

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
Town Center Public-Private Partnerships	Holcombe	9 JAN 10	25 MAY 10	28 SEP 10		
<p>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 Mathews 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. (28 SEP 10) The town staff has met to discuss Town Center development and has reviewed actions to date and what is left to be accomplished. Staff has also met with a developer to discuss our concepts and to get their feedback. The following notes are provided: In our meeting with the developers of Southern Village, they told us that a key challenge was the fact that the Town did not have full site control of the Main Street area. In addition, they explained how they had to essentially give away the land in the Town Center at cost in order to attract restaurants and retail development, which in turn attracted office tenants to whom they could charge rent, as well as home buyers who viewed the Town Center as an attractive amenity. They suggested that we focus on securing the first civic use that would help serve as a catalyst for the Main Street. They also suggested that we do some more analysis to delineate the amount of activity allowable in this area under the Town Center Code. As a follow-up to the meeting, we've identified several next steps:</p> <ol style="list-style-type: none"> 1) To catalyze the Main Street with a civic use, the Town probably needs a major new outside funding source. The hotel/motel occupancy tax springs to mind. Perhaps there are other potential sources as well. The next question is what this would fund. One option might be a revised version of the Cultural Arts Center that includes a Visitor Center for the Town Center. If paired with a historical theme that includes the railroad and the Civil War, a strong case could be made that this would attract visitors from outside the county, meeting the key criterion for use of the occupancy tax. 2) We may need to focus on facilities and not simply on additional land acquisition. This would put the focus on the uses that the Town would site in this area that would provide benefits to the community. 3) We have brought back Noah Steele, our N.C. State School of Design student, to do some focused analysis and modeling on the Main Street area. We will look at several design questions, including how much activity would be allowed in this area under the Town Center Code, what it might look like, and how development in this area might be phased, starting with sites on land that the Town currently owns. 4) We have a number of other small projects in the works that relate to other aspects of the Town Center, focusing on preserving the Town's history and telling the story of the community. <ol style="list-style-type: none"> a. Ernest Dollar is almost done with the Morrisville Historical Video. 						

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
<p>b. We hope to have a “premier” for the video, paired with our second in-house video on the vision of the Town Center Plan. We envision having a benefit dinner as part of the premier to help raise funds to purchase the AV equipment needed to show the video in a small Visitor Center component incorporated into the existing Town Hall lobby area.</p> <p>c. We’d look to Ernest to produce a second video focused specifically on the Civil War history of the Town in preparation for the 150th anniversary of the start of the war in May/June of 2011.</p> <p>d. We met with the Director of State Historic Sites, Keith Hardison, who was a wealth of ideas on low-cost ways to celebrate the 150th anniversary. We are coordinating with Jerry Allen and Ernest Dollar on how to pursue the best opportunities.</p> <p>e. Keith Hardison also volunteered to help us brainstorm on how to convert part of the Town Hall Lobby area into a temporary Visitor Center. He and some of his exhibit design staff would be willing to join us for a consultation. We could then allocate some of Ernest’s time to drafting this up into a mini Visitor Center Master Plan.</p> <p>f. We are working with Capital Area Preservation, Wake County, and Mary Jo and Harvey Lumley to nominate the Page House for the National Register of Historic Places and as a Wake County Historic Landmark. This involves hiring a consultant through Wake County to prepare a detailed nomination. We are splitting the cost of this 50-50 with Wake County, and funding it from the Historic Preservation line item in the Planning Department budget. If accepted onto the National Register, this would be the only structure so recognized at present, since the Pugh House dropped off the Register when it was moved (although once we fix it up, we have a chance to have it relisted).</p> <p>At this time the Town Staff continues to work on developing a timeline to recommend to the Town Council but desires to keep this item as an open discussion item until further notice.</p>						
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			
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			
What are the opportunities to expand C-Tran to serve Morrisville on a similar basis that it serves Cary?						
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.						
Stormwater Program	Broadwell	22 JUN 10	26 APR 11			

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
What are the current stormwater controls mandates? What are current development stormwater management requirements? Should addressing flooding concerns be a part of the town's stormwater program? What are the revenue options to fund stormwater management efforts? Should stormwater management be an enterprise activity or a general fund activity? Should the development of and management of the stormwater program be conducted with town staff or should it be a contractor provided service?						
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.						
Stormwater Program	Broadwell	22 JUN 10	26 APR 11			
What are the current stormwater controls mandates? What are current development stormwater management requirements? Should addressing flooding concerns be a part of the town's stormwater program? What are the revenue options to fund stormwater management efforts? Should stormwater management be an enterprise activity or a general fund activity? Should the development of and management of the stormwater program be conducted with town staff or should it be a contractor provided service?						
ITEMS BELOW: BOC DISCUSSION COMPLETED - REMOVED FROM THE LIST WITH NEXT PUBLICATION						
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. http://www.murphymessenger.com/articles/102/1/COMMUNITY-LEADERSHIP-COUNCIL.html http://www.murphytx.org/community/hoa.asp Council Members generally agreed that enhanced communications with HOAs is a good goal while also recognizing that the town is not particularly interested in getting involved in matters that are clearly HOA matters versus Town matters. The Town Council welcomes further information from HOA representatives who are interested in pursuing this course of action with the Town. No further discussion is scheduled pending receipt of additional information from HOAs who are interested in pursuing this effort.						
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. Briefing Item 2010-068 "Appointed Public Body Attendance Ordinance Amendment" supersedes this discussion item.						