



Morrisville Town Council

Regular Meeting

May 12, 2026, 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**
3. **Invocation**
4. **Pledge of Allegiance**
5. **Adoption of Regular Agenda**
Call for any conflicts of interest in relation to the proposed agenda.
6. **Consent Agenda**
 - 6.a [Resolution and Budget Ordinance Amendment for Phase 1 of the Design Build for the Gables Roadway Reconstruction Project](#)
[Mark Spanioli, P.E., Director of Engineering](#)
[2025-169-0 RES DB Phase 1 for Gables Roadway Recon Project.pdf](#)
[2026-169-0 BOA Gables.pdf](#)
 - 6.b [Resolution Authorizing Street Acceptance for The Parc at Town Center Subdivision](#)
[Mark Spanioli, Town Engineer](#)
[2026-177-0 RES The Parc at Town Center Street Acceptance.pdf](#)
[2026-177-0 ATTHO1 The Parc at Town Center - Description of Streets.pdf](#)
[2026-177-0 ATTHO2 The Parc at Town Center - Exhibit.pdf](#)
[2026-177-0 ATTHO3 The Parc at Town Center - Exhibit.pdf](#)
7. **Items Pulled from Consent (if any)**
8. **Proclamations**
 - 8.a [Proclamation Recognizing May as National Tennis Month](#)
[2026-166-0 PROC National Tennis Month.pdf](#)

- 8.b [Proclamation Recognizing May as National Foster Care Month *\(for reference only\)*](#)
[2026-163-0 PROC National Foster Care Month.pdf](#)
- 8.c [Proclamation Recognizing May as Asian American & Pacific Islander Heritage Month *\(for reference only\)*](#)
[2026-165-0 PROC Asian American and Pacific Islander Heritage Month.pdf](#)
- 8.d [Proclamation Recognizing Peace Officers' Memorial Day and Police Week *\(for reference only\)*](#)
[2026-164-0 PROC Peace Officers' Memorial Day and Police Week.pdf](#)
- 8.e [Proclamation Recognizing National Public Works Week *\(for reference only\)*](#)
[2026-167-0 PROC National Public Works Week Proclamation.pdf](#)
- 8.f [Proclamation Recognizing Building Safety Month *\(for reference only\)*](#)
[2026-129-0 PROC Recognizing Building Safety Month.pdf](#)
- 8.g [Proclamation Recognizing National Senior Health & Fitness Day *\(for reference only\)*](#)
[2026-168-0 PROC National Senior Health Fitness Day.pdf](#)

9. Morrisville Speaks: Public Comment

10. Presentations

- 10.a [FY2027 Recommended Budget](#)
[Brandon Zuidema, Town Manager](#)
[Budget Presentation - May 12, 2026](#)
[Work Session - May 14, 2026](#)
[Budget Public Hearing - May 26, 2026](#)
[Work Session \(Tentative\) - May 28, 2026](#)
[Proposed Budget Adoption - June 9, 2026](#)
[2026-181-0 PRES FY2027 Recommended Budget CIP.pdf](#)
[2026-181-0 ATTH01 Budget Message.pdf](#)
[2026-181-0 ATTH02 FY27 Budget Abbreviated Report.pdf](#)

11. Public Hearings

- 11.a [Economic Development Policy Recommended Updates](#)
[Tiffany McNeill, Economic Development Director](#)
[Presentation - April 28](#)
[Public Hearing and Action - May 12](#)
[2026-146-0 RES Approving Economic Development Incentive Policy.pdf](#)
[2026-146-0 ATTH01 Proposed Economic Incentives Policy.pdf](#)
[2026-146-0 ATTH02 Economic Incentives Policy Work Session Follow Up.pdf](#)

2026-146-0 PRES Economic Incentives Policy Update.pdf

- 11.b Public Hearing and Resolution on 2nd Financing of Public Works Facility and 260 Town Hall Drive
Byron Hayes, Chief Financial Officer
2026-152-B RES Findings-Morrisville 2026 LOB PW_260A Town Hall Dr.pdf

12. Action Items

- 12.a Proposed Amendment of the Zoning Map for 10212 Chapel Hill Road (REZ-26-0020)
Josh Michael, Planner III
Brief & Public Hearing - April 28
Action - May 12
2026-139-0 ORD - Approving a Zoning Map Amendment - REZ 10212 Chapel Hill Rd - THIS ITEM HAS BEEN UPDATED
2026-139-0 ATTH 01 - Maps - REZ 10212 Chapel Hill Rd
2026-139-0 ATTH 02 - Application Packet - REZ 10212 Chapel Hill Rd - THIS ITEM HAS BEEN UPDATED
2026-139-0 ATTH 03 - Principal Use Table - REZ 10212 Chapel Hill Rd
2026-139-0 ATTH 04 - PZB Consistency Statement - REZ 10212 Chapel Hill Rd
2026-139-0 ATTH 05 - PZB Draft Minutes - REZ 10212 Chapel Hill Rd
2026-139-0 ATTH 06 - FAQ - Evergreen -THIS ITEM HAS BEEN ADDED
2026-139-0 ATTH 07 - Traffic Generation Memo - Evergreen -THIS ITEM HAS BEEN ADDED
2026-139-0 ATTH 08 - LIHTC and Home Values -THIS ITEM HAS BEEN ADDED
2026-139-0 PRES Staff - REZ 10212 Chapel Hill Rd - THIS ITEM HAS BEEN UPDATED
2026-139-0 PRES Applicant - REZ 10212 Chapel Hill Rd - THIS ITEM HAS BEEN UPDATED

13. **Future Meetings, Events and Resident Involvement Opportunities** For a full listing of events, please see the Town Calendar at www.MorrisvilleNC.gov

14. Council and Manager Comments

15. 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 or visit www.MorrisvilleNC.gov/Council for additional contact information.