



Morrisville Board of Commissioners

Business Session

November 27, 2006

1. Call to order

Mayor Faulkner called the meeting of the Board of Commissioners to order at 6:30 p.m. Also present for the meeting were Mayor Pro-Tem Martin and Commissioners Johnson, and Snyder. Commissioner Lyons arrived at 6:44 p.m. Commissioner Murry arrived at 7:00 p.m. Present staff included Frank Gray/Town Attorney, John Whitson/Town Manager, Diana Davis/Town Clerk, Tim Gauss/Senior Director of Development Services, Blake Mills/Town Engineer, Ben Hitchings/Planning Director, Rodney Wadkins/Planner, Todd Wright/Fire Chief and Julia Ketchum/Senior Director of Resource Management.

2. Invocation by Commissioner Snyder

Commissioner Snyder gave the invocation.

3. Pledge of Allegiance – Please Stand

Everyone stood in participation of the Pledge of Allegiance to the United States.

4. Adoption of Agenda

ACTION: *Mayor Pro-Tem Martin* moved to adopt the agenda. *Commissioner Johnson* seconded the motion, which passed unanimously.

5. Adoption of Minutes

- September 25, 2006

ACTION: *Commissioner Johnson* made a motion to approve the minutes as presented. *Mayor Pro-tem Martin* seconded the motion, which passed unanimously.

- October 9, 2006

ACTION: *Commissioner Johnson* made a motion to approve the minutes as presented. *Mayor Commissioner Snyder* seconded the motion, which passed unanimously.

- October 23, 2006

ACTION: *Mayor Pro-Tem Martin* made a motion to approve the minutes as presented. *Commissioner Johnson* seconded the motion, which passed unanimously.

6. Presentations

- Keith Billy – Engineering Department – Hire Date 11.13.2006

Blake Mills, Town Engineer stated that Keith Billy was the new Project Manager within the Engineering Department. There was an immediate contribution and was a professional engineer with 16 years experience in land development in the public and private sector. Major responsibilities included the second phase of the required stormwater program and implementation of a stormwater utility. Mr. Billy resided in Chapel Hill.

7. Public Hearings

Tab R [2006-138](#) Adopt Resolution 2006-138 for the Special Use Permit with Site Plan for the Morrisville Manor – Congregate Living Facility

Mayor Faulkner announced the schedule for the special use permit request review.

Mayor Faulkner opened the public comment session of the public hearing at 6:40 p.m..

Diana Davis, Town Clerk affirmed testimony of Gary Joyner/3737 Glenwood Ave., Raleigh, Mike Sali/7370 Sierra Morena Blvd., Georgia, Stephen Logue/3737 Glenwood Ave., Raleigh, John Castleberry/205 Peele Road, Raleigh, Jeff Westmoreland/1100 Regency Pkwy. Ste. 410, Cary, Paul Meder/100 Regency Pkwy. Ste. 410, Cary, Ben Hitchings/100 Town Hall Drive, Tim Gauss/100 Town Hall Drive, John A. Whitson/100 Town Hal Drive.

Frank Gray, Town Attorney stated that that was a quasi-judicial process and there were six general and three request specific findings that must be met for approval. Testimony and evidence should address these issues.

Commissioner Lyons arrived at 6:44 p.m.

Mike Sali, applicant representative, 7370 Sierra Morena Blvd, Georgia gave a power point [presentation](#) (2006-138 Attachment 4).

Jeff Westmoreland, CE Group 100 Regency Pkwy, Ste 410, Cary stated that he worked with a land planning firm. There were six required findings and three additional general findings that he would cover. The first portion would cover the six required findings as follows:

- Finding A - That the proposed development or use will not materially endanger the public health or safety. This development would enhance the safety for future residents of Morrisville Manor. It provided a protected environmentally friendly environment. There were services provided on site. The facility would meet all municipal, state, federal and health regulations. This finding has been met.
- Finding B - That the proposed development or use will not substantially injure the value of adjoining property. A [letter](#) from an appraiser, Neil Gustafson of Worthy and Watchel, Inc. (2006-138 Attachment 1) concluded that “the proposed development will not substantially injure property values of adjoining properties.
- Finding C - That the proposed development or use will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located. During the process of the presentation to the Planning Board, this issue was discussed extensively. The [site plan](#) rendering

(2006-138 – Attachment 2) was displayed. The Park Place Shopping Center was located to the south. There was a movie theater. The Archstone Commercial Center was located to the west and the previously named Archstone Apartments were located to the north. Another commercial development was occurring to the north. The Morrisville Manor site was located on the corner of Cary Parkway and Chapel Hill Road/Hwy 54. The bulk and scale were comparable with the surrounding development. Coverage and density were also addressed through this graphic. The Archstone Apartments were 11.85 units per acre and the Morrisville Manor proposal was just under eight units per acre. Coverage included comparison of impervious area. The Morrisville Manor had 40% impervious coverage and the commercial developments in the area had 70% to 75% impervious coverage.

- Finding D - That the proposed development or use will generally conform with the Comprehensive Plan and other official plans adopted by the Town. Morrisville Manor conforms with all Town plans. The site was zoned General Business (GB) and was designated as Mixed Use (MU) on the Land Use Plan (LUP). The addition of a residential use to the area complimented the existing commercial and provided mixed uses in this commercial corner.
- Finding E - That the proposed development or use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities. All required municipal facilities were in place to serve this development. Transportation or other concerns for residents would be provided as part of the program of Morrisville Manor.
- Finding F - That the proposed use will not cause undue traffic congestion or create a traffic hazard. Submitted as evidence was a [traffic study](#) (2006-138 – Attachment 1) conducted by Ramey Kemp and Associates. The executive summary for the Morrisville Manor stated that no significant impacts on adjacent roadways and intersections were expected since very few trips were generated by this site. In a 24 hour time period, the estimated traffic would be 593 vehicles per day, which was about 50% of the threshold of the amount that was required by the Town to trigger a traffic study. The impact from traffic was minimal.

The second portion would cover the three specific findings for the Congregate Living Facility as follows:

- Finding One - Primary structures are located at least one hundred (100) feet from any public street right-of-way. The structure as depicted in the [site plan](#) (2006-138 – Attachment 1) was 100 feet from Chapel Hill Road and 159 feet from Cary Parkway. Therefore, this condition was met.
- Finding Two - In non-residential zoning districts, equivalent residential density shall not exceed eight dwelling units per acre. For a project of this nature, this calculation is based on bedrooms. The proposal included 214 bedrooms. Each bedroom accounted for 1/4th of a unit. The total density was 7.98 dwelling units per acre.
- Finding Three - A minimum of 15% of the land area (excluding public and private streets and parking areas) shall be designated as open space for the enjoyment and use of residents. Said open space must be safe, easily accessible and provide active or passive recreation opportunities.

There was a little over two acres of open space on the site. The open space was connected to the building through a network of sidewalks that included benches and a gazebo. The 2.1 acres equaled 31.3% of open space, which met the 15% requirement that was twice as much as was required.

Commissioner Murry arrived at 7:00 p.m.

Paul Meder, CE Group, 1100 Regency Parkway, Ste. 410, Cary, stated that there was another power point [presentation](#) that was presented to the Planning and Zoning Board and was included in the Board's materials. This presentation addressed Finding C.

John Castleberry, 205 Peele Road, Raleigh stated that he owned two adjacent properties on Linda Drive. Linda Drive was the road for the Linwood Subdivision. This was recorded in 1963 as shown on the [plat](#) (2006-138 Attachment 9) presented to the Board. Linda Drive was a public dedicated right-of-way. When it is referred to as a private road, this was incorrect. There was a misunderstanding regarding the status of Linda Drive and the road was never improved. The Town of Morrisville did place water near the road. The property abuts Linda Drive, which should be used as an entrance. The proposed entrance was very close to the intersection of Cary Parkway and Chapel Hill Road and a traffic hazard would be created. It was difficult to get the property owners to get the street improved. There may be a petition of annexation from the property owners along Linda Drive and to improve that street by assessing the property owners to remove a blighted condition in the Town of Morrisville. If the development backed up to Linda Drive it may relieve the property owners of participation an assessed improvement of Linda Drive. Reference to Linda Drive as a private road was an error. The road was public.

Commissioner Lyons asked if the only entrance to the development would be Cary Parkway.

Mr. Wadkins stated that the entrance to the facility was on Cary Parkway and was a right-in, right-out entrance.

Commissioner Lyons asked about the feasibility of Linda Drive being used as an access into the development.

Mr. Wadkins stated the road would be used as an emergency response access point.

Mayor Faulkner stated that staff could research this issue.

Gary Joyner with Kilpatrick Attorneys, 3737 Glenwood Ave., Raleigh stated that most of the evidence presented was done so by the applicant and representatives of the applicant and was considered evidence for the record. The subject of Linda Drive being or not being public would be addressed. Today was the first time this was discussed. Research up to this point indicated that Linda Drive was a private street. This situation was reviewed today. The street was not being maintained. Just because the street was shown on a public map did not mean that it was a public street. There were two parts of being a public street: dedication and acceptance of that dedication. After a road was accepted there was generally maintenance of said road by the public entity that accepted the dedication. This road was full of potholes and was not maintained. Part of the issue was how to get the road maintained and Mr. Castleberry

was presenting a method by which the road could be maintained. However, the best information available was as depicted on the 1963 recorded plat map. There was no dedication language or evidence that the road was accepted as well as the fact that the road was not being maintained. There was an issue about entrances and access that was brought up. Access lanes were proposed with the project and there were deceleration lanes included to help with any traffic slow down or other situations where there may be concern. The issue of Linda Drive would be further reviewed before the next meeting.

Commissioner Snyder stated that the applicant's representatives should be available for questions and discussion at the next meeting.

Frank Gray, Town Attorney stated that in addition to the testimony heard tonight the information accepted into the record as evidence was the briefing sheet, special use permit application and the six attachments (2006-138 Attachment 1-6) presented by staff.

Mayor Faulkner stated that the public hearing would remain open and there would be further discussion at the Board level. There may be questions for the applicant.

Tab F [2006-159](#) Adopt Ordinance Annexing 13.53 acres and the adjacent I-540 right-of-way into the Town of Morrisville (ANX 06-09: Kitts Creek Subdivision)

Mayor Faulkner opened the public hearing at 7:11 p.m.

There was no one wishing to speak.

ACTION: *Mayor Pro-Tem Martin* made a motion to close the public hearing. *Commissioner Snyder* seconded the motion, which passed unanimously.

Mayor Faulkner closed the public hearing at 7:12 p.m.

Tab Q [2006-092](#) Adopt Ordinance 2006-092 amending Part C – Article IV – Table of Permitted Uses and Part C – Article VI – Additional Requirements for Certain Permitted Uses of the *Zoning Ordinance* allowing Family Child Care Homes as a permitted use in the Residential-6 (R-6) and Residential Multi-Family (RMF) zoning districts and adding requirements.

Mayor Pro-Tem Marin stated that the checklist proposed to be added to the privilege license application before action was scheduled for December 19th.

Mr. Wadkins stated that he would provide the checklist and the additional fence requirement information at the next briefing in December.

Mayor Faulkner opened the public hearing at 7:13 p.m.

ACTION: *Commissioner Lyons* made a motion to close the public hearing.

ACTION: *Commissioner Lyons* rescinded her motion to permit Ms. Fiore to speak.

Mary Fiore, 104 Button Road stated that she was against this zoning change, which went against the reason that PUD's were created. According to the briefing sheet, a

privilege license must be obtained. The State requires this prior to obtaining a day care license. Day care business located in R-6 zoning or in subdivisions with Homeowners Associations (HOA's) was not right. The Town of Morrisville Planning and Zoning Board considered this amendment because of a resident in Breckenridge that withdrew her request to have a day care. Planned Use Developments (PUD's) were created to have your property values protected when there were only homes proposed. Dues were paid to HOA's to maintain property values and common areas. Business were outside of that permitted use. HOA Boards were comprised of volunteer residents of that subdivision that were elected onto those Boards. There could be a conflict of interest if the person on the Board was a friend to the person that wanted to have a day care. If this happened, the regulations would not be enforced. Every homeowner had to sign as part of their real estate documents a document that listed the regulations. In order to these enforced in Breckenridge, an attorney had to be hired at the homeowner's expense to send a letter to the HOA Board to get the covenants enforced. It would not be appropriate to leave this up to the HOA to regulate. Just checking off that the HOA approved was not sufficient without supporting documentation.

ACTION: *Commissioner Snyder* made a motion to close the public hearing. *Commissioner Murry* seconded the motion that passed unanimously.

Mayor Faulkner closed the public hearing at 7:21 p.m.

8. Public Comments

Please approach the microphone and state your name and the address at which you reside. Limit your comments to three (3) minutes.

Becky Harbor, 106 Tarkington Court stated that she was the president of the Weston Estates Homeowners Association and reviewed the Statements of Qualification and Interest submitted by the potential Commissioners. Morrisville was in a good position to have these three individuals from which to select the District Two Commissioner. She stated she was here to support Stephen Diehl, who was the past president of the Weston Estates HOA. He was still very active in the community. He was involved with the HOA and led the organization when Highwood Properties wanted to rezone the land at the main entrance to Weston Estates. He organized many interested neighbors who met with the petitioner at their offices and spoke at the public hearing. He continued to be active and was instrumental with the privilege license issue. He was a tireless worker, open-minded and would consider all aspect of the issues. The Board should consider Stephen Diehl as the appointed District Two Commissioner.

Mary Fiore, 104 Button Road submitted an application for the Solid Waste and Recycling Committee and requested that the Board approve quickly. Regarding the traffic calming issue, she requested the Board to review discussions that occurred at the previous Parkside Valley Drive traffic calming meeting. There was some discussion that occurred that may or may not be true. Correct answers should be provided to the residents of the Breckenridge Subdivision. There was debris from a car accident located at the corner of Willingham and Parkside Valley Drive.

Mayor Faulkner stated there would be an update shortly that would address the traffic calming issues relative to Parkside Valley Drive.

9. Action Items

Tab M [2006-134](#) Adopt Resolution approving Progress Energy power line easement at Fire

Station Two

ACTION: *Commissioner Snyder* made a motion to adopt. *Commissioner Murry* seconded the motion, which passed unanimously.

John Whitson stated there was written confirmation that they were committed to dedicate the easement on Morrisville Carpenter Road located on the Progress Energy property near Davis Drive. This would provide the capability to improve Morrisville Carpenter at a future date. The recorded document would be forthcoming.

VOTE: The motion passed unanimously.

10. Consent Agenda Items

Commissioner Lyons pulled Tab K from the consent agenda for further discussion.

ACTION: *Commissioner Murry* made a motion to approve the consent agenda without Tab K. *Commissioner Johnson* seconded the motion, which passed unanimously.

- Tab A [2006-144](#) Adopt Resolution Approving the Town Hall Terraces townhouse development:
 - Site Plan
 - FDO
 - Preliminary Subdivision Plat
- Tab B [2006-153](#) Adopt Resolution approving a request for a 1-year extension request for the Sorrells Grove Office Complex
- Tab F [2006-159](#) Adopt Ordinance Annexing 13.53 acres and the adjacent I-540 right-of-way into the Town of Morrisville (ANX 06-09: Kitts Creek Subdivision)
- Tab H [2006-167](#) Adopt Resolution for Partnership with Land For Tomorrow
- Tab J [2006-175](#) Wake County Tax Reports April through September 2006
- Tab K [2006-137](#) (Table of Permitted Uses)
 - Adopt Resolution Pertaining to the Consistency Statement
 - Adopt Ordinance 2006-137 Amending the Following: a) General Use District Descriptions, b) Table of Permitted Uses, c) Dimensional Requirements; d) Additional Requirements for Certain Permitted Uses, e) Additional Findings for Certain Special Uses, f) Landscape Ordinance, g) Mixed Use District, and h) Definitions of the Zoning Ordinance

Commissioner Lyons stated that she was concerned with the warehouses being located in Mixed Use, which should be a combination of retail and residential and not inclusive of Light Industrial uses.

Courtney Tanner, Planner stated that all the Mixed Use (MU) Industrial uses were part of this table before the proposed amendment. The only addition to the Mixed Use District was the retail uses. When a MU plan came forward, all structures would have to meet architectural design standards. Flex space was also included. The Board could deny any proposal if the use was inappropriate.

Commissioner Lyons stated that the Board should not have to decide and there should not be a warehouse in a retail area.

Ms. Tanner asked if the concern was related to flex space mixed use.

Commissioner Lyons stated she was concerned with the storage of Petroleum products.

Ms. Tanner stated that Petroleum storage was not permitted in a Mixed Use classification. Warehouse and distribution could be removed from the MU district list of permitted uses.

Commissioner Lyons stated this item should be brought back for further discussion.

Commissioner Snyder asked if there could be further discussion at the next meeting that regarded the caliber of trees and staff logic regarding the increase.

Ms. Tanner distributed a document that depicted the differences in height based on the caliber of the tree.

Commissioner Johnson stated that changes to the permitted use table should be highlighted.

Commissioner Lyons made a motion to table until the next briefing on December 11th. *Mayor Pro-Tem Martin* seconded the motion, which passed unanimously.

- Tab L [2006-114](#) REZ 06-05: Duke/Slater Rezoning
 - Adopt Resolution Pertaining to the Land Use Plan Consistency Statement
 - Adopt Ordinance Approving the Zoning Map Amendment from AD to O&I
- Tab P [2006-096](#) Adopt Resolution Amending Article VII, Section 1.23 of the Subdivision Ordinance (Street Lighting)
- Tab T [2006-170](#) Adopt Resolution Endorsing the findings of the NCLM Strategic Directions Initiative Steering Committee and Encouraging the NCLM Board of Directors to Adopt Recommendations
- Tab X [2006-171](#) Adopt Resolution authorizing the purchase of KME Aerial Platform under the terms and conditions in this resolution
- Tab Y [2006-162](#) Adopt Resolution NCDOT Bicycle Grant

Mayor Faulkner recessed the meeting at 7:40 p.m.

Mayor Faulkner reconvened the meeting at 7:52 p.m.

11. Commissioner Vacancy – Tab DD – Action Schedule Adopted Per Resolution 2006-157:

- 10.24.2006 Begin acceptance of Statement of Interest and Qualifications (SOIAQ)
- 11.20.2006 Due date for SOIAQ
- **11.27.2006 Interviews and Nominations**
- 12.19.2006 Final action to fill the vacant seat (Vote by ballot)

Mayor Faulkner stated that the candidates could wait in the lobby and come into the Board Room individually for interviews.

Candidate Interviews:

[Stephen Diehl](#)

Mayor Faulkner asked Mr. Diehl to take a minute to describe himself and explain why he was seeking a position as a Commissioner.

Stephen Diehl 112 Bruington Court stated that he resided at this address for the past six years. He was committed to advocate for the community. He had no personal agenda, no outside business and no civil or political interest which made him a good candidate. He was a retiree and could make a full commitment to the responsibilities of the position. He was available to participate in all meetings and functions and was willing to devote as many hours as possible. The issues to be dealt with were traffic and support of ongoing projects that were developed. One objective was to seek new and innovative proposals to meet these issues. For responsible growth, there was a need for economic thoroughness, but at the same time the Board must be responsible to the impact on community life. As the Town of Morrisville's mission stated, the Board and Staff embraced a sense of responsible growth, balancing with core values.

Mr. Diehl stated that another issue was Town identity and the lack of a focal point. There was no downtown area. The Town Center Plan received a large amount of input and work that took time and effort by the citizens, staff, Planning Board, Board of Commissioners and outside consultants. This concept should be embraced and the Town should move forward according to the approved schedule. Everyone was fortunate to have a talented dedicated team of managers and professionals working for the Town. The Board wanted to be supportive and provide the oversight necessary. The way to do this was to get to know staff and have knowledge of the Town. Mr. Diehl stated that if he was fortunate enough to be chosen, he would like to work with John Whitson and spend time with each Department Head. This would help achieve a better understanding of the challenges and problems that were faced. Of course, fiscal responsibility was at the base of all and the Board must justify all monetary implications. Any action or program must be an acceptable course to the community and the Town budget. The Town's prime directive should be advocacy.

Mr. Diehl stated he sought to be a proactive advocate for the citizens and organizations of the community. He stated that he was active in the Weston Homeowners Association and served for many years as a board member and the president. He was active in activities and was a close friend to Thayne Conrad and Jackie Holcombe, both former District Two Commissioners. He had a strong interest in Town issues and governmental activities. He regularly reviewed the minutes and agenda on the website. He attended and participated in many Board meetings. His background was as a Human Resources Director, Senior Director and Human Resources Consultant for over 25 years and brought expertise in people relations and marketing skills that provided the ability to communicate both verbally and in writing. Other skills included conflict resolution, counseling, performance appraisals and the formulation of strategic objectives. He was elected chairman and executive member of many professional organizations. His main goals were to be proactive and innovative in fulfilling commitments. He wanted to serve the community, Town Government and the Board.

Commissioner Snyder stated that being a Board member caused a person to evaluate themselves. One consideration was a person's strengths and weaknesses when working with a team. He asked Mr. Diehl to identify his strengths, his weaknesses and his concept of a team.

Mr. Diehl stated that his concept of a team was to have the ability to listen and understand what others said. To think about what that person said and respond after they were done. To understand completely the issues and perceptions involved. With experience in Human Resources, it was evident that the

biggest issue was perception. Everyone had perceptions and many times they were incorrect. The important part of communication was to ensure that people had the correct perception. The way to work with a team was understand where they were coming from and to understand the facts. Do the homework and have a dialogue without getting emotionally involved. He stated that to work with a team was to serve as one. The Board was an entity and any one Commissioner did not have individual authority. Mr. Diehl stated that his strength was getting to know people and where they came from and his weakness was devoting a lot of time and getting too involved, which caused things to get out of perspective and caused him to get wrapped up in a project and stay with it until the end.

Commissioner Johnson stated that one year ago this seat was open and asked Mr. Diehl why he did run for election at that time and why he was interested in the position now.

Mr. Diehl stated that he could not serve because of prior commitments. When he first came to the community six years ago he became very involved with the Weston Homeowners Association where he served for four years. He considered the Planning Board, but felt that he could only do justice to one service. He was also working on forming a group of human resource consultants. The HOA term was completed and the consultant work was done and he was not available to serve as a Commissioner. He had done some work to support past candidates.

Mayor Pro-Tem Martin asked Mr. Diehl how he worked with a team and asked Mr. Diehl to list contributions to previous teams.

Mr. Diehl stated that a team should feel that there was a common goal or cause and that everyone had a part. If a proposal was introduced that a person was involved with or had reviewed they would be more accepting of the project. The Board could stand by a project or disapprove of a project collectively. It was the group that won or lost.

Commissioner Lyons asked Mr. Diehl about the biggest issue that Morrisville faced.

Mr. Diehl stated the biggest issue was traffic. There were encouraging efforts being made by the Board and staff. However, I-540 would cut off the north-south accesses and the Triangle Parkway would cut off east-west access. There was an issue with the railroad at Church and Hwy 54. E street and the improvement at Hwy 54 and Morrisville Carpenter would help, but traffic would get worse before it got better. Traffic was a priority.

Commissioner Murry stated that Mr. Diehl was the first to apply. When the application was submitted it was posted on the website and it was requested to be removed. Commissioners' lives were very public.

Mr. Diehl stated that the website stated that at the conclusion of the application period all SOIAQ would be posted. This would provide a fair application process. Mr. Diehl stated that if he had known that the applications would be posted as received, he would have waited until the end of the submittal period. It was discussed with the Town Clerk, who agreed and the SOIAQ was removed. It was understood what types of calls were received. Such calls were also received during work with HOA's.

Mayor Faulkner stated that Mr. Diehl's SOIAQ identified that an adequate and warranted Town budget must be established and maintained under the "fiscal responsibility" section. She asked Mr. Diehl to explain.

Mr. Diehl stated that he chose the words adequate and warranted because adequate services must be offered, such as fire, police, road maintenance and all the things that you would expect from a municipality as a resident. Warranted items were extra, such as traffic calming or the Town Center

Plan. The warranted items made a community liveable and added quality of life. Warranted items must be acceptable to the community and in line with neighboring Towns.

Hill Carrow

Mayor Faulkner asked Mr. Hill to introduce himself, give some background information and state why he decided to seek this position.

Hill Carrow, 205 Keybridge Drive stated that he was honored to be there and appreciated the opportunity. He lived in Weston Estates Subdivision and had resided in Morrisville for 5.5 years and in the triangle area for 22 years. He was a North Carolina native, but also lived in other areas in the past. Morrisville was his home and he was actively engaged in activities in North Carolina, which was the main reason to be a Commissioner. He was involved either as a volunteer through out the community or with his business. This activity included work on projects with communities in the triangle that improved things most often in the economic development area. That spurred the desire to be a Commissioner. He saw both sides of issues and worked with the Town Board or Council in communities to implement large projects that were beneficial to communities. The Commissioner position was a unique opportunity and he was inspired by the fact that he used to live next to previous Commissioner Conrad. There were many conversations about the Town of Morrisville that included accomplishments. Commissioner Conrad was relatively new to the area and Mr. Carrow helped with relationship building and networking. Commissioner Conrad was an inspiration. Commissioner Conrad and Commissioner Holcombe were from Weston Estates. Representation from this subdivision and good leadership should continue. There have been a lot of good relationships developed through work on different community projects that could be helpful for the Town Board of Morrisville.

Commissioner Murry asked about playing a role with matching Town funds with private funds for projects.

Mr. Carrow stated that he worked for six years as a volunteer for the Town of Cary on an aquatics project. The Town of Cary recently requested additional time to raise more funds and as a continuing volunteer. This was a public initiative that he wanted to help. There were opportunities for the Town of Morrisville to complete projects similar to this. Mr. Carrow stated his company was selected to help the Town of Raleigh with long term planning of Parks and Recreation facilities. They would help find funding sources and consider some private funds for this project. The Board should view this not just as fund raising, but an opportunity to consider new and unique opportunities of funding that were being implemented successfully. Mr. Carrow's company was engaged with the Town of Roanoke Rapids, which was doing the first state approved tax financing for the Randy Parton Theater and Crossroads Development. They worked on projects in Charlotte that included a Tax Increment Financing (TIF). He worked with six or seven different communities to provide methods of funding for items such as roads, schools and entertainment projects. These projects could provide good contacts and benchmarking that would help the Town of Morrisville with additional revenue sources for major projects.

Commissioner Lyons stated the application was thorough and that she had no questions.

Mayor Pro-Tem Martin asked if Mr. Carrow's currently held positions would be a conflict with the duties of being a Commissioner for the Town of Morrisville.

Mr. Carrow stated that if he was in a situation that was considered a conflict of interest he would recuse himself from that portion of the discussion. He was willing to work on projects as a volunteer for the Town of Morrisville. There would not be projects that would be conflicting. In fact, they would be beneficial to the Town. His business developed many good relationships with Town of Cary Council

members. Prior to this, he had been at a meeting in Durham with the economic development office where they were working on a new performing arts center. Mr. Carrow stated that anyone who worked with him or his company knew that they were honest and straight-forward. Anything he did for the Town of Morrisville would be a benefit to the community and not for any other reason(s).

Commissioner Johnson asked Mr. Carrow about his willingness to serve until the elections in fall and if he considered running for elections.

Mr. Carrow stated that it was premature at this time. He would need to know that he was doing a good job and that the public wanted him to serve again. A person is only as good as their latest project. He wanted to serve and do a good job if that was how the citizens felt he would consider continuing in an elected capacity versus selected position as Commissioner.

Commissioner Snyder stated that Mr. Carrow's answers were well worded and asked Mr. Carrow about the mention in his SOIAQ of a road sign on I-540 that mentioned Cary and Chapel Hill and not Morrisville and the concept of getting Morrisville noticed. Commissioner Snyder also asked Mr. Diehl what his strength and weaknesses were.

Mr. Carrow stated that his strength was the reason he and his company were engaged in so many projects. He was a good project manager. He was the person to call when things needed to get done. Usually the things he worked on took a long-standing persistent effort, but he was able to persevere and get things done. His company usually took large and difficult projects, so it could be said that the strength was to manage successfully through large projects and bring them to fruition. Our community faced a fair amount of challenges and Mr. Carrow felt he could bulldog them to the ground and bring them to successful completion for the benefit of the community. His weakness was taking on so many projects. Fortunately all projects were successfully completed. He has gotten better at saying "no." He had an expansive list of project still, however maybe having a four year old has helped. He has gained focus and would like to dedicate that focus to the Town of Morrisville Board of Commissioners.

Mayor Faulkner stated that Mr. Carrow wrote in his SOIAQ that the Town of Morrisville needed to do something to get on the map and asked if that could be explained.

Mr. Carrow stated he was referred to as an attorney, but mostly dealt with marketing. There were references to ways to market and brand Morrisville and that was what he did for a living. He worked on the Olympic Festival that branded the triangle when all the district communities were apart. The 20th anniversary event was scheduled for this coming year. That project helped communities work together when they were not previously. Another significant community project included the performing arts project in Durham. This would be the center piece of their downtown. It could be a centralized focal point project, such as a destination project that would help brand a community. Something as simple as signage that the Town and DOT worked on together could help get the Town's name in the public where it was not seen before. Even décor such as banners in the community could help provide visibility to vehicles that traveled through Morrisville. There could be a high school named after Morrisville similar to Holly Springs, Knightdale or Fuquay-Varina. There was an elementary school, but there could be a high school as well. There were a variety of ways and he worked with all of them.

[Christy Pruitt](#)

Mayor Faulkner asked Ms. Pruitt to provide a glimpse of her background and explain why she sought a position on the Town Board of Commissioners.

Ms. Pruitt stated that she was uniquely qualified based on her experience with government services. She worked with the North Carolina Employment Security Commissioner where she was a hearing

officer and made determinations to provide or not provide unemployment benefits. She also worked with the Alamance District County's Office where she prosecuted about 200 cases a day. She worked with the Wake County Public Defenders Office as an assistant public defender where she represented eight to ten people daily to make sure their rights were protected and they were advocated for. She had a desire to ensure that Morrisville was a great place to live in the future. She currently lived in an apartment and would like to own a home.

Commissioner Lyons stated that the Ms. Pruitt expressed in her SOIAQ that she wanted to ensure that Morrisville continue to prosper in an ever changing world and asked how that would happen.

Ms. Pruitt stated that new businesses should be encouraged. A sense of pride could be encouraged by having festivals and more opportunities to let the community outside the triangle hear about and experience Morrisville.

Mayor Pro-Tem Martin asked Ms. Pruitt about changes she would like to see made.

Ms. Pruitt stated she would like to see more citizen input. The effect of decisions made by the Board should be considered. More surveys could be implemented online to get thoughts from the public about actions taken by the Board.

Commissioner Murry asked Ms. Pruitt how long she lived in Town.

Ms. Pruitt stated that she lived here for two years. A friend encouraged her to move here and when she returned to the triangle area she decided to reside in Morrisville.

Commissioner Jonson asked Ms. Pruitt about commitment and involvement with the community.

Ms. Pruitt stated that she was involved with the community through her position with the Wake County Public Defenders Office. She attended bible study within the triangle at the Triangle Presbyterian Church and was involved with youth ministry. She participated within her apartment complex.

Commissioner Snyder asked Ms. Pruitt to provide an overview of the working relationship between the Mayor, Board of Commissioners, Town Manager and staff.

Ms. Pruitt stated that the Town Attorney and other staff gave proposals, such as land use issues to the Commissioners to consider and vote on.

Mayor Faulkner asked Ms. Pruitt about her strengths and weaknesses.

Ms. Pruitt stated that a weakness was that she had not resided in Morrisville as long as the other candidates. This was also a strength because she was connected to the community in a larger perspective and could provide insight and thoughts to help different agencies work together.

Mayor Pro-Tem Martin asked Ms. Pruitt what her view of growth management was and how it affected the Town of Morrisville.

Ms. Pruitt stated that the Board set forth policy on how the Town should grow. Different land uses should be set out. If something was developed it should fit in with that overall plan.

Commissioner Snyder asked Ms. Pruitt what was the biggest issue for the Town of Morrisville and how it could be fixed.

Ms. Pruitt stated the biggest issue was traffic. The Town could cooperate with NCDOT. The Board and staff could lobby NCDOT to increase the size of the roads, especially Hwy 54 to create four lanes through Morrisville to provide accessibility from Raleigh and Chapel Hill.

Commissioner Murry asked *Ms. Pruitt* if she were appointed for a year, what would happen at the end of that year.

Ms. Pruitt stated she would run for office, have purchased a house and possess more ties to the community.

Mayor Pro-Tem Martin stated that Morrisville was working on a Town Center Plan and asked *Ms. Pruitt* what she could contribute.

Ms. Pruitt stated that she would bring determination and an ability to talk to others to see if local businesses could be attracted to create a Town Center. This would create a community meeting place. She stated that she appreciated the time and asked to be appointed to the vacant position.

Mayor Faulkner stated this would be a hard decision and she appreciated the candidates' desire and willingness to serve. Any candidate that was not chosen should consider a position on one of the Advisory Committees.

ACTION: *Mayor Faulkner* made a motion to nominate all three candidates for the position of District Two Commissioner for the Town of Morrisville. *Mayor Pro-Tem Martin* seconded the motion, which passed unanimously.

12. For the Good of the Order

- Administrative Matters

John Whitson, Town Manager pointed out the holiday events.

- Senior Christmas Luncheon and Tree Lighting
December 1st, 12:30pm, Cedar Fork Community Center
- Celebrations Around the World
December 2nd, 10:00am – 2:00pm, Cedar Fork Community Center
- 16th Annual Christmas Tree Lighting
December 3rd, 6:00pm, Morrisville Community Park (Tent Provided)

Mr. Whitson stated after a Town Center was established, it would be a great place to have the tree lighting with a more centralized location.

Mayor Faulkner stated there should be a Christmas Parade.

Mr. Whitson stated that there was a public hearing in Roxboro on Friday to cover the State TIP plan and invited the Board, staff and any interested citizens to attend.

- Commissioner Comments

Mayor Faulkner stated that in addition to the public hearing on Friday there would be a joint meeting regarding the Capital Area MPO and one for the Durham/Chapel Hill

MPO. Issues that are relevant to both sets of MPO's would be discussed and usually a great deal was accomplished. One item for discussion was the formation of a Committee to discuss transportation infrastructure. Another item for staff was to work with DOT to ensure that Morrisville was listed in the sign on I-540.

Mr. Whitson stated that staff did discuss this.

Mayor Pro-Tem Martin asked about land acquisition related to Street E.

Tony Chiotakis, Senior Director of Development Services stated that staff awaited a right-of-way determination from Parsons-Brinkerhoff. Conversations were initiated by Mr. Upchurch where he expressed that developers were interested in his property. Rough estimates of the land needed for the right-of-way were available but no formal negotiations had occurred.

Mr. Whitson stated that staff met with Parsons Brinkerhoff regarding the design of Street E. The document should be forthcoming and would be delivered to Mr. Upchurch.

Commissioner Johnson stated that she and Commissioner Snyder would be attending a Triangle J Core Meeting this Thursday that was sponsored by Morrisville. Cary, Durham, Raleigh, Raleigh and RTP would be there to discuss development trends and other issues.

Ben Hitchings, Planning Director stated he would be hosting a Town Center presentation at that meeting.

Commissioner Snyder asked about the Board Retreat dates.

Mr. Whitson stated that the dates would be during the weekend of January 26th to January 28th and there were issues that needed to be finalized.

Commissioner Snyder asked about Strayer University. He stated the University's advertisement indicated Strayer was located in Cary.

Mr. Whitson stated that Strayer University was located in Cary. Sometimes there was confusion about which Town properties were located within. This was an issue that affected service departments. Staff discussed this issue and planned to place signs that clearly indicated where Town limits were located.

Commissioner Snyder stated the tax assessor could discuss their role and provide a presentation to the Board.

12. Closed Session

ACTION: *Commissioner Murry* made a motion to go into closed session to consult with the Town Attorney regarding legal matters that included the pending case of Cruizers Convenience Store vs.

Town of Morrisville in accordance with G.S. 143-318.11(a)(3). *Commissioner Snyder* seconded the motion, which passed unanimously.

Mayor Faulkner called the closed session meeting to order at 9:17 p.m.

ACTION: *Commissioner Lyons* made a motion to adjourn the closed session. *Commissioner Murry* seconded the motion, which passed unanimously.

Mayor Faulkner adjourned the closed session meeting at 9:30 p.m.

13. Adjournment

ACTION: *Commissioner Murry* made a motion to adjourn. *Commissioner Lyons* seconded the motion that passed unanimously.

Mayor Faulkner adjourned the meeting at 9:31 p.m.