

Coates Connection

FALL 2011/WINTER 2012

School of Government, UNC-Chapel Hill



A vehicle avoids a downed utility pole as Hurricane Irene hits Greenville on Aug. 27, 2011.
PHOTO BY CHRIS SEWARD FOR THE NEWS & OBSERVER

EMERGENCY PREPAREDNESS AND DISASTER MANAGEMENT

From Manteo to Murphy, North Carolina stretches 560 miles—the widest state east of the Mississippi. Our diverse regions can experience a great variety of weather conditions. Natural disasters such as this year's ice storms, tornadoes, hurricane, and flooding create chaos and exact a heavy toll on lives and the economy. Government's role in disaster management is to provide a central, coordinated plan of action to address damage caused by such an event and attend to the needs of the people affected.

Local governments have become adept at recognizing the most effective resources to employ before, during, and after an emergency. One resource is the School of Government.

During the recent visit of Hurricane Irene, faculty member Norma Houston found herself once again in the Dare County Emergency Operations Center (EOC). Houston had formerly served as Dare County attorney and is an expert in emergency management law. With the help of two Carolina MPA students, Houston helped to coordinate assistance and resources for the region.

Local governments encounter many fiscal challenges both during and after a weather event, including ensuring continuity of payroll and accounts payable functions, recordkeeping that is necessary for both insurance and FEMA purposes, and physical safeguarding of paper and digital records. Faculty member Greg Allison routinely advises local governments on proper practices during disasters. His experience as a former finance official and an expert in local government accounting and reporting requirements is invaluable when officials are suddenly faced with these issues.

Advance planning will go a long way toward recovery, no matter the type of disaster. School of Government faculty members are here to help when you need it. Please refer to the Emergency and Disaster Assistance reference list on the following page for more information.



Emergency and Disaster Assistance Resources

SCHOOL OF GOVERNMENT, UNC-CHAPEL HILL

COMMUNITY DEVELOPMENT

Jonathan Q. Morgan
919.843.0972
morgan@sog.unc.edu

C. Tyler Mulligan
919.962.0987
mulligan@sog.unc.edu

COURT ADMINISTRATION ISSUES

Michael Crowell
919.966.4438
crowellm@sog.unc.edu

James C. Drennan
919.966.4160
drennan@sog.unc.edu

EMERGENCY MANAGEMENT

Norma Houston
919.843.8930
nhouston@sog.unc.edu

EMERGENCY PURCHASING AND CONTRACTING ISSUES

Norma Houston
919.843.8930
nhouston@sog.unc.edu

Frayda S. Bluestein
919.966.4203
bluestein@sog.unc.edu

ENVIRONMENTAL ASSESSMENT AND REGULATION

Richard B. Whisnant
919.962.9320
whisnant@sog.unc.edu

ENVIRONMENTAL HEALTH

Jill D. Moore
919.966.4442
moore@sog.unc.edu

FIRE SERVICES

Primarily financial issues, but also volunteer department/ local government issues

Kara A. Millonzi
919.962.0051
millonzi@sog.unc.edu

INFORMATION TECHNOLOGY RECOVERY

Shannon H. Tufts
919.962.5438
tufts@sog.unc.edu

JAIL ISSUES

James M. Markham
919.843.3914
markham@sog.unc.edu

LAND USE REGULATION

Including moratoria, interim regulations, and flood hazard management ordinances

David W. Owens
919.966.4208
owens@sog.unc.edu

Richard D. Ducker
919.966.4179
ducker@sog.unc.edu

LOCAL GOVERNMENT FINANCE DEPARTMENT

Payroll, accounts payable and receivable

Gregory S. Allison
919.966.4376
allison@sog.unc.edu

Kara A. Millonzi
919.962.0051
millonzi@sog.unc.edu

PUBLIC HEALTH LAW

Including communicable disease control and health department/board duties and authority

Jill D. Moore
919.966.4442
moore@sog.unc.edu

PUBLIC INFRASTRUCTURE

Planning and financing replacement

Jeffrey A. Hughes
919.843.4956
jhughes@sog.unc.edu

Kara A. Millonzi
919.962.0051
millonzi@sog.unc.edu

PUBLIC RECORDS LAW

Frayda S. Bluestein
919.966.4203
bluestein@sog.unc.edu

In the event of damage to public records, contact the NC Department of Cultural Resources:

Becky McGee-Lankford,
Government Records Branch
919.807.7353 (office)
919.612.0488 (cell)

Sarah Koonts,
Collections Management
919.807.7339 (office)
919.244.5944 (cell)

SOLID WASTE MANAGEMENT

Jeffrey A. Hughes
919.843.4956
jhughes@sog.unc.edu

UTILITIES

Jeffrey A. Hughes
919.843.4956
jhughes@sog.unc.edu

Kara A. Millonzi
919.962.0051
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Shadi Eskaf
919.962.2785
eskaf@sog.unc.edu

Glenn Barnes
919.962.2789
barnes@sog.unc.edu

Mary Tiger
919.843.4958
mwtiger@sog.unc.edu

STATE BUILDING CODE

Including building condemnation, temporary electric power, nuisance abatement, and related questions

Richard D. Ducker
919.966.4179
ducker@sog.unc.edu

This resource list is regularly updated and is available on the School of Government website at www.sog.unc.edu/node/1792.

FAQ

FREQUENTLY ASKED QUESTIONS FROM SCHOOL OF GOVERNMENT CLIENTS



Ken Joyner

This question was answered by faculty member Ken Joyner, lecturer in public finance and government, who may be contacted at 919.962.7434 or joyner@sog.unc.edu. He specializes in property tax administration and mass appraisal.



What is the biggest obstacle to completing a fair and accurate revaluation during our current market conditions?



Finding appropriate current market data (property sales) to accurately value a variety of properties is by far the biggest struggle for assessors and their staffs at this time. With all the foreclosures and short sales (a sale in which the proceeds do not cover the amount owed on the home, so the lending institution must agree to accept less than the amount owed) currently happening, it is important to identify, analyze, and use only valid, market-based sales.

Many jurisdictions are facing external pressure from the public or organized groups to consider the aforementioned transactions in their reappraisals; however, North Carolina statutes do not allow for their usage. NCGS 105-283 defines the value level that the assessors must reach as “true value.” It further defines “true value” to be market value and defines market value as “the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell.” This clearly invalidates the use of foreclosures and short sales in ad valorem appraisals and helps answer those who question whether these transactions directly affect appraisals.

An indirect effect on appraisals can occur from foreclosures and short sales in areas where enough of these properties are available for purchase that they lower market values. A neighborhood with these characteristics frequently will see the list prices and eventual sale prices of all properties trend downward toward the price levels of these forced sales. This is how the assessor accurately reflects the impact of foreclosures and short sales, while utilizing only the market-based sales that the statute defines as appropriate.

SCHOOL of GOVERNMENT

News & Notes

IN MEMORIAM



Ben F. Loeb Jr.

It is with great sadness that we report the death of our former colleague **Ben Loeb** on September 11, 2011. Ben served as professor of public law and government at the School for more than 35 years. He taught, advised, and published widely on subjects including motor vehicle law, fire protection law, eminent domain, alcoholic beverage control, and animal control law. He also served as counsel to several committees of the NC General Assembly, including wildlife resources, highway safety, and transportation, where he assisted in drafting legislation including the state's first seat belt law. Ben is survived by two sons, Charles and William, and their families.



Norma Houston



Vaughn Upshaw

An important new resource for anyone interested in running for public office is now available on the School's website. City and County Elective Offices (www.sog.unc.edu/programs/cceo) is a convenient source of information about the powers, duties, and responsibilities of city councils, mayors, and county commissioners in North Carolina. The new site is managed by faculty members **Norma Houston** and **Vaughn Upshaw**.



Maureen Berner

Looking to the future, Professor **Maureen Berner** and Adjunct Instructor **Molly Creel** are introducing 25 energetic young men and women to public service with a new course offered this fall for undergraduate students at UNC-Chapel Hill. *Public Service Theory and Practice in North Carolina* features coursework that is integrated with a requirement for 30 hours of hands-on experience with a nonprofit or state or local government unit.



Michael Lemanski

Michael Lemanski has been named director of the School's new Development Finance Initiative. The Initiative, funded by Local Government Federal Credit Union, will increase the capacity of economically distressed communities to take advantage of innovative development finance tools including tax credit programs, self-financing bonds, and others. Lemanski has more than 15 years of experience with complex real estate development projects. He is a founder and former managing partner of Greenfire Development in Durham, North Carolina.



Carl Stenberg

Faculty member **Carl Stenberg** received the International City/County Management Association's Stephen B. Sweeney Academic Award at ICMA's annual conference in September. The award recognizes "a classroom instructor who has made a significant contribution to the formal education of students pursuing careers in local government." Stenberg was nominated by Catawba County Manager Tom Lundy and Julie Brenman, former budget director and assistant city manager for the City of Durham.



David W. Owens

David W. Owens, Gladys Hall Coates Professor of Public Law and Government, was honored in October with the University's first Edward Kidder Graham Faculty Service Award. Owens was praised for his distinguished service to "the state, the University, and countless communities through his scholarly work and his activism." He is the author of several definitive works on local government planning and zoning, as well as numerous publications for attorneys and citizens on land use, the environment, and related topics. Most recently, he facilitated a historic development agreement between the University and the Town of Chapel Hill for Carolina North, the University's planned research and mixed-use campus. The award is named for Edward Kidder Graham, University president from 1914 to 1918.



Jonathan Morgan (center)

Faculty member **Jonathan Morgan** was honored in September by the International Economic Development Council (IEDC) for his service as chair of the higher education advisory committee. Morgan was recognized at the IEDC annual conference in Charlotte by Denny Coleman, IEDC chairman and president/CEO of the St. Louis County (Missouri) Economic Council, and Jim Griffin, honorary awards committee member and executive director, City of Hornell (New York) Industrial Development Agency (shown in photo above).

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Coates Connection is published twice a year by the School of Government at UNC-Chapel Hill. The newsletter is also available at www.sog.unc.edu/node/258.

Please send comments about this newsletter to Ann Simpson at 919.966.9780 or simpson@sog.unc.edu.

Recent Gifts & Grants

The School of Government could not operate or offer such a broad range of services without generous annual support from individuals, local governments, corporations, foundations, professional associations, and other organizations. Each issue of *Coates Connection* highlights a recent gift or grant and several current giving opportunities.

GIGA REWARDS TECHNOLOGY-BASED INNOVATION

In August 2011 the first quarterly winners of the Government Innovation Grant Awards (GIGa) program were announced. GIGa is a new collaboration by the School, Local Government Federal Credit Union (LGFCU), and North Carolina Local Government Information Systems Association (NCLGISA) that is designed to encourage and reward local governments engaged in innovative, replicable technology-based endeavors that improve citizen services.

Thanks to a special commitment from LGFCU, all applicants, including quarterly winners, are automatically entered into competition for an annual prize of \$10,000 or one of two \$2,500 awards. The prize recipients will be announced at a banquet in January 2012.

August 2011 Winners

The City of Asheboro's Mobile 311 project is improving efficiency and reducing fuel usage on the city's sanitation routes. A mobile GIS-based tool allows sanitation workers, during the course of their daily routes, to mark locations of bulk items or brush piles. Trucks then collect debris on a targeted run, rather than driving every street looking for items to collect.

Catawba County's implementation of a new Building Permit

QR (Quick Response) Codes system provides building contractors and inspectors with up-to-the-minute job site and inspection information at their fingertips, in the field. The county added QR codes to building services permit placards posted at job sites that quickly deliver data via use of a smart phone. The placard codes link to GIS information for the parcel of the building site, and to full permit information available online.



How to Apply

Any North Carolina local government or K-12 school district (LEA) is eligible to submit a GIGa Award application quarterly; due dates are July 1, October

1, January 1, and April 1. All submissions will be featured in an annual e-publication, *State of the State of Technology*, which will include promising technology practices for local governments to model and implement. Submission guidelines are available at www.cpt.unc.edu/giga.html.

"North Carolina's local government information technology leaders are the most innovative in the country," says School of Government Dean Mike Smith. "This partnership with LGFCU and NCLGISA has provided an outstanding opportunity to recognize their daily efforts to help improve the lives of North Carolina citizens."

For more information, contact Shannon Tufts, director of the Center for Public Technology, at 919.962.5438 or tufts@sog.unc.edu.