

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 05, 2022 10:08 AM
To: penny sparacino
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: 828 MLK

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: penny sparacino <pennysparacino@gmail.com>
Sent: Tuesday, April 5, 2022 7:25 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 828 MLK

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

Please read before considering development. Also require a soil chemical analysis of Jay Street development soil. I got nowhere with my request. They only confirmed a soil type not chemical. RR side soil may be a real issue at this site.
Penny Sparacino

https://www.washingtonpost.com/climate-environment/2022/04/01/new-orleans-gordon-plaza-epa/?utm_source=pocket-newtab

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 11, 2022 9:06 AM
To: regibson@uuma.org
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: no housing on coal ash dump

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: Ruth Gibson <regibson@uuma.org>
Sent: Sunday, April 10, 2022 11:33 AM
To: Judy Johnson <jjohnson@townofchapelhill.org>
Subject: no housing on coal ash dump

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

Dear Ms. Johnson and Town Council friends,

I just read that there are plans to proceed with building family housing next to a coal ash dump at Bolin Creek and I am horrified. Inviting families to live on poisonous ground is not a whole lot different from the policy early in American history that provided Native Americans with smallpox-infected blankets. The fact that the damage is not necessarily fatal and slower to harm the victims is no excuse; moreover, I assume you are not giving away the homes to be built, but expecting people to pay for a toxic property that will poison them and their children.

This is so wrong and short-sighted, I can hardly believe you even considered it, let alone approved it. I urge you to either change your minds about this, unless you are personally willing, each and all, to pledge to live there yourselves, and donate your current residence to the town.

Sincerely,

Ruth Gibson

PS. I am not as well-informed about current use of coal ash as I might be, but I hope that there is not longer any need to produce or dump it in this day and age, when we urgently need to reduce carbon emissions. If that is not the case, what steps are underway to put an end to this kind of energy production?

As soon as the generals and the politicians can predict the motions of your mind, lose it. ... Be like the fox who makes more tracks than necessary, some in the wrong direction.

Wendell Berry

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 11, 2022 10:34 AM
To: Mary/Bill Kaiser
Cc: 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Coal Ash Site and Low-Income Housing

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: Mary/Bill Kaiser <w_mckaiser@hotmail.com>
Sent: Friday, April 8, 2022 8:57 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Coal Ash Site and Low-Income Housing

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

Mayor and City Council:

Please do not approve the plan to build low-income housing on the city's coal ash site. Doing this presents a health risk to people living in that environment and the workers who would build the units. Do the right thing and find another location for low-income housing.

Sincerely,
Mary C. Kaiser
2112 Markham Drive

Chapel Hill, NC. 27514

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 11, 2022 10:34 AM
To: cschuft@mindspring.com
Cc: 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Message from Website

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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Friday, April 8, 2022 7:04 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 04/08/2022 7:04 PM
Response #: 555
Submitter ID: 14180
IP address: 2603:6080:6908:1a19:71c9:8071:e16d:186b

Time to complete: 2 min. , 9 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Carolyn Schuft

2. Residency*

I am a resident of Chapel Hill

3. Message

I do not understand the willingness of the Town Council to build 'affordable housing' on a toxic coal ash site. Please explain your reasoning.

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

cschuft@mindspring.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 13, 2022 11:01 AM
To: nrwatkins@gmail.com
Cc: Colleen Willger; Sarah Vinas; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: From Nancy R. Watkins re please fwd my April 12th HAB commentary to the members of our town council

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: Nancy Watkins nrwatkins@gmail.com
Sent: Tuesday, April 12, 2022 5:34 PM
To: Amy Harvey aharvey@townofchapelhill.org; Emily Holt eholt@townofchapelhill.org; Nate Broman-Fulks nbfults@townofchapelhill.org
Subject: My comments for tonight's meeting

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

I want to address assertions made by town council members that the containment of the coal ash dump by capping and building a retaining wall will be sufficient, over time, to prevent hazardous coal ash contaminants from negatively affecting the health of future residents living on the site.

But, the 3-minute presentation allowed per public participant isn't enough for my concerns to be respectfully heard and addressed. I propose that a meeting be scheduled in which the public can voice their thoughts and discuss the current plans, before a final decision is made about these plans.

Here's a question to consider and find an answer to that satisfies you: why is there a disproportionate number of poor communities in our U.S. living near or on coal ash disposal sites?

Seattle, WA, has developed a mandatory affordable housing plan (MHA) that creates safe and decent homes for its impoverished populations (which tend to include the aging and the disabled). "MHA requires (all) new development to include affordable homes or to contribute to a City fund for affordable housing. MHA is being implemented in 27 urban villages (neighborhoods) throughout Seattle."

This housing plan creates diverse neighborhoods and diversity within apartment buildings, and it prevents further development or continuation of isolated, poor communities.

I've attached a link to Seattle's plan. It's a comprehensive one - please read it and consider the options we in Chapel Hill have when creating safe and decent homes for our impoverished population, and for doing away with "poor neighborhoods/slums".

[http://www.seattle.gov/hala/about/mandatory-housing-affordability-\(mha\)](http://www.seattle.gov/hala/about/mandatory-housing-affordability-(mha))

Thank you,

Nancy R. Watkins

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 18, 2022 1:05 PM
To: Katherine Kopp
Cc: Sarah Vinas; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Question from website - Coal Ash Site

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: Katherine Kopp <kkopp3@gmail.com>
Sent: Monday, April 18, 2022 11:54 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Question from website - Coal Ash Site

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

My husband, Vincent Kopp, and I are extremely concerned about the Town's possible plan to utilize fill dirt and some type of containment barriers on the coal ash dump by the Town Police Station and then build housing on it. This site is an environmental disaster waiting to happen and it deserves a full clean up and remediation, not some half-way measures that will not fully address the problem.

As a board-certified pediatrician and anesthesiologist, Vince is particularly concerned about the long-term consequences of building housing for families and the dangers of possibly exposing pregnant women, infants and children to coal ash on this site if it is not thoroughly cleaned up and fully mitigated. As a local real estate agent, I am concerned about the

message the approval of the proposed plan sends to our residents and newcomers about the Town's values in the area of public health and well-being.

Perhaps it would be useful for our Mayor and Town Council to seek the advice of our world-renowned experts at the UNC Gillings School of Public Health and at UNC Health to hear their professional expertise on the potential hazards here before making a decision that could have a serious and negative impact on the Town and its reputation for decades to come.

Sincerely,

Vincent J. Kopp, MD

501 E. Rosemary St. Chapel Hill (Town resident since 1969)

Katherine Kopp

501 E. Rosemary Street, Chapel Hill (Town resident since 1973)

Broker/REALTOR

Hodge & Kittrell Sotheby's International Realty

[140 West Franklin Street | Suite 130 | Chapel Hill, NC 27516](#)

c [919.741.9444](tel:919.741.9444)

hodgekittrellsir.com

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 18, 2022 1:06 PM
To: ro-ro@rebop.com
Cc: 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Do not build over Coal Ash

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: ro-ro@rebop.com <ro-ro@rebop.com>
Sent: Sunday, April 17, 2022 7:13 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Do not build over Coal Ash

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

Because research has shown significantly increased depression, mental health, and school and social conduct problems in children exposed to coal ash, I strongly oppose building over the coal ash sit in Chapel Hill

Rosemary Resler
301 Saint Thomas Drive
Chapel Hill

ro-ro@rebop.com
Sent with Airmail

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 18, 2022 1:06 PM
To: Lynda Haake
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Coal ash site development

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

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

From: Lynda Haake <lyhaake@gmail.com>
Sent: Sunday, April 17, 2022 3:13 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Coal ash site development

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:

I have been amazed that our town would consider building apartments or anything on top of an existing coal ash dump site without removing the ash first.

I realize removal is risky, but we all know our clay soil contracts and expands throughout the year and no matter how much dirt you put on top of the ash it will shift and eventually leak. Also, construction will undoubtedly disturb the site.

I know we need affordable housing in our community but why would we put those same folks at risk of potential serious health issues and risk leaking pollutants into our creeks?

I implore you to take a step back and reconsider your decision to develop this site.

Lynda Haake
2519 Buxton Ct

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 18, 2022 1:06 PM
To: Tom Denham
Cc: 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: coal ash dump

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

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

From: Tom Denham <tj4482@gmail.com>
Sent: Saturday, April 16, 2022 9:47 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: coal ash dump

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

Our wealthy, educated community can certainly afford to find the funding to remove the coal ash dumped by our electricity monopoly, Duke Power, which apparently has been allowed to morally, legally & financially check out. Do not build family homes anywhere near the dump site until it has been thoroughly cleaned up!
Tom Denham (resident since 1981)

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 18, 2022 1:06 PM
To: Susan Hester
Cc: 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Questioning council decision-making

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 Hester <susanhesterdc@gmail.com>
Sent: Saturday, April 16, 2022 8:49 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Questioning council decision-making

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

To the Mayor and Council Members,

I am appalled and embarrassed that I voted for people who are now supporting the building of homes on the coal ash site. The racism and classism and denial of science at the root of this decision cannot be explained away using the cover of "providing affordable housing." It is now so evident that the council and the town staff are controlled by for-profit developers.

The council members, with one lone exception, are creating "Rogers Road II" for Chapel Hill, having never corrected the egregious decisions made around Rogers Road. Again, behavior driven by inherent racism and classism. Smart, creative,

and committed council members could have fixed Rogers Road and could fix the coal ash site by requiring private developers to help the town as they make large profits in Chapel Hill.

It is telling that I can find no explanation by any council member supporting this despicable behavior, and confirms the lack of transparency and use of biased consultants at every turn by staff and council.

I urge you to examine your decisions and truthfully decide if you would live in the development you are proposing be built on poorly contained coal ash. And ask yourself why you are willing to expose our most vulnerable citizens to coal ash.

I look forward to the elections of 2023 to change our town leadership. And I hope we citizens are able to delay the coal ash development until then.

An active voter,
Susan Hester
Coker Hills West

Susan Hester
SusanHesterDC@gmail.com
Mobile/Text 919-360-1900

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 18, 2022 1:07 PM
To: Michael Bittle
Cc: 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Coal Ash Site comments

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: Michael Bittle <mike.bittle@mlbnyc.com>
Sent: Saturday, April 16, 2022 3:35 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Coal Ash Site comments

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

Greetings all,

I have just read both Mayor Hemminger's communication and Councilman Searing's newsletter regarding Chapel Hill's coal ash dump site. Clearly common sense is an oxymoron.

Two thoughts come immediately to mind. One is pragmatism. The second is equity.

Scientific studies are only as good as the questions being asked. It would appear that the studies sought by the town and the studies presented at the recent conference at Duke asked different questions. If we pose the

question “what is the minimal amount of work/cost that can be performed to justify 'minimal' risk of moving forward with the project”, we get the answer the town wants to hear. If we ask the unbounded question “are there meaningful health risks associated with coal ash under any conditions” we get the consensus of current research. We get the answer the town does not want to hear.

Enter pragmatism. The town is wrestling with a need for affordable housing, and a piece of town owned property that it would like to use in support of that need. The thought seems to be, ‘ if we do our best to contain the mess we can build some poor folk housing and everyone is happy in the end.’

Enter equity. Why is it that us comfortable white folk are always so willing to support substandard living conditions for those less fortunate? Why is it ok to try to wrap a BandAid around a cancer sore and send the patient home?

Also, let’s not discount the future economic costs of being forced, eventually, to fully remediate the site as more science and actual health impacts come to light. Regardless of how expensive something is in the present, it is always more expensive in the future. Environmental problems never go away or even get easier with time.

Here’s a test. I wonder if you offered this parcel of land, with the limited mitigation plan suggested, to a developer of very high end condos or McMansions, whether you would have any takers? Would they, after their due diligence, believe they have a marketable property? Would wealthy potential homeowners not also perform their due diligence? Would they eagerly sign on to such a location to safely raise their families. If so, go for it. You can use the proceeds to fund affordable housing elsewhere in town.

Needless to say, I am not in favor of the current plans as communicated.

Regards,
Michael Bittle
716 Shady Lawn Road

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 19, 2022 9:34 AM
To: Randall Roden
Cc: Anita Badrock; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Remediation of Coal Ash

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

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

From: Randall Roden <RRoden@tharringtonsmith.com>
Sent: Monday, April 18, 2022 7:20 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Remediation of Coal Ash

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

For environmental and public health reasons, the coal ash near the police station needs to be fully remediated. Period. Whatever use is made of that site in the future is a separate question. The idea that the Town could save some money by not doing the required remediation is unworthy of Chapel Hill. Do the right thing.

Randall Roden
Ann Stewart

501 E Franklin Street
Chapel Hill. 27514

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 19, 2022 3:03 PM
To: RS WM
Cc: Anita Badrock; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Chapel Hill Coal Ash Development - Vote NO

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: RS WM <marinoworrall@gmail.com>
Sent: Tuesday, April 19, 2022 1:50 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Coal Ash Development - Vote NO

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

Hello Mayor and Council Members,

I am a homeowner and taxpayer in the Oakwood community of Chapel Hill near Glen Lennox. I have just read about the Council vote on an apartment development through WRAL and The Daily Tar Heel. I started writing this lengthy email in response, but for brevity I will summarize my points below:

- The council vote should have been a unanimous NO to development of apartments on top of the Chapel Hill coal ash dump without remediation.
- Health and safety should always be the top priority that guides the council's decisions.

- The town and University should join to clean up this site before any development is approved for construction.
- Any cost now will pale in comparison to health costs in the future.
- High density dwelling units are important to the affordability, growth and future of the town of Chapel Hill, but only if done in a safe manner.

I plan to attend the Council meeting on April 27th as a follow up to this email.

Original email:

I was horrified to see that only 1 council member voted against this development on top of a coal ash dump. This should have been a unanimous rejection for the health and safety of the community, but mostly for the protection of the future residents of a site like this.

I understand the need for and support the construction of high density dwelling units in Chapel Hill. If the council does want this project to move forward, it should only happen after the coal ash dump/waste is cleaned up. This should be a top priority regardless, due to the Bolin Creek proximity to Jordan Lake, which provides drinking water for a large portion of Triangle residents. It is stunning that the state of North Carolina prohibits building single family homes and townhomes, but will allow multi-family dwelling units on toxic sites like this. The town has hired two firms and spent taxpayer money to justify looking the other way on this issue. This is reprehensible. The federal government has funded studies that show the ill effects (allergies, ADHD and gastrointestinal problems) of coal ash on the development of children and we cannot afford to disregard the science.

The cost to clean up this site is small in comparison to any impact on the health and quality of life for everyone in the area. This coal ash is already in close proximity to families in nearby apartments. There are countless examples across this country of attempts to cover up toxic sites like this that lead to significant suffering in the long term, including here in North Carolina. The University of Chapel Hill and Chapel Hill government and residents need to come together to clean up and remove this blighted site. Only then should developments be allowed to proceed.

If the council does vote to cover up the coal ash with a bandaid and allows this development to proceed as-is, then the responsibility of the damage done will rest on your shoulders. The health of families and children cannot be undervalued. These decisions are difficult, but this community voted for you to make these tough calls. How can we all work together to fix what previous generations have neglected? Do not overlook that the University participated in creating this mess and they must be included in the solution.

Regards,
Rachel Worrall

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 20, 2022 12:18 PM
To: Jill Tikkun
Cc: Anita Badrock; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Coal ash in Chapel Hill

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

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

From: Jill Tikkun <jtikkun@me.com>
Sent: Wednesday, April 20, 2022 12:04 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Coal ash in Chapel Hill

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

I am concerned about the coal ash clean up at the Dan River site in Chapel Hill. I would like it cleaned up rather than buried, so it does not hurt our drinking water from Jordan Lake. I am less than a mile from the Chapel Hill border but wanted to let my preferences be known.

Thank you so much, Jill Tikkun

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 26, 2022 11:33 AM
To: deborah finn
Cc: Anita Badrock; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: coal ash

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: deborah finn <dfinn@earthlink.net>
Sent: Tuesday, April 26, 2022 11:23 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: coal ash

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

Dear Mayor Hemminger and Town Council Members,

Lately there have been articles in the press about the development of the property where the current Chapel Hill Police Headquarters sits. We are aware of

the Council's vote about this matter and cannot understand, given all the evidence about the dangers of redeveloping this property with or without removing the coal ash, how you all, except for one, could have voted to go ahead with such a consideration. Recently there was a symposium at Duke attended by "national experts on coal ash from around the country who came together to discuss the increasing knowledge about the health and environmental risks of coal ash and possible solutions.....(When asked) no expert thought that we should build family housing on our coal ash dump site." Four reasons were given:

" Our coal ash dump site is located directly next to a creek that runs into federal wildlife game lands and a major drinking source- Jordan Lake.

Our coal ash dump site is unstable because the ash is mixed with other debris and is already pouring out of the site. Regardless of a wall or dirt cover, ash will continue to leak into the groundwater and is at risk of leaking into the creek.

Recent research ...shows more serious and far-reaching mental health problems for children exposed to coal ash. We are increasingly learning that this stuff is really dangerous.

There are apartments and other housing within hundreds of feet of the town's coal ash dump- already putting families and children at risk."

As concerned citizens, we are incredulous that knowing how risky it would be to build any dwellings on this site, you would for even a moment consider voting to do so. This would be immoral and perhaps even criminal in our view. Please find, if possible, an appropriate, safe use of this property and drop all consideration of any housing there.

Sincerely,

Arthur and Deborah Finn

750 Weaver Dairy Road #229

Chapel Hill 27514

All quotes are from Adam Searing's newsletter of April 16, 2022.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 26, 2022 4:30 PM
To: the oldhceme
Cc: Anita Badrock; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: 838 MLK Development Proposal

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: the oldhceme <oldhceme@gmail.com>
Sent: Tuesday, April 26, 2022 4:00 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 838 MLK Development Proposal

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

I read the proposal that will be considered at the April 27 meeting.

First, I have not seen the entity responsible for the coal ash dump originally but feel the Town should return to the source and seek remedy of the problem. If this is not possible, then all action should be undertaken to get outside support for remedy.

Second, the Police Department has apparently adapted to use of the land and could continue to do so with whatever needs for space and facilities exist or develop in the future.

Third, I find it abhorrent that the Town would even consider building living units on the coal ash dump, much less affordable housing units on a coal ash dump. What does that say about the moral standards for Chapel Hill - it does not pass the smell test - it stinks!

Steve Moore
Chapel Hill, NC

--

Steve Moore, Chair
Friends of Old Chapel Hill Cemetery

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 27, 2022 12:11 PM
To: Chris Carlson
Cc: Anita Badrock; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Plans to Possibly Build Housing on Top of the Coal Ash Dump

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

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

From: Chris Carlson <cmneuok@gmail.com>
Sent: Wednesday, April 27, 2022 11:57 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Plans to Possibly Build Housing on Top of the Coal Ash Dump

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

Hello Mayor and Town Council,
Although I appreciate the efforts you've made to assure that building housing on top of the toxic coal ash dump, located on the site of the Police Station off MLK, JR. BLVD., is a safe thing to do, I have great concerns.
The NC Department of Environmental Quality has given "The Lowdown on Coal Ash Use" in NC cities and surrounding areas. It's been used for Industrial buildings and parking lots, airport runways and road projects but has only been used by 3 cities for Municipal Buildings and 0 (zero) cities for Housing. Chapel Hill would have the dubious "honor" of being the first to locate affordable housing over a toxic dump. This project would most likely house the families of our teachers, Town Employees and other low to middle income folks.

Children are most affected by the toxicity that coal ash produces.

It is not enough that we need housing in a good location. We need housing that won't endanger the lives of the people living there.

So far, I believe, 1000 tons of 60,000 tons of coal ash have been removed. It's still quite visible from the walking paths along Bolin Creek and warning signs not to stray from the path does make hikers a bit leery. The other 59,000 tons still remain and we're told if the workers are really careful and consistent monitoring is done of the site to test for pollutants, we "should be ok".

I know that spending \$16,000, 000 on a total clean up isn't an easy decision to make but I feel that the citizens of Chapel Hill would rally behind that decision. Then, as one Council member said, you could build anything you wanted on it and with a clear conscience and probably at a pretty good profit!

Capping in place in unlined dumps has proven that they leak and pollute. Rain will seep into the ground , around the concrete and dirt precautionary barriers and poison our waters.

Thank you good Councilors for all you do and hopefully you'll reconsider the Coal Ash project and come up with a safer solution.

Chris Carlson, 27516

4/27/22 Nancy Watkins Comments

Mason Run is a neighborhood community with 250 homes, parks and other amenities, located on a 48-acre site in Monroe, Michigan. Originally owned by a paper plant which was demolished in the '80s, the site was filled with demolition debris and covered with coal and coal ash.

Monroe is the only city in our United States that has built residential housing on a site contaminated with coal ash (and other toxic waste). The sole reason that Mason Run exists is that Monroe agreed to clean up its toxic coal ash site before building the 250 single-family homes on the property.

I spoke with Dr. James M. Harless (PhD, CHMM/Principal Emeritus), the principal in

charge of the Mason Run project. He developed the environmental response strategies. We discussed the approaches to safely managing and encapsulating the coal ash on the site.

“The coal ash posed the most significant environmental challenge: over 100,000+ cubic yards of material (180,000 – 200,000 tons), had to be removed from the home sites and replaced by an equivalent amount of clean fill.” The result: “Residential areas were cleaned to unrestricted criteria for single-family home construction.” In other words, there were no LURs – Limited Use Restrictions – on the residential property, as there would have to be if we developed housing on the 828 MLK Blvd site, as proposed.

CH town officials, its consultants (Hart and Hickman), and the present developers, (Belmont-Sayre) continue to say it's too dangerous to excavate the coal ash from the site. They cite respiratory issues from flying coal ash, skin exposure, etc.

Dr. Harless said that the most serious risks from coal ash are to ground water. Coal ash doesn't typically produce acute risks to workers or others in the short-term, or during an excavation of the ash. "If you're excavating it so that you're causing acute problems to the public anywhere in the area, that's an incompetent excavation."

Use of standard work clothes, gloves, respirators, added to dust suppression

measures such as wetting the ash or using a surfactant, control for acute exposure. The dangers of a careful excavation of coal ash are less than digging up the ground around a gas station or a dry cleaner, or even from the waste dripping from garbage trucks hauling municipal wastes on roads, Harless stated.

The fears of serious consequences of short-term exposure to coal ash are “BS” and shouldn’t be used as the primary reason to not excavate our city’s coal ash dump.

The most significant issues are the chemical composition of the coal ash, which varies and must be tested, and its locations. Has Hart and Hickman conducted thorough environmental investigation assessments? Do we know where the coal ash is in the 10-acre

site? Do we know the chemistry of the coal ash at various depths in the dump? Where its edges are? You can't contain coal ash unless you know where it's located, and what kind of materials can successfully contain the specific coal ash contaminants.

Coal ash disposal site excavations are being undertaken by responsible parties all across the country; if excavations were deemed unsafe, we would have had to create alternative means to contain the second largest waste product in the USA (by volume). Excavating coal ash can be done safely and effectively, by responsible and caring experts.

The city of Monroe worked with the Department of Environmental Quality, which provided a DEQ grant and two loans. The

taxes from the development have helped pay for the loans. Mason Run is the recipient of several awards for its sustainable residential development.

Would our city like to set the second example, nationally, of a city that has cleared up its 59 - 66,000 tons of coal ash prior to developing the site? Would we like to decide the best use of the 10-acres, as a community that might favor other kinds of development than what's being proposed?

Finally, UNC should work with Chapel Hill to pay for cleaning up its mess. And, all residents of CH deserve a voice in the decision made about 828 MLK Blvd.