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SUMMARY OF A RETREAT HELD BY THE MAYOR AND COUNCIL
OF THE TOWN OF CHAPEL HILL, SIENA HOTEL,
SATURDAY, JANUARY 14, 1989, 8:30 A.M.

Mayor Howes convened the proceedings.

Council Members present were:

Julie Andresen	Nancy Preston
David Godschalk	James C. Wallace
Joseph Herzenberg	Arthur Werner
David Pasquini	Roosevelt Wilkerson, Jr.

Also present were Town Manager David R. Taylor, Assistant Town Managers Sonna Loewenthal and Ronald Secrist, Town Attorney Ralph Karpinos, Planning Director Roger Waldon, Engineering Director George Small, Assistant to the Mayor Beverly Kawalec, and Assistant to the Town Manager, Greg Feller.

The following summarizes the Council's discussion:

Legislative Issues

Alternative Revenues--The Intergovernmental Work Group on Alternative Revenues will report back to Council in the near future. A joint public hearing will be held by Orange County, Carrboro and Chapel Hill in the near future. The Council noted its intention to support the legislative recommendations of the North Carolina League of Municipalities (NCLM) pertaining to alternative revenue sources (such as the entertainment tax). The Council expressed interest in a Development Impact Tax as a supplement to, rather than a substitute for, current resources.

Transfer of Development Rights (TDR)--The Orange County Assembly of Governments will consider TDR at its first formal meeting on February 18th. The Council will wait for results of the Rural Character Study before further considering Transfer of Development Rights issues.

Tree Protection Program--Tree Protection Task Force will meet on January 24th to discuss a tree protection ordinance, proposed changes in Town tree policies and procedures, implementation of a more aggressive tree planting program, and creation of a Tree Board to work with the Appearance Commission. The Tree Protection Task Force will make recommendations to the Council in February.

Solid Waste Source Reduction--The Solid Waste Task Force is in the process of producing educational materials concerning solid waste and recycling. A Town-wide recycling program will be considered for inclusion in next year's (1989-1990)

budget. The Council encouraged the inception of a search for alternate future regional landfill sites.

Library--The possibility of seeking supplemental State funding was suggested.

Capital Planning

Transportation--An \$8 million bond package is proposed, composed mainly of State maintained highways. The Council will seek information on NCDOT's timetable and funding before committing Town funds to these projects.

Housing--The Council noted the need to develop a comprehensive plan for housing. The Council expressed interest in a program instituting a two cent tax rate per year earmarked for homeownership programs.

Parks and Open Space--The Council desires to reschedule the Parks and Open Space bond public hearing to February 27th; the Council could call a May 2nd Parks and Open Space bond referendum at its March 6th meeting.

Intergovernmental Issues

University Relations--The first meeting of the Communication and Coordination ("Town and Gown") Committee will be announced during the week of January 16th. The Council supports student representation on this Committee. The Council requested that the Committee investigate parking, airport utilization and housing among other things.

University Lake Watershed Study--A five acre minimum lot size has been proposed, as contrasted with two acres at present for most of the watershed. A public hearing on the proposed wastewater system for the Amberly project will be held on February 2nd by the North Carolina Division of Environmental Management.

Rural Character Study--Orange County has formed a Rural Character Study Task Force. Council Member Andresen agreed to serve on the Task Force if this is agreeable to the panel.

Orange County Water and Sewer Policy--The Council concurred with submitting the Manager's comments to Orange County for a public hearing on January 17th.

Planning Issues

Growth Management Techniques--It was suggested that the Downtown Commission consult with the UNC Computer Center to develop a computer model of the downtown area. Planning

staff will report to the Council on the Public Facilities Ordinance, including draft legislative language, in February. Town staff will report to the Council on neighborhood planning within 3-6 weeks.

Traffic Control--Staff will report to the Council in February on the definition of types of streets and will propose a policy on stop signs. Council requested continuing vigorous enforcement of traffic regulations.

Thoroughfare Plan--An updated draft of the Thoroughfare Plan is expected in the spring.

Mayor Howes adjourned the meeting at 2:40 P.M..