



# Morrisville Town Council

Regular Meeting

September 10, 2024, 6:00 PM

**Town of Morrisville Mission Statement:** Connecting our diverse community to an enhanced quality of life through innovative programs and services.

1. **Call to Order**
2. **Recognition of Sergeant at Arms - Officer K. Kurtz**
3. **Invocation - Mayor Cawley**
4. **Pledge of Allegiance**
5. **Adoption of Regular Agenda** Call for any conflicts of interest in relation to the proposed agenda.
6. **Administrative Reports**
  - 6.a [Quarterly Capital Projects Update](#)  
Mark Spanioli, P.E., Director of Engineering  
[2024-276-0 Quarterly CIP Update - September.pdf](#)
  - 6.b [Morrisville Means Business Program Update](#)  
Jeanne Hooks, Director Management Services  
[2024-306-0 ADM RPT Morrisville Means Business.pdf](#)
7. **Presentations**
  - 7.a [Engineering Department Presentation](#)  
Mark Spanioli, P.E., Director of Engineering  
[2024-289-0 Engineering Department Presentation.pdf](#)
  - 7.b [Town Center Mixed-Use Building Renderings](#)  
Avi Grewal, Singh Development  
Brandon Zuidema, Town Manager  
[2024-149-0 PRES Multifamily Design Update 9-10-24.pdf](#)  
[2024-196-0 ATTH01 Presentation - Town Center Mixed-Use Building Renderings 5-28-24](#)

**8. Public Address**

**9. Public Hearings**

- 9.a Proposed Amendment to the Zoning Map for HSNC (REZ-23-0014)  
Josh Michael, Planner II  
August 13 - Brief/Public Hearing  
August 27 - NO UPDATE  
September 10 - Brief/Public Hearing/Action  
2024-228-0 ORD Approving HSNC Rezoning - THIS ITEM HAS BEEN UPDATED  
2024-228-0 ATTH 01 Maps  
2024-228-0 ATTH 02 Application Packet - THIS ITEM HAS BEEN UPDATED  
2024-228-0 ATTH 03 PZB Plan Consistency Statement Signed  
2024-228-0 ATTH 04 PZB Minutes  
2024-228-0 ATTH 05 Resident Correspondence HSNC - THIS ITEM HAS BEEN ADDED  
2024-228-0 PRES Staff - THIS ITEM HAS BEEN UPDATED  
2024-228-0 PRES Applicant - THIS ITEM HAS BEEN UPDATED

**10. Action Items**

- 10.a Resolution and Capital Project Ordinance Amendment Approving Town Center Development Agreement  
Brandon Zuidema, Town Manager  
Avi Grewal, Singh Development, LLC  
July 23 - Brief and Public Hearing  
August 13 - Continuation of Public Hearing/Work Session  
August 27 - Continuation of Public Hearing/Work Session  
September 10 - Action  
2024-246-0 B RES Approving TC Development Agreement.pdf  
2024-246-0 CPOA Town Center Capital Project DA.pdf  
2024-246-0 ATTH01 Town Center Concept Design.pdf  
2024-246-0 ATTH02 TC Develop Agree PZB Minutes 6-13-24.pdf  
2024-246-0 ATTH03 TC Develop Agree PZB Draft Minutes 7-11-24.pdf  
2024-246-0 ATTH04 TC Develop Agree Town Center Policy.pdf  
2024-246-0 ATTH05 TC Develop Agree Aug 13 PRES Singh ROM Alternates.pdf  
2024-246-0 ATTH06 TC Develop Agree Aug 13 PRES Funding Model.pdf  
2024-246-0 ATTH07 TC Develop Agree Aug 27 PRES Singh ROM & DA Update.pdf
- 10.b Proposed Major Amendment to the Park West Village Mixed-Use Planned Development District (REZ 22-0012)  
Brittany Johnson, Planning Manager  
July 23 - Brief and Public Hearing

August 13 - Continuation of Public Hearing  
August 27 - Continuation of Public Hearing  
September 10 - Action  
2023-312-0 ORD Approving PWV Modification THIS ITEM HAS BEEN UPDATED  
2023-312-0 ATTH 01 Maps PWV Modification  
2023-312-0 ATTH 02 Application Packet PWV Modification  
2023-312-0 ATTH 03 PZB Consistency Statement PWV Modification  
2023-312-0 ATTH 04 Nov2023 and Dec2023 PZB Minutes PWV Modification  
2023-312-0 ATTH 05 Resident Correspondence PWV Modification  
2023-312-0 ATTH 06 Casto School Aged Children Data PWV Modification  
2023-312-0 PRES PWV Mod MUPD

**11. Council and Manager Comments**

**12. Closed Session**

- 12.a Closed Session to discuss privileged or confidential information pursuant to N.C.G.S 143-318.11 (a)(1)  
Brandon Zuidema, Town Manager
- 12.b Closed Session to discuss a matter of Property Acquisition pursuant to N.C.G.S 143-318.11 (a)(5)  
Brandon Zuidema, Town Manager

**13. Adjournment**

Thank you for attending this meeting of the Morrisville Town Council. We hope you plan to join us again! Please feel free to email your Town Council members at [TownCouncil@morrisvillenc.gov](mailto:TownCouncil@morrisvillenc.gov), or visit [www.morrisvillenc.gov/Council](http://www.morrisvillenc.gov/Council) for additional contact information.