel that the airport site is suitable for those uses. As you know, we have met with the Elkin Hills neighbors about the proposed facilities, and we will continue to meet with them. We have addressed many of their concerns, and we believe that the facilities we propose for the Estes Drive Extension property are aesthetically well designed, extensively screened, and consistent with the zoning.

Post-it® Fax Note	7671	Date	10/10	# of pages	2
To	Bob Morgan				
Co./Dept.	Carol				
Phone #					
Fax #	918 4456				

The Honorable Kevin C. Foy
September 12, 2002
Page 2

Third, you ask about short-term use of the airport property for our grounds department. Relocation of those facilities is an expensive proposition, and it would not be prudent to incur those costs to achieve some short-term objective when a good long-term solution exists. As I noted above, we feel that the facilities we propose will be a good neighbor to the Elkin Hills residents. We have heard their concerns and pledge to be responsive to issues such as noise and light impact.

Fourth, you ask about the possibility of co-locating some of our facilities with those of the Town. I have asked Carolyn Elfland, Bruce Runberg and Jonathan Howes to meet with a small group of town staff designated by the Town Manager to address this question. Their meeting will occur this week and we will follow up based on their recommendation.

Let me stress again the importance that we attach to relocation of our grounds department in a timely fashion. Their space on the main campus is needed to meet building needs in the area of the UNC Health Care system and the School of Medicine. We believe that relocation of grounds to Estes Drive Extension will be efficient for our needs and non-intrusive with the Elkin Hills neighborhood. Our plans for the Estes Drive Extension property will be presented to the Board of Trustees later this month and we plan to submit the required application for the Special Use Permit soon thereafter.

Thanks to you and the Council for your interest in this important matter. We look forward to working with you on these matters of mutual interest.

Very sincerely,



James Moeser

JM:bl

cc: Board of Trustees
Town Council
Vice Chancellor Suttentfield
✓ Town Manager Cal Horton