

TOWNtalk

A newsletter for Town of Chapel Hill employees

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A Short Report



By Cal Horton,
Town Manager

The Town Council has begun the process of searching for a new Town Manager. The first discussion was at the Feb. 27 Council meeting and deliberations will continue at the March 6 meeting.

Mayor Foy sought advice from the School of Government at UNC and prepared a working paper to get the conversation started. You can find it online at http://townhall.townofchapelhill.org/agendas/2006/02/27/12.1/process_for_selecting_town_manager.htm or can get a copy from the Town Clerk's office. You also can borrow a DVD copy of the meeting, if you're interested in observing the discussion held this past Monday night.

One of the reasons that I gave six months' notice of my retirement is to allow the Council reasonable time to find a replacement. The process of creating a good description of the Council's expectations, advertising the availability of the position, receiving and screening applications, assessing finalists and negotiating an agreement will require several months of work. The Council hopes to have the new Manager in place by Sept. 2.

We will do our best to keep you informed about the selection process as the Council moves forward. If you have suggestions, I am certain that Council Members would be pleased to hear from you, as they are in regard to any important matter. They're off to a good start.

Rae Buckley

Joined Town: December 2004

Department: Planning

Duties: Rae works as a Planner in the housing and neighborhood services division of the Planning Department. She helps administer the Community Development Block Grant, which provides funds to support affordable housing and public services for Chapel Hill residents with low income levels. She began working in accounting, doing financial reporting and reconciliation, and has since expanded her responsibilities to include collaborative projects with local affordable housing non-profits. She also works with the Neighborhood Conservation District process, which allows residents to educate themselves on zoning issues and work to create a unique set of zoning restrictions for their own neighborhoods. She is assisting with the Ten-Year Plan to End Homelessness in North Carolina. She has a bachelor's degree in philosophy and a master's degree in public administration. Of her job, she says: "I love my job because it combines two things that I enjoy doing: accounting and community organizing."

Personal: Rae's hobby is trying out new hobbies. She has tried gardening, creative writing, and knitting, and is currently learning how to sew. She enjoys reading novels and books about her field. Her husband, Bill, was a sous chef at Crooks Corner, so

In the Spotlight



for her birthday, he makes her favorite dishes from Crook's Corner. They have a German Shepherd, Fanny, who is eight years old, and active and healthy.

Quote: Few things are impossible to diligence and skill. Great works are performed not by strength, but perseverance.

— Samuel Johnson

Philosophy: Love what you do and do what you love.

COMING UP:

Budget Hearings & Forums

The following forums on the Town Budget are scheduled at 7 p.m. in the Council Chamber of Town Hall on **March 22** and **May 10**.

March 10 is Harriet Tubman Day — Celebrate Ms. Tubman's birthday with a free swim at the Chapel Hill Community Center pool.

March 17 is St. Patrick's Day — and **March 20** is the first day of spring!



In Brief

Norman Clark (Fire) was elected chairman of the Chatham County Board of Education in December 2005. Clark, who has been with the Fire Department since 1992, is the first African American to hold this position.

Chapel Hill's Active Living By Design Program was discussed in a Feb. 14 column by Jane Brody in the *New York Times*: "Even without the support of a major foundation, communities and individuals can do much to promote healthful activities among their fellow residents. Mr. Dessauer [Mark Dessauer, communications director of Active Living by Design] suggested supporting bond measures to establish or extend trails where people can walk and bike. When new housing developments are proposed, zoning requirements should include building sidewalks and safe play areas. Cluster housing, leaving a large community-accessible area in the middle, is a concept gaining acceptance in many areas."



Kate Flory of the Public Arts Commission and her husband Andy Flory are the proud parents of Charlotte Billings Flory (above), who was born at 5:32 a.m. on Feb. 13 at UNC Hospital. She weighed in at 6 lbs, 6 oz.



Boiler Move – *Chapel Hill Police and the Town's traffic signal crew (Mike Rempson and Ray Gornto) coordinated and assisted in moving two 40-ton boilers measuring 20 feet tall by 14 feet wide from UNC's electricity and steam co-generation facility to the Manning Drive Steam Plant site during early morning hours on Feb. 25-26.*

Tanita Howard (Clerk's Office) and her husband Nathaniel are in the process of adopting her nephews, Kaveyon, 1, and Messiah, 2. The boys have been in foster care and she and Nathaniel are looking forward to making a real and permanent home for them. Their son Antonio, who enjoys being a big brother, frequently asks, "Mommy, when will they finally be my brothers?" The boys will be living with them in April, and the adoption will be finalized in about a year (possibly as early as August).



K. Stephen Spade, currently general manager for the Des Moines Metropolitan Transit Authority, will begin work as the new director of the Transportation Department in

April. Spade has a bachelor's degree in political science from Indiana University and has done post-graduate training in public transit management and planning at the University of Wisconsin at Madison and Northeastern University in Boston.



The Howard Family (clockwise from center front): Antonio, 5; father Nathaniel, Messiah, 2; Kaveyon, 1; and mother Tanita.



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Employee Forum



AFLAC open enrollment ended on Feb. 17. Policies are effective March 1, and payroll deductions will begin on March 3. More than 100 employees enrolled in one or more of the plans that were offered as a result of the Employee Forum's request for this optional benefit.

This month the Council will continue to consider many budget items. At the beginning of the month, it will hear from the advisory boards and receive a presentation on key issues from the Town Manager. The Council also will hear from the Town Pay Plan Committee, which is composed of Town employees and community representatives. On March 22, the Council will hold its second public forum on the budget. Each year employees listen, participate, and learn about the items being considered. The meeting will be held at 7:30 p.m. in the Town Hall Council Chamber.

— Amy Harvey (Clerk's Office)

Recycling

Annual Compost Bin Sale

Orange County will sell outdoor composting bins for \$39 at the Eubanks Road Park and Ride Lot from 9 a.m. to 3 p.m. Saturday, April 1, or while supplies last.

According to the Orange County 2005 Waste Characterization, food waste is nearly 28 percent of all material landfilled from Chapel Hill. Landfilling is not composting! If we are really serious about saving the Earth, we need to make earth. Composting food waste reduces reliance on landfills, plus it creates a rich soil-like substance that feeds plants naturally without chemical fertilizers. Compost improves soil health, reduces erosion and retains water, helping protect plants from disease and drought while protecting waterways from chemical and sediment runoff.

— Blair Pollock
Orange Community Recycling



The Fire Department responded to a fire at the UNC North Chiller Plant near the Bell Tower Parking Lot off South Road on Feb. 16. Crews found heavy smoke and fire coming from the chiller fans of the plant. While they quickly brought the fire under control, evidence left behind shows the magnitude of the blaze. **Chief Dan Jones**, pictured at left, shows a melted remnant from one of the inside tower rims. Each rim contained about four feet of the honeycomb-like plastic PVC baffling.

Compliments

Praise from Citizens



Paul Azzu (Transportation) was complimented for his courtesy and kindness by rider Kristin J. Kercher. "Always pleasant, he greets each rider in the morning and the fact that many greet him by name shows that riders recognize and appreciate his kindness," she wrote. "I believe that Mr. Azzu goes above and beyond his responsibilities to ensure all a safe and pleasant ride."

Marc Copulombe expressed his gratitude to **Chapel Hill Transit** for giving citizens an opportunity during a Feb. 16 public transit forum to address their concerns and for implementing route changes that make getting to work easier for employees at UNC Hospitals. "Additionally, I wish to state that the drivers who drive this route are both courteous and considerate to us passengers."

Safety Sense

Eye Protection

Eye injuries in the workplace are very common. According to the national Prevent Blindness America (PBA) organization, more than 2000 people injure their eyes at work every day. About 1 in 10 injuries result in lost workdays for recovery. Of the total amount of work-related injuries, 10 to 20 percent will cause temporary or permanent vision loss. PBA estimates that proper eye protection could have lessened the severity or prevented 90 percent of eye injury accidents. Common causes for eye injuries are:

- Flying objects (bits of metal, glass, debris from blowing machines or mowers).
- Tools
- Particles
- Chemicals
- Harmful radiation (sunlight)
- Not wearing safety glasses.

Employees must wear appropriate eye protection when exposed to eye hazards on-the-job. This eye protection must have side shields, or they are not safety glasses. If an employee wears prescription glasses, and their job duties include being exposed to potential eye hazards, they should wear prescription safety glasses. Ask your supervisor about proper eye protection, or to request prescription safety glasses.

Remember . . . your eyesight is priceless.

— Julie Waller (Human Resources)

Downtown Economic Development Initiative

The Town Council and the community are reviewing preliminary architectural designs for new structures to be built on Town-owned Parking Lot 5 along West Franklin, Church and West Rosemary streets and the Wallace Parking Deck along East Rosemary and Henderson streets.

The Council has entered into a memorandum of understanding with Ram Development Co. to construct the \$70 million mixed use (housing, retail, and replacement parking) development.

At the Feb. 27 Council meeting, College of Design Dean Marvin Malecha of NC State University described the preliminary concepts for the Downtown Economic Development Initiative as buildings of pedestrian scale, sophisticated urbanism and “soft modernism” with threads of inspiration from American architect Louis Sullivan. The Council sought Dean Malecha’s advice as a peer reviewer to give critical review and feedback on preliminary architectural designs.

The next step is the March 20 review of a concept plan, to be followed by review of a special use permit application. If the project makes it through these stages, the timeline to start construction would be no later than March 2007 with completion targeted for September 2008.

Basic parameters for the development include the following:

- Developer will pay the Town \$7.9 million to lease the Town-owned property for 99 years.



Town Parking Lot 5 will be redeveloped into three buildings with 124 residential units and 24,000 square feet of retail. The Council has prioritized the need for high-quality public space, which is visible in this rendering.



The Wallace Parking Deck Project will have two buildings with 109 residential units and 6,000 square feet of retail.

- The Town will pay the developer a fixed amount of \$7.9 million for the construction of the Lot 5 parking garage and other Town-owned improvements.
- The Town will provide 99-year leases for both sites to the developer, with an option to extend for 25 years.
- The Town will pay \$500,000 to support parking for affordable housing units.
- After the developer receives a 15 percent return on cost, the Town will receive 20 percent of the net profit.
- Risks of cost overruns would be borne by Ram. The Town will continue to own both sites.