

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 27, 2022 9:45 AM
To: Susan Smith
Cc: Colleen Willger; Dwight Bassett; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: CLEAN UP before "you" BUILD UP

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Susan Smith <nasus48@bellsouth.net>
Sent: Wednesday, January 26, 2022 5:57 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: CLEAN UP before "you" BUILD UP

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council members,

I agree with the Friends of Bolin Creek. The public needs clear statistic-based facts that answer the following important questions. We all live here and need for you as mayor and council members to put values and environmental safety OVER expedited greed and construction for profit. Acting without conscience in this case is unconscionable. This construction site is right next to a greenway that the town is supposed to protect. Would you feel comfortable explaining your actions to school children whom are asked to trust government, both local state, and national?

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Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 27, 2022 9:45 AM
To: Karen Hurka Richardson
Cc: Colleen Willger; Dwight Bassett; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Coal Ash Dump at Bolin Creek

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
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[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Karen Hurka Richardson <karenhurka@hotmail.com>
Sent: Wednesday, January 26, 2022 4:59 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Coal Ash Dump at Bolin Creek

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I hope the meeting goes well tonight. I am disappointed I cannot attend.

Can you please provide an explanation for the following questions:

- Why is the Town proceeding ahead without addressing the questions that Friends of Bolin Creek and others raised at the meeting held last fall?
- Why didn't the Town hold the promised public hearings to answer the risk questions we raised about building housing on toxic coal ash dump?

- Why is the town lending financial support to a project providing 450 parking spaces on a major transit corridor?
- Is it safe to build housing on a coal ash pile composed of old construction debris mixed with coal ash, likely deposited there from UNC boilers?
- Does the Town Council feel comfortable with families living on this site when the stability and contents of the fill underneath is not known?
- Even if the Town has absolved itself of responsibility to clean up the coal ash, what moral responsibility does it have to protect the health of future residents?

Thank you for your time,

Karen Richardson
902 E. Franklin Street

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 27, 2022 9:45 AM
To: Ti Harmony
Cc: Colleen Willger; Dwight Bassett; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Coal Ash Pile

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Ti Harmony <harmonygarden@earthlink.net>
Sent: Wednesday, January 26, 2022 4:04 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Ti Harmony <harmonygarden@earthlink.net>
Subject: Coal Ash Pile

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Town Council members,

Since I won't be able to attend the meeting tonight, I did want to weigh in on the proposal of transforming the coal ash dump on which the current police station sits into more profitable uses. It seems that you are taking the profit of Belmont Sayre into account over other more pressing concerns.

I, along with the Friends of Bolin Creek, ask you to address the following reasonable and so-far ignored (by you) questions BEFORE agreeing to transfer ownership to Belmont Sayre and proceed with the redevelopment of that land.

- Why is the Town proceeding ahead without addressing the questions that Friends of Bolin Creek and others raised at the meeting held last fall? From the outside it appears that you had made up your minds in advance and were just going through the necessary formalities with full intention of ignoring the concerns raised by citizens of the Town. Perhaps the developer has given you money?
- Why didn't the Town hold the promised public hearings to answer the risk questions we raised about building housing on toxic coal ash dump? To promise a meeting and then cancel it without rescheduling reveals very clearly the original intentions of the Mayor and Council. Obviously no meeting was ever meant to happen, and it was only promised to shut up the opposition in the (earlier) moment. Shame on you.
- Why is the town lending financial support to a project providing 450 parking spaces on a major transit corridor? This action flies in the face of the Town's stated Global Warming goals, at the very least.
- Is it safe to build housing on a coal ash pile composed of old construction debris mixed with coal ash, likely deposited there from UNC boilers? Why would any thought of doing anything with this site not have waited till this basic question of safety has been answered? Was it actually even safe to build the police station on it ever in the first place?
- Does the Town Council feel comfortable with families living on this site when the stability and contents of the fill underneath is not known? Does the Town Council feel comfortable with possibly lower income people living on this potentially toxic site?
- Even if the Town has absolved itself of responsibility to clean up the coal ash, what moral responsibility does it have to protect the health of future residents? Does the Town Council even consider morality in their decision-making, or just financial concerns?

Thank you for at least a LITTLE soul-searching around these simple and basic questions, though I know soul-searching is not something I ever really expect from politicians, even on the more local level. From the outside, it looks like the Town Council can do better in their decision-making process around these questions than they have done up till now. At least acknowledging the questions and even just saying you don't care to look into them would be better than what's happened with all this up till now. At least that would be honest.

Thank you for your time and attention.
Ti Harmony

"The realization of the eternity within one's own heart is known as God-realization or Self-realization." -Swami Jyotirmayananda

Amy Harvey

From: Jeanette Coffin
Sent: Friday, January 28, 2022 2:14 PM
To: Katherine Leith
Cc: Colleen Willger; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Coal Ash Pile

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Again, thank you for your message.

Sincerely,

Jeanette Coffin

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Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Katherine Leith <katherineleith1941@icloud.com>
Sent: Friday, January 28, 2022 12:36 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Coal Ash Pile

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear All,

Please do NOT pass anything on the Bolin Creek area. Exposing people to the coal ash is cruel - especially if they don't have other options. Would you want to live on top of coal ash and be exposed to its dangers? Would you want that for your family? Pets?

Keep the area as it is with vegetation - with no concrete. Find out what the experts say. Use some sense and keep the area and town in the forefront of your decisions - versus personal gain as is happening at the national level.

Thank you,
Katherine Leith

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, January 31, 2022 2:55 PM
To: Nick Torrey
Cc: Colleen Willger; CHRIS BLUE; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Police Station risk analysis and MOU

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Nick Torrey <ntorrey@selcnc.org>
Sent: Monday, January 31, 2022 2:19 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Julie McClintock <mcclintock.julie@gmail.com>; Pamela Schultz <pamela.b.schultz@gmail.com>
Subject: Police Station risk analysis and MOU

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Members of the Town Council,

The Southern Environmental Law Center and Friends of Bolin Creek are concerned that the town is proceeding with a plan to build housing on top of the coal ash site at the Police Station property without considering updated risk information that you requested and were told in October would be provided to you.

As a reminder, at the October 13, 2021 council meeting, Council members and Mayor Hemminger requested more information to update the risk assessment prepared by the town's environmental consultant before considering possible uses for the property. The additional information requested included risk calculations using 10^{-5} (the level used for the initial risk assessment on the greenway) and 10^{-6} cancer risk factors, as well as the inclusion of background levels of metals in the risk calculations since families living there would risk exposure to all pollutants present on the site. In response, Laura Selmer stated that staff would work with the town's consultant to address the concerns that were raised in the meeting.

After that meeting, we were told by John Richardson via email on Oct. 25 that the additional risk analysis was being done, and consideration of a draft memorandum of understanding with the proposed developer, originally scheduled for Oct. 27, was taken off the agenda. It appeared that the town was following through on your request to perform the additional risk analysis before proceeding.

However, to date we have not seen any information on the status of the additional risk analysis, despite raising this issue in last Wednesday's Council meeting and requesting an update from Mr. Richardson on Thursday morning. Meanwhile, the brownfields redevelopment proposal is now moving forward with a draft memorandum of understanding and a plan that, as you were told at last week's meeting, relies on residential development. We urge you to get the additional risk information you requested and evaluate it before taking steps towards selecting uses for the site.

This is especially important because we are not aware of any residential brownfields project constructed on top of a coal ash site. If the proposed developer or the town's consultant can provide examples of successful residential redevelopment projects constructed on coal ash sites, we would be interested to see that information. We do know that coal ash fills that were authorized by NC DEQ in residential areas of Mooresville have been a major source of public concern among residents there. In addition, constructing affordable housing units on this coal ash site, as has been discussed, could present environmental justice concerns.

You and the public must have the opportunity to evaluate the additional information you requested from the risk analysts you hired. Without the requested information, we believe it is premature for you to consider an MOU advancing a plan that would allow housing on a coal ash site.

Sincerely,
Nick Torrey, SELC
Julie McClintock, Friends of Bolin Creek

Nicholas S. Torrey
Southern Environmental Law Center
601 West Rosemary Street, Suite 220
Chapel Hill, NC 27516
(919) 967-1450
ntorrey@selcnc.org

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Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, February 01, 2022 9:43 AM
To: tervance@gmail.com
Cc: Colleen Willger; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Stop and Listen Before Proceeding with a Memorandum of Agreement to decide the future of a toxic piece of town land. If not for motives concerned with safety of residents to save from being sued.

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: tervance@gmail.com <tervance@gmail.com>
Sent: Tuesday, February 1, 2022 7:53 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Stop and Listen Before Proceeding with a Memorandum of Agreement to decide the future of a toxic piece of town land. If not for motives concerned with safety of residents to save from being sued.

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*Please substitute this corrected email for the one sent Jan 31 to the mayor and council. The word **infrastructure** was left out in the 4th paragraph. Thanks.*

Dear Mayor Pam and Council Members,

UNC could be held liable to let any new building be built on a brownfield site of toxic coal ash. Apparently brownfield sites have been built on by the town but never on the more toxic site containing coal ash. When the town acquired this site it was unaware of the toxicity of coal ash. But now they are aware of it and they would be held liable if any apartments, daycare center housing for families, seniors etc. were to live there and get sick. Amy, while you said it gave you heartburn to put families and children on the site, shouldn't it also give you heartburn to put as you suggested "...senior or age-restricted units." Adam you are right "...It's not right for the Town to ask other families to do that (referring to living on top of a coal ash site.) We mainly need affordable housing but housing that can cause cancer is no way to do that for poor people, rich people or any people.

Do you understand that the town of Chapel Hill, if you approved of the development of apartments (the developer thinks apartments are the most viable option for this coal ash site) could be sued as well as the Developer and UNC for ill health consequences. Both Nancy Oates and Julie McClintock and Nick Torrey (Southern Environmental Law Center) and Robert Beasley and other members of the public who have been following this, are of course concerned about toxicity risk and there is no updated risk calculation appropriately stringent that has been open to members of the public.

Moshier the developer is pushing multifamily housing as financially viable. This developer is touting that the apartments will bring in \$6.8 million in property tax revenue to the town over 20 years –if that is bait to convince folks think about it; it's chicken feed \$50,000 a year which would be more than wiped out by town services for the residents! [And you wonder why developers and our staff members who present to council members (and get an award from developers!) never calculate actual costs of services so that can be subtracted from claims about tax revenue.]

Back when we had in person meetings before COVID back when I participated, folks among the citizens who knew about finances, such as Fred Lampe, would provide figures about what a development would actually cost tax payers because of infrastructure and service costs, compared to what the developer said the benefits to the town would be in terms of tax revenues. Fred and others always turned out to be right but the council seldom paid attention. The developers most often sold the property for a huge profit and left the consequences to someone else and the town.

I personally know excellent lawyers, who are humanitarians, who deal in these kind of cases. A few of them might take this case on even pro bono. And win. The Town would pay, UNC would pay, the Developer would pay. And this would not go well for any of you on the council who don't object and vote against approving *any* person living in apartments on top of a coal ash site, As Nick Torrey said, they would be guinea pigs. But most of all the residents of any development would pay with their health the highest cost of all. If nothing else convinces you think about the cost of getting sued after the fact vs. making a wise decision now.

I haven't been able to attend zoom meetings since in person meetings stopped and many were held at times I couldn't attend because of work, health etc. so I am very grateful to Julie McClintock, Nancy Oates, Nick Torrey, The Local Reporter and others for making this clear to those of us who haven't been following closely.

Thanks in Advance for Considering,
Terry
Terry Vance PhD

Sent from [Mail](#) for Windows

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, February 01, 2022 9:44 AM
To: Erica Wood
Cc: Colleen Willger; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Coal Ash Pile

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Again, thank you for your message.

Sincerely,

Jeanette Coffin

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Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Erica Wood <ericawood@hotmail.com>
Sent: Monday, January 31, 2022 8:08 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Coal Ash Pile

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I urge the town council to effectively clean up the coal ash pile, before other site changes to the current Police Department site, and adjacent area. Components of coal ash can be harmful to ecological and human health, and we should not allow further erosion of this site.

Sincerely,
Erica Wood