

Board of Commissioners Working List of Discussion Items

Topic	Sponsor	Date Added to List	1 st Discussion	2 nd Discussion	3 rd Discussion	4 th Discussion
Branding	Council	9 JAN 10	27 JUL 10			
What makes Morrisville unique? i.e., what do we suggest be featured in an upcoming issue of <i>Our State</i> magazine?						
HOA Leadership Council	Murry	23 FEB 10	24 AUG 10			
A leadership council to serve as liaison between the Town Council and the HOA's.						
Committee/Board Attendance Policy	Council	24 MAR 10	28 SEP 10			
Morrisville has an attendance policy applicable to appointed members of the town's boards and committees. Town Council desires to discuss the policy to determine if the policy should be revised.						
Town Center Public-Private Partnerships	Holcombe	9 JAN 10	25 MAY 10	28 SEP 10		
What is the currently defined role of public-private partnerships in the Town Center development? Do we want to adjust that role in any way? (25 MAY 10) Ben Hitchings and John Whitson gave presentations concerning the town center plan and the concept of town ownership of land. Council Members Broadwell and Diehl both expressed concerns that they do not favor the town owning real estate as a basic part of downtown development. Council Member Lyons stated that the town should consider selling its downtown land holdings that are not specifically designated for a perpetual public use. Council Member Murry suggested that the town should develop a central gathering place as an anchor and once that is done should consider selling all other town holdings for private development around the central gathering place. Council Member Johnson reported that when she visited Matthews NC their Mayor showed them how they had gone about developing their downtown and it was through public land ownership which was later sold to the developers once the town got exactly what they wanted downtown. Mayor Pro Tem Martin stated that he very much supports and wants Morrisville to have a downtown, but feels like the town should not be in competition with developers. Mayor Holcombe stated that this was 18 acres of land worth about \$2.4 million and that was not a huge land holding compared to the entire town. It was a good concept used in Matthews where they leased the land and then sold it to the developers. It would be good to see an estimated timeline. It was understood that it would be a very roughly estimated timeline but it would provide some understanding. There needed to be further discussion about the general fund as well and the town should not close the door on any land swap at this time. Maybe there would be a subset of the land for the town to retain with the rest of it done by a private entity. She concurred with Mayor Pro-Tem Martin that this project needed to get going sooner rather than later. However, there was not a lot of cash to work with on this right now. But there may be another opportunity such as a land swap. There was some mention of concern about the small business community. It was the hope that they would understand the town in no way wished to exclude small business folks from being part of this process. The goal was to encourage participation however that could be done. Staff has scheduled its first brainstorming meeting for 14 JUL 10 for developing a timeline related to downtown development.						
Preparation of "Shovel Ready" plans for major highway and other transportation projects	Council	24 MAR 10	26 OCT 10			
The recent ARRA funding opportunities benefited state and local governments who had approved construction projects that were ready for bid award or near ready for bid award. Morrisville does not prepare projects for stand-by status to await funding opportunities. The Town Council desires to discuss the possibilities of conducting pre-award preparation for public projects.						
Seniors' Facility	Holcombe	5 APR 10	18 NOV 10			
Members of the town's Senior's Advisory Committee have requested meeting and support space that could be dedicated to their needs enabling seniors programs and events to continue uninterrupted by other users of shared facilities.						
Traffic Warning Signs (Children at Play)	Broadwell	19 APR 10	25 JAN 11			
CM Broadwell requested that the "Slow – Children at Play" sign be reinstalled on Green Drive for motorists to see turning into Green Drive from NC54. Town Staff position is that the requested sign is not an official or authorized sign IAW the Manual for Uniform Traffic Control Devices (MUTCD).						
Meeting Audio File Retention Policy	Broadwell	19 APR 10	22 FEB 11			

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IAW the town's records retention policy the Town Council meeting audio file is destroyed once the minutes of the subject meeting are approved. CM Broadwell stated that the audio file should be retained for a longer period and would like to discuss options with the town council.						
C-Tran	Holcombe	29 APR 10	22 MAR 11			
Proposed Development Fiscal Impact Analysis	Martin	25 MAY 10	22 MAR 11			
MPT Martin stated that he is interested in clearly understanding the town costs related to providing public services to proposed developments.						
ITEMS BELOW: BOC DISCUSSION COMPLETED - REMOVED FROM THE LIST WITH NEXT PUBLICATION						
Mix of Uses	Diehl	9 JAN 10	23 MAR 10	27 APR 10	25 MAY 10	
Review recently adopted Land Use plan to see how 'mix' is defined in <i>Goal One: A mix of land uses that is environmentally sensitive and sustains livability in a changing community</i> . Do we want to make changes to this definition? Ben Hitchings presented examples of mixed use developments and addressed Morrisville's execution of mixed use development. CM Diehl noted the vision statement, "The Town of Morrisville will be an innovative crossroads where cultural heritage meets the next generation, nurturing vibrant communities of diverse families and businesses, while <u>preserving small-town values</u> ." He also noted the Mission Statement, "The Town of Morrisville is <u>dedicated to enhancing the quality of life by preserving our past</u> and protecting our future through a collective community partnership. By <u>balancing responsible growth with core values</u> , we embrace a sense of membership, communication and support." CM Diehl stated that he feels that the "preserving small-town values" portion of the vision statement and the "balancing responsible growth with core values" portion of the mission statement are in conflict with high density development patterns being discussed or implemented. MPT Martin asked, "What constitutes a mixed use and what are the allowable uses?" Mayor Holcombe, due to the late hour of the meeting, suggested that further discussion be postponed for a later meeting and that members should be prepared to discuss percentage ranges of residential versus commercial uses (within mixed use development). (27 APR 10) Planning Director Ben Hitchings reported that his research shows that the professional practice is moving away from percentage targets in mixed use regulations across the country but rather consider appropriate uses by area. CM Diehl stated that our mixed use policies don't provide enough to encourage inclusion of lower density residential housing, specifically single family detached housing, and to him that is an important element of the mix. CM Broadwell requested staff to report how much and what land is available for SFD development in Morrisville. As far as mixed use projects the land use plan calls for SFD in Morrisville. Consensus of the Town Council is to not set percentage goals or limits on either a town-wide basis or in the mixed use ordinance. Discussion will continue next month with presentation of the data requested concerning remaining land available for SFD development. (25 MAY 10) Planning Director Ben Hitchings presented Morrisville's land utilization data. Of the 6,185 acres located within Morrisville and its planning jurisdiction that 61% is not changing anytime soon (49% committed, 12% ROW). He also reported that 20% is vacant and 18% appears to reasonably eligible for redevelopment. The Airport related noise overlay covers 27% of the town and it includes 40% of the town's vacant land and about half of the potentially re-developable land resulting in 12% of 6,185 acres or 742 acres is vacant and available for noise sensitive development, including residential development. The current land use plan identifies approximately 4% of Morrisville's land as being vacant and planned for residential development. Morrisville has an inventory of 2,486 approved housing units that are yet to be built (875 SFD; 994 TH; 24 Condos; and 350 Apartments). He also pointed out that there are only two or three fair to good locations remaining (outside the airport noise overlay) for potential larger lot single family detached housing projects. Town Council concluded its discussion of the subject and did not direct staff to prepare any related briefing items for further consideration.						

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Town Owned Properties – Policy/Disposition	Council	24 MAR 10	25 MAY 10			
<p>Morrisville owns a number of properties throughout the town and in RTP. The properties have been acquired by various means and for various purposes. A number of properties have been acquired for Downtown Development purposes. Town Council desires to discuss the need for these properties, determine which properties might should be declared surplus and sold, and maybe updating the current policy related to property acquisition. (25 MAY 10) Town Manager Whitson presented the Morrisville parcels map depicting the parcels owned by the town. He described each parcels use and any known restricts related to the town’s use and ownership of each parcel. Town Council recognized that after an explanation of each parcel’s uses that there is little opportunity to surplus any significant land holdings, reserving the potential of disposing of downtown properties whenever the council finally decides what to do about continuing to pursue downtown development. Staff discussed with the town council the idea of the need for staff to prepare a property disposition policy for council’s consideration. Tim Gauss stated that he felt that the town’s property acquisition policy also included disposition as well. After the discussion the town council and staff were in agreement that even if the property acquisition policy does not address disposition that there is likely little need for a policy since only two properties of the town’s inventory appear to be properties that would prompt any interest from potential buyers and that statutory procedures would be adequate to guide the disposition of these properties. The ten-acre tract located behind Morrisville Square will require review and consideration for subdivision or other plat/deed consideration to retain the portion that is intended for future greenway development. This item is closed for discussion. Staff will commence the disposition process for the property located on Watkins Road and reviewing the Morrisville Square 10-acre tract.</p>						