



# Morrisville Town Council

Regular Meeting

April 28, 2026, 6:00 PM

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**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 [Approval of March Town Council Meeting Minutes](#)  
[20260310 Meeting Minutes DRAFT.pdf](#)  
[20260324 Meeting Minutes DRAFT.pdf](#)
  - 6.b [Resolution Calling for Public Hearing on 2nd Financing of Public Works Facility and 260 Town Hall Drive](#)  
Byron Hayes, Chief Financial Officer  
[2026-152-0 RES Calling Public Hearing-Morrisville 2026 LOB PW\\_260 Town Hall.pdf](#)
  - 6.c [Community Risk Assessment and Standards of Cover Overview](#)  
Kathryn Boyle, Battalion Chief of Planning  
Presentation - April 14  
Action (Consent) - April 28  
[2026-135-0 RES MFD Standards of Cover Adoption.pdf](#)  
[2026-135-0 ATTH 01 Standards of Cover\\_FY2026\\_Update.pdf](#)  
[2026-135-0 PRES Community Risk Assessment and Standards of Cover.pdf](#)
  - 6.d [Capital Project Ordinance Amendment for Stormwater Project](#)  
Ben Mills, P.E., C.F.M., Stormwater Engineering Manager

2026-147-0 CPOA MCP Permeable Pavers Grant Project  
2026-147-0 ATTH01 Executed Agreement.pdf

- 6.e Capital Project Ordinance Establishing the Consolidated Transportation Capital Project Fund & Parks Capital Project Fund  
Byron Hayes, Chief Financial Officer  
2026-159-A CPOA Establishing Transportation Capital Project Fund.pdf  
2026-159-B CPOA Establishing Parks Capital Project Fund.pdf

**7. Items Pulled from Consent (if any)**

**8. Proclamations**

- 8.a Proclamation Recognizing National Small Business Week *(for reference only)*  
2026-153-0 PROC Small Business Week 2026

**9. Morrisville Speaks: Public Comment**

**10. Administrative Reports**

- 10.a 2025 Town of Morrisville Annual Economic Development Report  
Tiffany McNeill, Economic Development Director  
2026-151-0 ATTH 01 2025 Economic Development Annual Report.pdf
- 10.b Q3 Budget & Financial Administrative Report  
Byron Hayes, Chief Financial Officer  
2026-157-0 ATTH 01 FY26 Q3 Financial-Budget Report.pdf

**11. Public Hearings**

- 11.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  
2026-139-0 ATTH 01 - Maps - REZ 10212 Chapel Hill Rd  
2026-139-0 ATTH 02 - Application Packet - REZ 10212 Chapel Hill Rd  
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 PRES Staff - REZ 10212 Chapel Hill Rd  
2026-139-0 PRES Applicant - REZ 10212 Chapel Hill Rd

- 11.b [Proposed Amendment to the Zoning Map for Pathway Triangle Building 7](#)  
[Shelly Mayo, Planner III](#)  
[Public Hearing - April 14](#)  
[Public Hearing & Action - April 28](#)  
[2026-98-0 ORD Approving a Zoning Map Amendment 1800 Strand St.pdf](#)  
[2026-98-0 ATTH 01 Maps.pdf](#)  
[2026-98-0 ATTH 02 - Application Packet.pdf](#)  
[2026-98-0 ATTH 03 Principal Use Table.pdf](#)  
[2026-98-0 ATTH 04 RDU Height Permit.pdf](#)  
[2026-98-0 ATTH 05 PZB Consistency Statement.pdf](#)  
[2026-98-0 ATTH 06 Draft PZB Minutes.pdf](#)  
[2026-98-0 PRES 1800 Strand St - Staff-ITEM HAS BEEN UPDATED.pdf](#)  
[2026-98-0 PRES 1800 Strand St - Applicant.pdf](#)

## **12. Presentations**

- 12.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](#)

- 13. **Future Meetings, Events and Resident Involvement Opportunities** For a full listing of events, please see the Town Calendar at [www.MorrisvilleNC.gov](http://www.MorrisvilleNC.gov)

## **14. Council and Manager Comments**

## **15. Work Sessions**

- 15.a [FY27 Budget Preview Work Session](#)  
[Brandon Zuidema, Town Manager](#)  
[Byron Hayes, Chief Financial Officer](#)  
[2026-134-0 ATTH 01 Combined FAQ FY2027 Budget CIP](#)  
[2026-134-0 PRES FY27 Budget Work Session](#)

## **16. 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.

# Town Council Agenda Item Report

Agenda Item No. 6.a

Submitted by: Kayla Bertling

Submitting Department Administration

Meeting Date: April 28, 2026

## **SUBJECT**

Approval of March Town Council Meeting Minutes

## **Recommendation:**

Approve as presented

## **Updates/History of Briefing:**

Not Applicable

## **Executive Summary and Background Information:**

Minutes include the March 10, 2026, and March 24, 2026, Town Council meetings.

## **Advisory Board/Committee Review:**

None

## **Insert Date of Advisory Board/Committee Review:**

## **Advisory Board/Committee Recommendation and/or Vote:**

None

## **Potential Options:**

Approve as presented or direct changes.

## **Staff Recommendation:**

None

## **ATTACHMENTS**

- [20260310 Meeting Minutes DRAFT.pdf](#)
- [20260324 Meeting Minutes DRAFT.pdf](#)



Morrisville Town Council  
Regular Meeting Minutes  
March 10, 2026, 6:00 p.m.

**NOTE:** Minutes are summaries only, reflecting Council action and main points of discussion. For the full meeting audio and/or video, the meeting agenda, presentations, and other related agenda materials please visit the Town website.

**Present:** Mayor Cawley, Mayor Pro Tem Robotti, and Council Members Garimella, Kesling, Johnson, Patel, and Scroggins-Johnson, and Assistant Town Attorney Lori Jones.

**Staff:** Brandon Zuidema, *Town Manager*  
Giselle Rodriguez-Villanueva, *Deputy Town Manager*  
John Letteney, *Assistant Town Manger*  
Jeanne Hooks, *Director of Management Services*  
Kimberly Kowanick, *Deputy Town Clerk*  
Byron Hayes, *Chief Financial Officer*  
Erin Hudson, *Communications & Outreach Director*  
Cindi King, *Parks, Recreation & Cultural Resources Director*  
James Owens, Jr., *IT Support Technician*  
Shandy Padget, *Inspections Director*  
Justin Rosser, *Chief of Police*  
Mark Spanioli, *Director of Engineering*  
Matt Wetherell, *Public Works Director*

1. **Call to Order** – Mayor Cawley called the meeting to order at 6:01 p.m.
2. **Recognition of Sergeant at Arms** – Detective Lee
3. **Invocation** – delivered by Mayor Cawley
4. **Pledge of Allegiance** – led by Mayor Cawley and Girl Scout Troop 4911
5. **Adoption of Regular Agenda**  
No conflicts of interest with the proposed agenda were reported.

**MOTION: Council Member Johnson moved to adopt the Regular Agenda. The motion was seconded by Council Member Scroggins-Johnson and carried unanimously 7-0.**

6. **Consent Agenda**

**6.a Resolution Authorizing the Design-Build Delivery Method for Church Street Park Cricket Field Reconstruction (2026-90-0)**  
**Mark Spanioli, Director of Engineering**

In response to Council Member Garimella, Brandon Zuidema, Town Manager, clarified the resolution authorized the Town to use the Design-Build Method for the project.

**MOTION: Mayor Pro Tem Robotti moved to approve the Consent Agenda. The motion was seconded by Council Member Garimella and carried unanimously 7-0.**

**6.b Resolution Authorizing a Sourcewell Contract Award for Church Street Park**

**Cricket Field Lighting (2026-101-0)**

**Mark Spanioli, Director of Engineering**

Town Manager Zuidema clarified the resolution authorized the Town to use an existing contract to purchase lighting.

**MOTION: Mayor Pro Tem Robotti moved to approve the Consent Agenda. The motion was seconded by Council Member Garimella and carried unanimously 7-0.**

**6.c Resolution Authorizing the Design-Build Delivery Method for the Fire Station #2 Relocation Project (2026-47-0)**

**Mark Spanioli, Director of Engineering**

In response to Council Member Garimella, Town Manager Zuidema clarified the resolution was authorizing the Town to use the Design-Build Method for the project.

**MOTION: Mayor Pro Tem Robotti moved to approve the Consent Agenda. The motion was seconded by Council Member Garimella and carried unanimously 7-0.**

**6.d Resolution Authorizing a Sixth Amendment to the MOU with Wake County for a New Solid Waste Convenience Center (2026-83-0)**

**Mark Spanioli, Director of Engineering**

**MOTION: Mayor Pro Tem Robotti moved to approve the Consent Agenda. The motion was seconded by Council Member Garimella and carried unanimously 7-0.**

**6.e Resolution Approving Updates to Morrisville Emergency Operations Plan (2026-34-0)**

**Brandon Zuidema, Town Manager**

**MOTION: Mayor Pro Tem Robotti moved to approve the Consent Agenda. The motion was seconded by Council Member Garimella and carried unanimously 7-0.**

**6.f Resolution and Capital Project Ordinance Amendment Authorizing Solar Project on Town Buildings (2026-99-0)**

**Matt Wetherell, Public Works Director**

**MOTION: Mayor Pro Tem Robotti moved to approve the Consent Agenda. The motion was seconded by Council Member Garimella and carried unanimously 7-0.**

**6.g Capital Project Ordinance Amendments Closing Capital Projects (2026-103-0A and 2026-103-0B)**

**Amanda Grogan, Budget Manager**

**MOTION: Mayor Pro Tem Robotti moved to approve the Consent Agenda. The motion was seconded by Council Member Garimella and carried unanimously 7-0.**

**6.h Capital Project Ordinance Amendments Establishing Fire Station 2 & Cyber Security Projects (2026-108-0)**

**Amanda Grogan, Budget Manager**

**MOTION: Mayor Pro Tem Robotti moved to approve the Consent Agenda. The motion was seconded by Council Member Garimella and carried unanimously 7-0.**

**7. Items Pulled from Consent (if any)**

No items were pulled for discussion.

## **8. Proclamations**

### **8.a. Proclamation Recognizing National Girl Scout Day (2026-104-0)**

Mayor Pro Tem Robotti noted her personal experience as a Girl Scout leader and emphasized the Girl Scout program taught leadership, commitment, and collaboration. She requested Troop 4911 stand and invited members to express their appreciation to their leaders, highlighting the effort and dedication that leadership required within the Girl Scout community. Mayor Pro Tem Robotti read a proclamation recognizing March 12 as National Girl Scout Day. She applauded the Girl Scout Movement and Girl Scouts of North Carolina Coastal Pines for providing girls with a secure, inclusive, all-girl space where they could hone their skills and develop leadership abilities.

Troop 4911 Senior Girl Scout Katia Dell stated she had participated in the Girl Scout program for 9 years. She explained the program had helped her develop social, communication, and planning skills, while she met some of her closest friends. Senior Girl Scout Katia Dell expressed appreciation for the acknowledgement of Girl Scouts as a community and organization.

### **8.b. Proclamation Recognizing Bleeding Disorders Awareness Month (2026-96-0)**

Council Member Scroggins-Johnson read a proclamation recognizing March as Bleeding Disorders Awareness Month. She highlighted that increased awareness could help in prevention of illness, decrease unnecessary procedures, and reduce the risk of disability.

Jasmine Gil, Outreach and Advocacy Coordinator for Bleeding Disorders Foundation of North Carolina, received the proclamation. She acknowledged several bleeding-disorder conditions, provided additional facts, and reminded everyone of medical costs associated with such conditions. She emphasized awareness played a vital role in education of the public, supported those currently battling the disorder, and encouraged early diagnosis for proper care.

### **8.c. Proclamation Recognizing Creek Week (2026-81-0)**

Council acknowledged a proclamation recognizing Creek Week.

### **8.d. Proclamation Recognizing Holi Festival of Colors (2026-94-0)**

Council acknowledged a proclamation recognizing Holi Festival of Colors.

### **8.e. Proclamation Recognizing North Carolina Arbor Day (2026-95-0)**

Council acknowledged a proclamation recognizing North Carolina Arbor Day.

## **9. Morrisville Speaks: Public Comment**

Fiona Susie, 106 Hewitt Court, Morrisville, introduced herself as the Vice Chair of MESC (Morrisville Environment and Stormwater Committee). She expressed as a Morrisville citizen, she was concerned with the environmental implications of increased methane gas consumption. She urged Council to stand with other municipalities in North Carolina and petition Duke Energy to reconsider their future energy plan.

Niko Theofylaktos, 1015 Hatches Pond Lane, Morrisville, submitted an online public comment which was read by Deputy Town Clerk Kimberly Kowanick. Community Member Theofylaktos expressed their concern with the Town's proposed Sponsorship Policy. They stated selling naming rights for public property to outside corporations and businesses could result in a potential loss of local identity. They advocated for, at minimum, a restriction of types of companies. Council Member Johnson noted that although the author of the email had a Morrisville address, the residence was within the corporate limits of the Town of Cary.

## **10. Future Meetings, Events and Resident Involvement Opportunities**

For a full listing of events, please see the Town Calendar at [www.MorrisvilleNC.gov](http://www.MorrisvilleNC.gov)

**11. Council and Manager Comments**

Council Member Johnson congratulated Mayor Pro Tem Robotti on graduation from UNC School Of Government Leadership Training. She acknowledged the time and commitment the program took. Council Member Johnson apologized for being unwell, which delayed her response to emails, she noted she would address pending tasks.

Council Member Kesling extended congratulations to Mayor Pro Tem Robotti.

Mayor Cawley offered congratulations to Mayor Pro Tem Robotti. He expressed anticipation for Holi and encouraged participation at the upcoming event.

Mayor Pro Tem Robotti expressed appreciation for the congratulations received. She explained the program was designed for municipal elected officials, emphasized its significant benefits, and acknowledged the privilege of having had the opportunity to participate.

Council Member Scroggins-Johnson expressed gratitude for emergency services and the community's response to a major recent structure fire. She reminded the community that recovery did not occur overnight and that continued support and volunteer efforts were still needed. She recognized NeighborUp and other community resources that were continuing to assist residents. She advocated for families to be prepared for emergency events and encouraged the establishment of emergency kits.

Council Member Garimella recognized the lasting damage from a major recent structure fire and noted the support being provided by the SV Temple (Sri Venkateswara) in Cary, which had supplied fresh meals to affected families. He acknowledged agencies such as NeighborUp and other community resources who were working behind the scenes. He noted the upcoming Holi event and reminded everyone to prepare for the onset of pollen, which could trigger allergies.

Town Manager Brandon Zuidema updated Council on a request to schedule the Council Public Safety Academy. Town Manager Zuidema stated the Town had applied for the 2026 All American City Award and the theme was Strengthening Civic Health and Building Trust. He anticipated selection would be announced by late March or early April 2026.

**12. Work Sessions**

**12.a Town Council Expenditures Rules (2026-89-0)**

**Brandon Zuidema, Town Manager**

Town Manager Zuidema presented the proposed Town Council Expenditure Rule. He reviewed the proposed guidance for Town Council and staff, explained it promoted equity among Council Members, and ensured transactions were transparent.

Town Manager Zuidema began the conversation referencing subscription services. Council and staff discussed inconsistency on who financed subscriptions. Council Member Johnson advocated for the importance of media news outlets. In response to Mayor Pro Tem Robotti, Town Manager Zuidema explained the limitations on group subscription services. Council expressed support to keep the section on incidental costs as written. In response to Mayor Pro Tem Robotti, Town Manager Zuidema clarified Council Member stipends would cover individual subscriptions.

Town Manager Zuidema reviewed proposed expenditure guidelines on conferences, transportation, lodging, and professional memberships.

Mayor Cawley requested consideration to add the NC Mayors Association and the Metro Mayor's Association to the list of approved conferences. He explained the benefit and

highlighted neighboring municipalities were members. Council Member Scroggins-Johnson requested information on memberships for municipalities that matched the Town's population size. Mayor Pro Tem Robotti acknowledged neighboring jurisdictions differed in size, but highlighted decisions made by neighboring communities continued to impact the town.

Council Member Kesling advocated to use a cost benefit analysis to determine event expenditures.

Town Manager Zuidema discussed proposed guidelines on discretionary funds for training registration. Council discussed allowing for extenuating circumstances to address Council Members that were unable to complete training.

Town Manager Zuidema reviewed proposed prohibited expenditures for Council Members, that included personal items and expenses not relevant to the responsibilities of the role. Council and staff discussed current practices and clarified per diem would be provided prior to a qualifying event to avoid reimbursement.

Town Manager Zuidema reviewed the proposed guidelines on training and travel combinations exceeding \$500. Council Member Scroggins Johnson advocated for unforeseen expenses to be discussed with all Council Members to ensure fairness. Council Member Garimella sought clarity on the \$500 threshold. Town Manager Zuidema explained the number was reasonable given most travel was to Chapel Hill. He further noted the amount had to be approved within the budget, and any expenditure beyond \$500 would require Council approval.

In response to Council Member Garimella, Town Manager Zuidema explained the proposed policy originated from previous Council discussions and was not related to other municipalities' practices.

Council Member Garimella advocated for each Council Member to be allotted a designated expenditure amount, noting that once the limit was reached, no additional funds would be utilized.

Council and staff discussed the average cost of training and clarified all events that were pre-approved would be allowed and events outside of the pre-approved list, that would exceed \$500, would need to be approved by Council. Council and staff highlighted mandatory training for elected officials would be covered separately and not deducted from the Council Member's allotted funding.

Mayor Pro Tem Robotti advocated for transparency on the amount each Council Member was allotted.

Council and staff discussed an updated appendix of pre-approved training and Town Manager Zuidema noted individual training costs would not be included in the appendix due to constant changes.

Council Member Johnson expressed support of an allocation to each Council Member and when the limit was reached, no additional funds would be provided.

Council and staff discussed allotments for specific conferences and events. Town Manager Zuidema noted that required training would not be deducted from Council Member allotments. He noted a list of common trainings within the appendix, that included annual events and Chamber of Commerce related events. Council discussed additional conferences that may be included within the approved events appendix.

Town Manager Zuidema reviewed the proposed section, Equity in Resource Allocation.

Mayor Pro Tem Robotti clarified Town branded clothing and name badges would not be funded from Council discretionary accounts.

Council Member Garimella verified unused funds would not roll over to the next fiscal year, but unused funds could be offered between Council Members.

Council Member Johnson requested quarterly expenditure reports separated by Council Member.

Town Manager Zuidema read the proposed guidance on Payments and Reimbursement. Council Member Kesling suggested the wording be changed to “shall not be issued a P-card.” Council concurred with the proposed word revision.

Council and staff discussed potential approaches for incorporating mileage within the policy. Council expressed support for including mileage reimbursement for non-local events which would be determined by a defined geographical range. Council expressed support for including parking expenses associated with Council-related events.

Town Manager Zuidema reviewed proposed guidelines on Reservations and Transparency in Use of Public Funds.

In response to Council Member Garimella, Town Manager Zuidema confirmed when a physical credit card was requested for a Council related purchase, the Council Member would be reimbursed.

Town Manager Zuidema reviewed the proposed guidelines on Highest Ethical Standards and Policy Review of Amendments. Staff and Council discussed the option of including mayor specific events with the budget.

Mayor Pro Tem Robotti advocated required events for the mayor should not be deducted from their allocated funds.

Town Manger Zuidema explained out of state travel was not included in the policy and would be handled on an individual basis.

Council Member Johnson requested access to the Town’s current financial policy.

Council and staff discussed events that required the mayor to attend and how it would be handled within the expenditures budget. Council came to a consensus for pre-approved events to include mandated events for the mayor. Events outside of the pre-approved list would go before Council.

In response to Council Member Johnson, Town Manager Zuidema explained the list of events in the appendix were events that were historically most attended by Council.

Council Member Kesling requested a year in review to be provided during retreat. Town Manager Zuidema stated quarterly reports would also be provided.

**12.b Budget Work Session (2026-97-0)**

**Brandon Zuidema, Town Manger**

**Jeanne Hooks, Director of Management Services**

**Byron Hayes, Chief Financial Officer**

Town Manager Zuidema introduced the Budget Work Session and explained at the annual Town Council Retreat on January 23, 2026, Council completed an exercise to identify the Town's strengths, opportunities, aspirations, and results (SOAR). Town Manager Zuidema stated staff used the SOAR results to identify priorities that would guide Fiscal Year 2027 (FY27) budget discussions.

Jeanne Hooks, Director of Management Services, reviewed the 7 SOAR common priorities: Resilient Fiscal Management, Optimization of Operations, Building Our Future, Creative Engagement, Safe Mobility and Walkability, Sustainability and Environment Focus, and Livable Community Options.

Director of Management Services Hooks explained based on Council input, the topic of safety fit within the SOAR common priority Safe Mobility & Walkability. Council Member Scroggins-Johnson stated that safety extended beyond road concerns and encompassed various departmental areas. She provided an example related to fire safety and advocated for a review of existing safety standards. Council Member Kesling expressed support for pedestrian safety. Mayor Pro Tem Robotti suggested renaming the SOAR common priority topic to Pedestrian and Multi-Motor Safety. She advocated that EMS represented fundamental elements of a responsive government and suggested adding a topic for Public Safety. Council discussed the addition of a common priority topic for Public Safety. Council expressed consensus to add an additional SOAR common priority, Public Safety.

Director of Management Services Hooks presented the priority topic Creative Engagement requested by Council Member Scroggins-Johnson during the SOAR exercise. Council Member Scroggins-Johnson discussed Creative Engagement and advocated to focus on public-facing, low cost, and high value initiatives. Council discussed how components of Creative Engagement may align with other SOAR priorities. Council expressed support for staff to investigate changes to the broad topic of Creative Engagement.

Director of Management Services Hooks revisited the SOAR common priority Safe Mobility & Walkability that was suggested to be renamed Pedestrian and Vehicular Safety. Council expressed consensus to emphasize education and enforcement under Pedestrian and Vehicle Safety.

Director of Management Services Hooks presented individual priorities that were introduced by Council Members during the SOAR activity and requested Council feedback on how the topics would fit within the SOAR common priorities.

Director of Management Services Hooks requested clarification on a priority introduced by Mayor Cawley regarding leveraging existing assets for more recreation and destination opportunities. Mayor Cawley advocated for the utilization of the Church Street Park southern lot and other unused areas and expressed concern about delaying use until completion of the Parks Master Plan. Council discussed unused areas within the Town and emphasized ensuring public interest was considered. Council Member Garimella requested overall budget projections prior to further discussion to ensure funding was available. Director of Management Services Hooks noted Council could not come to a consensus on utilization of unused areas. She explained the topic would be revisited under the SOAR common priorities Optimization of Operations and Building Our Future once additional budget and CIP (Capital Improvement Plan) projections were available.

Director of Management Services Hooks requested clarification on a priority introduced by Council Member Kesling regarding land use reform and sustainable development. Council Member Kesling discussed tax value per acre of individual commercial properties and advocated to consider tax-based strengths. He expressed support for the expansion of pedestrian mobility

that would reduce carbon emission waste. Council reached consensus to include sustainability and fiscal responsibility under the SOAR common priority Livable Community Options.

Director of Management Services Hooks requested clarification on a priority introduced by Council Member Patel that referenced establishing a stronger focus on seniors by emphasizing aging well and senior support. She recommended the priority be categorized within the SOAR common priority Livable Community Options. Council expressed support for a stronger focus on seniors.

Director of Management Services Hooks requested clarification on a priority introduced by Council Member Patel regarding civic trust and transparent governance. She recommended the priority be categorized within the SOAR common priority Optimization of Operations. Council Member Robotti suggested transparency should be the highest priority.

Director of Management Services Hooks asked for other Council comments. Council Member Kesling expressed support to focus on redevelopment that emphasized pedestrian safety and reduction of carbon emissions. Council and staff discussed that terminology may be used differently among members and emphasized the importance of clear understanding and consistent definitions.

Byron Hayes, Chief Financial Officer, reviewed the FY (Fiscal Year) 2027 Budget outreach and explained a priority was ensuring the community had access to accurate information. Town Manager Zuidema reviewed challenges for the FY 2027 Budget and noted the potential funding of all reserves, cost of living adjustments, and merit increases would limit additional spending opportunities. Chief Financial Officer Hayes reviewed opportunities for the FY 2027 Budget. In response to Council Member Scroggins-Johnson, Chief Financial Officer Hayes clarified the Town was able to sustain current operations in FY 2027.

Chief Financial Officer Hayes presented trend data on projected capacity from FY 2024 to FY 2029. Capacity was defined as the ability to fund additional resources such as new programming, additional staff, and other capital or operational needs. \$6.7M (million) was identified in capacity for FY 2026 and \$3.94M in capacity for FY 2027. Town Manager Zuidema explained that the Town had \$2.7 million less than what they had in FY 2026. Chief Financial Officer Hayes emphasized there may be less, but it did not eliminate the opportunity for additional ventures. In response to Council Member Garimella, Town Manager Zuidema explained the proposed funding for transportation, parks, land acquisition, and public safety reserve funds for FY 2027 equated to \$3.8 million. Council Member Garimella advocated to support projects presented to the public and not to reduce current services. Town Manager Zuidema suggested an opportunity to increase capacity would be to not fund the land acquisition reserve for FY 2027.

Chief Financial Officer Hayes presented trend data on appeal impacts from FY 2009 to FY 2027. Council and staff discussed the tax appeal process and noted \$152.12M in tax appeals for FY 2026. Chief Financial Officer Hayes clarified that typically in the appeal process, tax revenue would not be received, and the amount would not be reflected in the assessed value until the tax appeal was resolved. Staff emphasized \$288.84M in tax appeals for FY 2025 was unprecedented for the community and due to the last tax revaluation across the county. Council clarified companies that file tax appeals would not receive incentive reimbursement.

Staff introduced a long-range budget view which focused on strengthening community outcomes and service value. Staff highlighted an internal focus on finding cost effective alternatives. Staff provided an example that, instead of hiring new personnel, departments had reevaluated task assignments to meet operational needs. Council Member Scroggins-Johnson requested to be notified when staff identified cost-effective approaches so information could be shared with the public.

Town Manager Zuidema reviewed projected long-range staffing requests from FY 2027 to FY 2029. He explained staffing requests could be impacted by upcoming projects such as Town Center. Town Manager Zuidema noted the Fire Department needed 3 firefighters to meet National Fire Protection Association standard 1710. Council Member Scroggins-Johnson strongly advocated to hear Police Department staffing requirements first due to recent presentations from the Fire Department and not wanting to appear biased. Town Manager Zuidema reviewed the public safety long range staffing outlook that included Police Department requests for the 3-year projection window. In response to Council Member Kesling, Town Manager Zuidema stated the Police Department did not have a traditional benchmark model and officer assignments were based on potential occurrences and the Town's needs. In response to Council Member Johnson, Town Manager Zuidema explained the proposed SRO (School Resource Officer) listed for FY 2027 would be utilized for part of the year due to the school completion in 2028. Council and staff discussed unlikely funding from Wake County for the SRO based on Morrisville jurisdiction to adjacent areas. Council Member Scroggins-Johnson advocated that Police Chief Rosser present information on the restructuring and funding of the Police Department. In response to Council Member Garimella, Town Manager Zuidema explained staff have not made recommendations for staffing but are providing an overview for Council review.

Town Manager Zuidema reviewed goals and key operational impacts regarding activating Town Center. In response to Council Member Garimella, Town Manager Zuidema explained business owners in Town Center would be responsible for management of individual property while the Town was responsible for the Town Green. Council Member Garimella requested a list of separation of duties in relation to Town Center.

**13. Adjournment**

**MOTION: Mayor Pro Tem Robotti made a motion to adjourn the meeting. Council Member Garimella seconded the motion which carried unanimously 7-0.**

Mayor Cawley adjourned the meeting at 10:06 p.m.



Morrisville Town Council  
Regular Meeting Minutes  
March 24, 2026, 6:00 p.m.

**NOTE:** Minutes are summaries only, reflecting Council action and main points of discussion. For the full meeting audio and/or video, the meeting agenda, presentations, and other related agenda materials please visit the Town website.

**Present:** Mayor Cawley, Mayor Pro Tem Robotti, and Council Members Garimella, Johnson, Kesling, Patel, Scroggins-Johnson, and Assistant Town Attorney Lori Jones.

**Staff:** Brandon Zuidema, *Town Manager*  
Giselle Rodriguez-Villanueva, *Deputy Town Manager*  
John Letteney, *Assistant Town Manger*  
Jeanne Hooks, *Director of Management Services*  
Kayla Bertling, *Town Clerk*  
Kimberly Kowanick, *Deputy Town Clerk*  
Thomas Dooley, *Fire Chief*  
Byron Hayes, *Chief Financial Officer*  
Erin Hudson, *Communications & Outreach Director*  
Cindi King, *Parks, Recreation & Cultural Resources Director*  
Tiffany McNeill, *Economic Development Director*  
James Owens, Jr., *IT Support Technician*  
Justin Rosser, *Chief of Police*  
Michele Stegall, *Planning Director*

1. **Call to Order** – Mayor Cawley called the meeting to order at 6:02 p.m.
2. **Recognition of Sergeant at Arms** – Detective Cody Lee
3. **Invocation** – delivered by Mayor Cawley
4. **Pledge of Allegiance** – led by Mayor Cawley
5. **Adoption of Regular Agenda**  
Brandon Zuidema, Town Manager, requested to add two closed session topics regarding economic development and land acquisition, and a return to open session to discuss a matter regarding land acquisition.

No conflicts of interest with the proposed agenda were reported.

**MOTION: Mayor Pro Tem Robotti moved to adopt the amended Regular Agenda. The motion was seconded by Council Member Johnson and carried unanimously 7-0.**

6. **Consent Agenda**  
Council Member Kesling requested to pull item 6.a. Approval of January and February Town Council Meeting Minutes for modifications.

**6.b. Termination of Incentive Agreement – Coriolis Pharma US, Inc. (2026-119-0)  
Tiffany McNeill, Economic Development Director**

**MOTION: Mayor Pro Tem Robotti moved to approve the Consent Agenda. The motion was seconded by Council Member Scroggins-Johnson and carried unanimously 7-0.**

**6.c. Approving Wake County Tax Reports (October 2025 – January 2026)  
(2026-121-0)**

**MOTION: Mayor Pro Tem Robotti moved to approve the Consent Agenda. The motion was seconded by Council Member Scroggins-Johnson and carried unanimously 7-0.**

**7. Items Pulled from Consent (if any)**

**6.a. Approval of January and February Town Council Meeting Minutes  
Kayla Bertling, Town Clerk**

Council Member Kesling requested a change to minor spelling errors. Kayla Bertling, Town Clerk, noted the corrections. Council Member Johnson explained minor spelling corrections to draft minutes could be requested via email with the Town Clerk while changes to content had to be reviewed by Council for transparency. Council agreed to the directive.

**MOTION: Mayor Pro Tem Robotti moved to approve January and February Town Council Meeting Minutes with changes. The motion was seconded by Council Member Garimella and carried unanimously 7-0.**

**8. Proclamations**

**8.a. Proclamation Recognizing Women’s History Month and Women in Public Office Day (2026-122-0)**

Council Member Scroggins-Johnson presented a Proclamation Recognizing March as Women’s History Month and March 19 as Women in Public Office Day. She acknowledged the contributions of women in public office and encouraged future generations to pursue leadership roles and serve their communities. Council Member Scroggins-Johnson called upon the people of Morrisville to unite and support the success of women in public office.

**8.b. Proclamation Recognizing Child Abuse Prevention Month (2026-128-0)**

Council acknowledged a proclamation recognizing April as Child Abuse Prevention Month.

**9. Morrisville Speaks: Public Comment**

Stephanie Reed, of 1672 Legendary Lane, Morrisville, expressed concern regarding the Town’s homeless population and noted that homelessness can differ from common perceptions of individuals living on the street. She addressed the rising cost of housing that further impacted homelessness, and highlighted restrictive zoning regulations that limited the availability of affordable housing.

Alexandra Buniewski, 1048 Gold Rock Lane, Morrisville, expressed frustration with the Town’s current transportation program. She explained the program required service requests to be made the morning prior to a scheduled event, but service was consistently booked to capacity. She noted alternate transportation options such as Uber were too expensive. Community Member Buniewski advocated for affordable and reliable door to door services for the Kitts Creek area. She stated that access to reliable and affordable transportation would significantly enhance her independence and overall quality of life.

**10. Administrative Reports**

**10.a. Website Redesign Post-Launch Update (2026-123-0)  
Erin Hudson, Communications & Outreach Director**

## **11. Presentations**

### **11.a. Life Saved by Courage, Teamwork, and Morrisville Firefighters**

#### **Thomas Dooley, Fire Chief**

Thomas Dooley, Fire Chief, presented Medals of Valor in recognition of heroism performed above and beyond the call of duty. It was the second-highest award an individual could receive. Chief Dooley detailed an event from February 24, 2026, when first-arriving engine, staffed by Engineer James Lynn, Master Firefighter Scott Nicklow, and Firefighter Santiago Texidor, arrived on scene to all three floors of a building on fire. He explained Officer Nicklow operated the engine and had all lines deployed and ready to supply water for fire suppression, Officer Texidor operated a 2.5-inch line and provided protection when Officer Lynn entered the structure, forced a door after hearing coughing, and rescued a woman. Fire Chief Dooley explained after the rescue Engine 21 and additional engines continued fire-suppression operations until the bulk of the fire was brought under control. Engineer Lynn and Master Firefighter Nicklow received awards during the meeting. Firefighter Texidor was unable to attend and would receive the award at an annual banquet.

### **11.b. Presentation of National League of Cities Cultural Diversity Award**

#### **Erin L. Hudson, Communication & Outreach Director**

Erin Hudson, Communications & Outreach Director, reported that the Town had received second place in the National League of Cities Cultural Diversity Award in recognition of the Town's language access plan and commitment to diversity and inclusion. She noted that the award was categorized by population and evaluated on creativity, community impact, and program scope. She recognized Communications Specialist Anu Mishra, Community Relations Liaison Wendy Liu, and Social Media Coordinator Laura Gough. Communications & Outreach Director Hudson announced Communications Specialist Anu Mishra would depart from her employment with the Town to attend law school and expressed appreciation for her contributions to the language access program.

### **11.c. Strategic Communications and Language Access Plan Update Presentation (2026-124-0)**

#### **Erin L. Hudson, Communications & Outreach Director**

Communications & Outreach Director Hudson presented an update to the Strategic Communications Plan. She reviewed the Communications Department's structure and responsibilities, current department goals, and existing challenges and opportunities. She highlighted the Communications Department assured equal access and utilized a Language Access Plan.

In response to Council Member Patel, Communications & Outreach Director Hudson explained the email open rate was measured by a third-party vendor that tracked opened emails, interactions with items in emails, and removed skewed data points.

Council Member Scroggins-Johnson emphasized communication was vital and sought clarity on how heightened engagement could be maintained. Communications & Outreach Director Hudson explained staff reviewed analytics and specific posts to determine what peaked engagement. She stated performance data from other municipalities and from the Town were reviewed, and information gathered was maintained for future use.

Council Member Scroggins-Johnson requested Town information be listed on local news station WRAL's Closing and Delays list when relevant events occur.

Council Member Scroggins-Johnson advocated for banners that advertised upcoming events be displayed within Town and for printed material be available to residents who did not have access to text or email communications, including seniors. Communications & Outreach

Director Hudson noted as the Town transitioned from hard copy to digital platforms, residents could opt-in for mailed versions and hard copies of communication materials were located at Town facilities.

Council Member Johnson emphasized the importance of media coverage and noted there was no longer a newspaper that covered the Town. She expressed support for a potential podcast. Council Member Johnson requested an update on the Town's website and accessibility of past Council meeting minutes and agendas. Communications & Outreach Director Hudson explained staff discussed a potential single point of contact for the website due to workload and increased requirements for compliance. In response to Council Member Johnson, Town Clerk Bertling explained an opportunity for the Morrisville Chat Bot to deliver meeting information and minutes, but for now minutes would be requested like other public records. She noted the retention policy for meeting agendas was only 3 months, but meeting minutes were indefinite. Town Clerk Bertling emphasized the task was in progress and information would be uploaded over time.

Council Member Patel expressed issues when the website did not retrieve relevant information when a basic search function was completed. He asked what the most popular page on the Town's website was. Communications & Outreach Director Hudson explained staff had been updating the back-end tags to ensure documents were labeled in a style consistent with the wording used in public searches. She noted the most queried questions on the website chat bot contained Public Works, Administration, and Planning.

Council Member Garimella advocated for sources other than social media and the Town's website for clearly presented information. He suggested providing easily accessible information to the public on Council and staff activities. Town Manager Zuidema stated as the data dashboard expanded, additional information could be developed but expressed concern about excessive redundancy. He noted an example that Capital Project updates were easily accessible to the public. Council Member Garimella expressed concern that a resident would not read the Capital Project updates and requested alternate sources to provide information. Town Manager Zuidema suggested potential social media reminders to check Capital Projects updates and lists of upcoming meetings or events. He encouraged Council to suggest ideas on alternate ways to notify the public without overwhelming residents with excessive information.

Council Member Kesling noted support for Council comments on ensuring accessibility and supported offering updates on Council activities such as the recently discussed Affordable Housing Program. He sought clarity on the term engagement used within the presentation. Council and staff clarified engagement was an action such as clicking on a post and engagement rate was the average percentage of times an action task was completed. In response to Council Member Kesling, Communications & Outreach Director Hudson highlighted established benchmarks for email engagement and noted Council Member Kesling's request for projected benchmarks for social media engagement. She explained that expectations for engagement were dependent on the topic or event.

Council Member Kesling inquired who would lead the language access plan. Communications & Outreach Director Hudson explained the vacant position would be advertised and she would manage interpretation requests while remaining tasks would be delegated until the position was filled.

In response to Council Member Kesling, Communications & Outreach Director Hudson explained information overload was a system check that ensured information was accurate, timely, and correct channels were used for communication. She clarified staff had restructured within the Communications Department to balance workloads.

Mayor Pro Tem Robotti suggested offering text notifications based on chosen topics that included a website link, social media post, or additional information.

Mayor Cawley advocated for information to be readily accessible to the public and for the website chat bot to offer concise and relevant information. He clarified the Town utilized Facebook event features that allowed him to invite others and brought awareness and increased participation to Town events.

In response to Mayor Cawley, Communications & Outreach Director Hudson explained the number of followers on social media was not a reliable benchmark due to daily fluctuations based on current events.

#### **11.d. Town Council Expenditures Rule (2026-89-0)**

##### **Brandon Zuidema, Town Manager**

Town Manager Zuidema presented the updated proposed Town Council Expenditure Rule and a sample engagement schedule.

Council Member Garimella inquired about an expenditure limit for each Council Member. Town Manager Zuidema explained the current recommendation was \$2000 but would be determined by Council during the annual budget process. He noted Council Members could request additional funds and highlighted a policy section.

In response to Council Member Johnson, Town Manager Zuidema clarified the pre-approved list was a guide and Council Members could request to attend events outside the list. He explained the process for Council Members to register for an event was to contact the Clerk's Office which would process the registration request. Town Manager Zuidema reminded Council of an anticipated quarterly report that noted funds remaining for each Council Member.

Council discussed the Metro Mayor's Association and came to a consensus to remove the Metro Mayor's Association from a list of approved events.

Council Member Johnson stated the NCLM (North Carolina League of Municipalities) was an important event but could be expensive if all Council Members attended together. She advocated that future Council Members would attend an NCLM event even if it exceeded the expenditure amount. Town Manager Zuidema noted NCLM was on a list for approved events and would not be charged to individual Council Members.

Mayor Pro Tem Robotti reminded Council of a discussion for additional funding sources as an option for Council Members to attend events when expenditure limit had been reached.

Mayor Cawley advocated that NCLM and NLC (National League of Cities) were both important events that offered value to Council Members. Council discussed a process to add NLC as an approved event and noted that it could be added at another time.

Council Member Kesling requested a proposed list of yearly events that identified anticipated costs. He advocated a list would be helpful for new Council Members. Town Manager Zuidema stated staff would prepare the requested updates and present an updated Expenditure Rule at the April 14, 2026, meeting.

#### **12. Future Meetings, Events and Resident Involvement Opportunities**

For a full listing of events, please see the Town Calendar at [www.MorrisvilleNC.gov](http://www.MorrisvilleNC.gov)

#### **13. Council and Manager Comments**

Council Member Patel expressed appreciation for the work staff accomplished that was reflected in the evening's presentations.

Council Member Kesling highlighted the Administrative Report from Communications and acknowledged the successful website launch. He recognized the efforts of Engine 21's Engineer James Lynn, Master Firefighter Scott Nicklow, Firefighter Santiago Texidor, and all others involved at the February 24 fire.

Mayor Cawley reported on his attendance at the Congressional City Conference and having met Senators and Members of Congress. He recognized Parks and Public Works for a successful Little League opening ceremony and expressed appreciation for the Catch with a Cop event. Mayor Cawley encouraged participation in the Town's Green Day and Peeps in the Park events and thanked everyone that contributed to Town events.

Mayor Pro Tem Robotti reflected on a recent event where she highlighted the courageous actions of the Town's firefighters and expressed pride in their life-saving efforts. She expressed enjoyment at the Eid Bazaar Night and recent Town events.

Council Member Scroggins-Johnson thanked staff for an opportunity to see Pugh House and explained the historic building was at the corner of Morrisville Carpenter Road and Chapel Hill Road. She noted it did not have water or electricity, but staff were exploring opportunities for grants and utilization options. She advocated for Council to consider future purpose options.

Council Member Garimella reported on attending NLC as a member of NCLM's executive board, he noted the opportunity to visit the White House and speak with federal officials. He emphasized the value of engagement with other mayors and municipal leaders.

Council Member Johnson thanked Engineer James Lynn, Master Firefighter Scott Nicklow, Firefighter Santiago Texidor, and all fire personnel for their work during a Camden Westwood Apartment fire and for their life-saving efforts. She apologized for delayed information to Council regarding the Morrisville Community Fund.

Town Manager Zuidema reviewed proposed updates for a letter to North Carolina Representatives and Senators concerning proposed legislation that restricted local governments' ability to increase property tax rates. Council Member Scroggins-Johnson explained as a property taxpayer, she felt the burden of tax increases, but taxes were required to fund necessary services. She stated Morrisville's necessary services included Public Safety core services, economic vitality, and growth of infrastructure. Council Member Scroggins-Johnson clarified the Town did not have authority to limit tax increases for specific populations, such as seniors, and reviewed her proposed updates to the letter. Council discussed updates to the proposed letter. Mayor Pro Tem Robotti clarified the letter was sent on behalf of all Council Members. Council met a consensus that kept the letter short and open ended. Council Member Kesling asked if the Town handled waste management. Town Manager Zuidema explained the Town contracted a service for waste management. Town Manager Zuidema reviewed the proposed changes from Council and asked Council if they preferred to review the revised version prior to submission. Council Member Scroggins-Johnson requested to review the revised version and noted the Town lost the authority to levy a privilege tax.

#### **14. Work Sessions**

##### **14.a. Chamber of Commerce Annual Report (2026-112-0)**

###### **Christie Moser, MCOC President**

Christie Moser, Morrisville Chamber of Commerce (MCOC) President, presented the Chamber of Commerce Annual Report. She provided information on updates for Chamber activities, identified new members, and reviewed the Strategic Plan.

Council Member Johnson clarified statistics on membership included corporations that had multiple associates.

In response to a question by Council Member Scroggins-Johnson, MCOC President Moser explained a cost for membership aligned with other local Chambers and to aid small businesses, the Chamber financed monthly payment options. She highlighted the Chamber promoted smaller businesses to attend an event for free and explore Chamber offerings.

Council Member Scroggins-Johnson requested information on how many Chamber members had headquarters within the Town.

Council Member Garimella clarified statistics for membership included individuals and corporations. He inquired if the Chamber had quarterly goals. MCOC President Moser expressed a desire to see 250 members by the end of the year and noted board members were required to provide five leads quarterly.

Council Member Garimella expressed concern for struggling businesses and emphasized rent increases. He asked what help the Chamber provided and if the Chamber had conversations with landlords. MCOC President Moser clarified the Chamber did not negotiate with landlords but offered Launch Morrisville for startup businesses, which offered networking opportunities. Council Member Garimella suggested the Chamber form a group with landlords that facilitated resource options for smaller businesses.

Mayor Pro Tem Robotti suggested the annual report include business value and key metrics. She also recommended focus groups or interviews to gather data. She requested more information on businesses, statistics on workshop attendance, and data driven proof that the partnership was valuable for both the Chamber and Town.

Council Member Kesling requested data on minority owned businesses and advocated to include training on democratic business structures such as B-corps within the Launch Morrisville curriculum. He advocated for businesses to employ Morrisville residents and contribute to the community beyond the tax base. He suggested implementing a forum on High Road labor workforce retention practices.

Council Member Patel requested clarity on the Chamber's future goals and advocated to help small businesses due to raising rent costs. He suggested offering learning sessions on rent negotiation and information on reputable landlords.

Mayor Cawley suggested the Chamber review nearby municipalities for ideas and guidance.

**14.b. Chamber of Commerce Services Agreement (2026-113-0)**  
**Brandon Zuidema, Town Manger**  
**Christie Moser, MCOC President**

Town Manager Zuidema presented the proposed Chamber of Commerce Services Agreement. He acknowledged the value of collaboration to support economic development within the Morrisville community and recommended moving from a 1-year agreement to a 3-year agreement.

Council discussed options for the length of a proposed service agreement and requested to receive additional metrics. Mayor Cawley suggested Council consider a 2-year agreement.

Council Member Garimella noted Council would receive quarterly reports and a proposed agreement allowed for termination of the agreement for specific reasons.

Council Member Patel clarified the contract would be renewed at the end of the fiscal year.

Town Manager Zuidema explained Council would receive a quarterly update prior to the upcoming contract renewal date that would support further decisions.

**15. Closed Session**

**15.a. Closed Session Pursuant to NCGS 143-318.11(a)(1) to Discuss a Confidential Matter.**

**15.b. ADDED Closed Session Pursuant to NCGS 143-318.11(a)(4) to Discuss an Economic Development Matter.**

**15.c. ADDED Closed Session Pursuant to NCGS 143-318.11(a)(5) to Discuss Real Property Acquisition.**

**MOTION: Mayor Pro Tem Johnson made a motion to enter closed session pursuant to N.C.G.S 143-318.11.(a)(1)(4)(5) to discuss a confidential matter, as made confidential by N.C.G.S 132-1.2(1)(d), an economic development matter, and the acquisition of real property. The motion was seconded by Council Member Robotti and carried unanimously 7-0.**

Council entered closed session at 9:29 p.m.

**MOTION: Mayor Pro Tem Robotti made a motion to exit closed session. The motion was seconded by Council Member Scroggins-Johnson and carried unanimously 7-0.**

Council exited closed session at 10:02 p.m.

**16. ADDED Return to Open Session**

**16.a. ADDED Resolution Authorizing the Purchase of Real Property at 914 and 916 Church Street (2026-130-0)  
Brandon Zuidema, Town Manager**

Mayor Pro Tem Robotti read into record Resolution 2026-130-0 of the Morrisville Town Council Authorizing the Purchase of Real Property at 914 and 916 Church Street.

**MOTION: Mayor Pro Tem Robotti made a motion to approve the resolution to authorize the purchase of real property at 914 and 916 Church Street for a total purchase price of \$1,100,000 and authorizing the Town Manager to execute a purchase contract. The motion was seconded by Council Member Garimella and carried 7-0.**

**17. Adjournment**

**MOTION: Mayor Pro Tem Robotti made a motion to adjourn the meeting. Council Member Johnson seconded the motion which carried unanimously 7-0.**

Mayor Cawley adjourned the meeting at 10:07 p.m.

# Town Council Agenda Item Report

Agenda Item No. 6.b

Submitted by: Jeanne Hooks

Submitting Department Finance

Meeting Date: April 28, 2026

## **SUBJECT**

Resolution Calling for Public Hearing on 2nd Financing of Public Works Facility and 260 Town Hall Drive

Byron Hayes, Chief Financial Officer

## **Recommendation:**

Approve as prepared by Bond Counsel.

## **Updates/History of Briefing:**

Not Applicable

## **Executive Summary and Background Information:**

The Town proposes to issue the 2nd round of Limited Obligation Bonds (the "Bonds") for the upfit of the Public Works Facility located at 125 International Drive and to purchase an existing facility at 260 Town Hall Drive. The Town will enter into a Trust Agreement in order to carry out the installment financing in the amount of \$12,000,000.

This Resolution calls for a required Public Hearing to be held on May 12, 2026, and to be properly noticed. Once the Public Hearing is complete, Council will be asked to approve the second reading of the Resolution just following the hearing.

## **Advisory Board/Committee Review:**

None

## **Insert Date of Advisory Board/Committee Review:**

## **Advisory Board/Committee Recommendation and/or Vote:**

None

## **Potential Options:**

Approve as prepared by Bond Counsel.

## **Staff Recommendation:**

None

#### ATTACHMENTS

- [2026-152-0 RES Calling Public Hearing-Morrisville 2026 LOB PW\\_260 Town Hall.pdf](#)



**RESOLUTION 2026-152-0 OF THE MORRISVILLE TOWN COUNCIL SETTING A PUBLIC HEARING FOR THE FINANCING OF THE PUBLIC WORKS FACILITY RENOVATION AND THE ACQUISITION OF 260 TOWN HALL DRIVE.**

---

The Town Council of the Town of Morrisville, North Carolina met in a regular meeting in the Council Chambers at the Town Hall located at 100 Town Hall Drive in Morrisville, North Carolina, the regular place of meeting, at 6:00 p.m. on April 28, 2026.

Present: Mayor TJ Cawley, presiding, and Council Members

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Absent: Council Members

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Also Present: \_\_\_\_\_

\* \* \* \* \*

\_\_\_\_\_ introduced the following resolution, the title of which was read and a copy of which had been distributed to each Council Member:

**RESOLUTION CALLING FOR A PUBLIC HEARING IN CONNECTION WITH THE FINANCING OF THE RENOVATION AND IMPROVEMENT OF THE PUBLIC WORKS FACILITY AND THE ACQUISITION OF AN EXISTING BUILDING AND CERTAIN RENOVATIONS AND IMPROVEMENTS THERETO**

**WHEREAS**, the Town Council (the "Town Council") of the Town of Morrisville, North Carolina (the "Town") is considering financing the costs of (a) the renovation, improvement and equipping of a new Public Works Facility and (b) the acquisition of an existing building and certain renovations and improvements thereto to be used for governmental purposes (collectively, the "Project");

**WHEREAS**, in order to finance the Project, the Town proposes to enter into an installment financing arrangement under Section 160A-20 of the General Statutes of North Carolina;

**WHEREAS**, the Town has heretofore entered into a Trust Agreement (the "Trust Agreement") pursuant to which it will issue its limited obligation bonds (the "Bonds") thereunder to carry out the installment financing. The Town expects to issue limited obligation bonds at one time or from time to time in an aggregate principal amount not to exceed \$12,000,000 for the purposes described above. The Town has reserved in the Trust Agreement the right to issue additional limited obligation bonds from time to time for the purpose of providing additional funds to finance the cost of acquiring and constructing additional improvements for the Town, refund other limited obligation bonds and refinance other installment financing obligations of the Town; and

**WHEREAS**, if the Town issues the Bonds pursuant to the Trust Agreement, it will secure its obligations thereunder by an existing deed of trust granting a lien of record on the site of the Public Works Facility, which constitutes a portion of the Project, together with all improvements and fixtures located and to be located thereon; and

**WHEREAS**, in accordance with Section 160A-20(g) of the North Carolina General Statutes, the Town is required to hold a public hearing prior to issuing the Bonds pursuant to the Trust Agreement;

**NOW THEREFORE, BE IT RESOLVED** by the Town Council of the Town as follows:

1. The Town Council hereby fixes 6:00 p.m. on May 12, 2026 in the Council Chambers at the Town Hall located at 100 Town Hall Drive in Morrisville, North Carolina, as the hour, day and place for the public hearing on the proposed plan of finance.
2. The Town Council hereby directs the Town Clerk to publish notice of such public hearing once in The News and Observer not later than the 10<sup>th</sup> day before said date.
3. This resolution shall take effect immediately upon its adoption.

Upon motion of Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, the foregoing resolution was adopted by the following vote:

Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

\* \* \* \* \*

I, Kayla Bertling, Town Clerk of the Town of Morrisville, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of the Town Council of said Town at a regular meeting held on April 28, 2026, as relates in any way to the adoption of the foregoing resolution calling a public hearing on a proposed installment financing by said Town and that said proceedings are recorded in the minutes of said Town Council.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand and the official seal of said Town this 28<sup>th</sup> day April, 2026.

[SEAL]

\_\_\_\_\_  
Kayla Bertling, Town Clerk

# Town Council Agenda Item Report

Agenda Item No. 6.c

Submitted by: Kathryn Boyle

Submitting Department Fire

Meeting Date: April 28, 2026

## **SUBJECT**

Community Risk Assessment and Standards of Cover Overview

Kathryn Boyle, Battalion Chief of Planning

Presentation - April 14

Action (Consent) - April 28

## **Recommendation:**

Review and discuss

## **Updates/History of Briefing:**

Council did not request any additional information during the April 14th presentation.

## **Executive Summary and Background Information:**

Every five years, Morrisville Fire Department has produced a carefully researched community risk assessment and standards of cover document. In 2026, MFD upgraded its community risk assessment to an interactive, data-rich Esri StoryMap and produced a focused standards of cover document for review and approval. This is relevant now because MFD is up for accredited status renewal.

The community is invited to view the interactive Story Map at

<https://storymaps.arcgis.com/stories/8a9faf27995b4d1ebd1982b513751171>

## **Advisory Board/Committee Review:**

None

## **Insert Date of Advisory Board/Committee Review:**

## **Advisory Board/Committee Recommendation and/or Vote:**

None

## **Potential Options:**

None

**Staff Recommendation:**

None

**ATTACHMENTS**

- [2026-135-0 RES MFD Standards of Cover Adoption.pdf](#)
- [2026-135-0 ATTH 01 Standards of Cover\\_FY2026\\_Update.pdf](#)
- [2026-135-0 PRES Community Risk Assessment and Standards of Cover.pdf](#)



**RESOLUTION 2026-135-0 OF THE MORRISVILLE TOWN COUNCIL  
ADOPTING THE MORRISVILLE FIRE DEPARTMENT STANDARDS  
OF COVER**

**WHEREAS**, The Town places high value on the principles of continuous improvement and transparency; and

**WHEREAS**, The Town benefits from the establishment of attainable fire service performance benchmarks, which provide stakeholders with a clear view of the standards the Morrisville Fire Department strives to achieve; and

**WHEREAS**, The Morrisville Fire Department has developed and published a data-rich community risk assessment resource and subsequently developed a Standards of Cover document to explain how the department will deploy to identified risks in accordance with guidance from its accrediting body, the Commission on Fire Accreditation International (CFAI); and

**WHEREAS**, The Standards of Cover document contains specific performance-level objective goals which will be used to guide The Morrisville Fire Department’s continuous improvement efforts; and

**WHEREAS**, these performance goals may henceforth be used as a measure of the Morrisville Fire Department’s performance.

**NOW, THEREFORE, BE IT RESOLVED THAT THE MORRISVILLE TOWN COUNCIL** recognizes the Morrisville Fire Department’s Standards of Cover as a data-informed assessment of the town’s risks, and as an explanation of how the department will deploy resources to those risks; and adopts the benchmark performance-level goals contained therein.

Adopted the 28<sup>th</sup> of April 2026.

\_\_\_\_\_  
TJ Cawley, Mayor

ATTEST:

\_\_\_\_\_  
Kayla Bertling, Town Clerk



# **Morrisville Fire Department**

## **Standards of Cover**

Last updated fiscal year 2026

### **ABSTRACT**

The Standards of Cover explains how the Morrisville Fire Department evaluates community needs and organizes its emergency response system to serve its community effectively. It describes the performance goals, deployment strategies, and improvement efforts that guide daily operations. This report ensures that fire and emergency services remain reliable, efficient, and aligned with the community's safety expectations.

# Table of Contents

About the Standards of Cover Document.....	3
Why We Have Separated the CRA and SOC.....	3
How We Use the Standards of Cover.....	3
Risk Methodology.....	3
Three-Axis Risk Assessment Model.....	4
Service Level Benchmarks.....	5
Overview.....	5
Benchmark Statements.....	5
Call Processing.....	5
Turnout.....	5
Total Response.....	5
Evaluation of Service Delivery.....	7
Methodology.....	7
Specific Data Challenges.....	8
Baseline Performance Tables.....	8
Fire.....	8
EMS.....	10
Technical Rescue.....	11
Hazmat.....	12
Gap Analysis.....	14
Five-year Analysis.....	14
Performance Improvement Efforts.....	15
Past Improvements.....	15
Station 3 Construction.....	15
Implementation of Auto-enroute.....	15
Specialized Positions.....	15
Upcoming Initiatives.....	15
Deployment Model Change.....	15
Living Community Risk Assessment.....	15
Travel Time Reduction Discussions.....	15
Performance Management “Reset”.....	16
Data Accuracy Improvement Initiative.....	16
CAM-informed Standards of Cover.....	16

Ongoing Continuous Improvement Activities .....	16
Review and Analysis Presentations.....	16
Program Appraisals.....	17
Gap Report.....	17
Strategic Plan.....	17

## **About the Standards of Cover Document**

Morrisville Fire Department's (MFD's) Standards of Cover document uses community risk insights (in its [Community Risk Assessment](#)) to determine the department's standards of covering community risk through preventive and mitigative activities (such as community risk reduction and emergency response).

## **Why We Have Separated the CRA and SOC**

Previously (and most typically throughout the US fire service), this document has been merged with the Community Risk Assessment to form one large, complete document; this was a flawed model for Morrisville, as the result was a static PDF document that lost most relevant, actionable, data-supported insights as the document aged. While the standards MFD uses to cover its community's risks cannot change every day, the data supporting these decisions does change – ever so slightly – daily.

In response, the Morrisville Fire Department has created a Community Risk Assessment with data feeds that update regularly. This allows the Fire Marshal's Office to focus its community risk reduction efforts based on the most updated data. This also allows the department to continuously monitor its community profile for emerging risks and hazards to better meet those risks and hazards with exceptional, professional, and continually improving services.

## **How We Use the Standards of Cover**

The Morrisville Fire Department submits its standards of cover to the Morrisville Town Council to ensure there is an agreed-upon service level for the community. These standards must be updated every five years at minimum but should be updated more regularly in response to community risk changes, changes to fire and emergency response standards and best practices, and gaps discovered through regular departmental gap analysis. Annually, MFD submits a formal gap report on the previous fiscal year to Morrisville Town Council and presents its high-level findings and actions taken during a public council meeting. This gap report coincides with the program appraisal cycle to ensure performance management works as one system and avoid disjointed measurements. At least quarterly, the fire chief (or a designee) presents the department's performance to all staff during the department's Review and Analysis presentation.

Morrisville Fire will develop and submit a new standards of cover document in response to recent changes such as enhanced call type analysis capabilities (including improved access to CAD data and the transition to NERIS); joint CAM critical tasking; and the transition to a traditional engine-ladder deployment model. As the standards of cover in this document were developed, these changes were pending and could not be included in the current standard. For instance, MFD ordered two dedicated engines in early fiscal year 2026 and the engines will go into service after peer team document review is completed for MFD's accreditation cycle.

## **Risk Methodology**

The MFD operations (incident response) division operates three shifts of personnel out of three fire stations. Each station is located based on multiple different factors (including some challenging/impossible-to-control factors such as land availability), and as the town grows rapidly MFD administrators evaluate the efficacy of current and proposed future station

locations. This is, in part, based on known construction/expansion in the town; performance changes due to the introduction of the CAM model; and MFD's contractual obligation with Wake County to provide both fire protection and first responder coverage to the unincorporated areas of Wake County to the north and west parts of the county.

These areas have been defined as geographical planning zones (GPZs) for better data collection and analysis. Many different factors and characteristics define how these geographic planning zones are developed. The small and oblong shape of the response district, population density, economic factors, demographics, call response performance, and the future build-out of the fire district are all factors that were considered. (With the more recent prevalence of parcel-level data, these GPZ retain some usefulness, but more granular, targeted analyses are now possible for MFD and will inform future iterations of the department's service delivery.)

Additionally, MFD analyzed fire incidents between 2021 and 2025 to inspect fire loss and fire casualty rates for the town in these areas. The department has eight GPZs to use in data analysis within the response area. These GPZs are often further subdivided into four to five subzones for more pinpoint data analysis and to accurately capture data for areas that are under contract with the Town of Cary and Wake County. Zone and subzone borders are based on contract area limits, natural boundaries, and manmade boundaries. In mid-2020, the department updated its GPZs to align with dispatch system station renumbering along with current and potential station build-out. The department is continuously evaluating adding additional resources into existing fire stations if call volume and performance demand it. With the use of automatic aid partners and advanced vehicle location dispatching, concentration factors have not been an issue for the department. The department also evaluates needed resources based on the arrival and performance of the ERF.

### **Three-Axis Risk Assessment Model**

MFD assesses risk based on the probability of an incident occurring, the needed resources it takes to mitigate the hazard or risk, and the incident's consequences (life, emotional, and financial impact) using the three-axis model. An example of this is a natural disaster. While it has a very high probability of impact and consequence, it has a low probability of occurrence and would rate accordingly using the three-axis risk calculator. Conversely, the department responds to medical emergencies daily. The overall potential for damage from a medical call to the community at large is small, the amount of resources that are needed to mitigate the hazard using critical tasking is low, but the frequency rate that it happens is high. By using the three-axis risk calculator, the score will be 12.33. The lower the score, the lower risk it poses. The department breaks risk up into four categories: low, moderate, high, and maximum. The department's stated and adopted service level goals determine the needed concentration and distribution of resources – for now. The influence of the CAM automatic aid response system has gained prevalence in response service levels and will be more of a factor in future iterations.

The department is continuously assessing the resources needed to mitigate hazards. Historically, the department applied a risk assessment to each building but has moved towards applying a risk assessment to the resources needed to mitigate the hazard.

# Service Level Benchmarks

## Overview

The Morrisville Fire Department has developed and adopted service level benchmarks that represent its unique community – including a fragmented district map and the automatic aid that the Morrisville community receives as a part of the CAM. Participating in the CAM automatic aid system has been impactful on Morrisville’s ability to meet effective response force on-scene rapidly. Due to the participation in such robust auto aid, MFD has dissolved its differentiation between urban and rural response times.

## Benchmark Statements

### Call Processing

For all incident types, the first alarm will be dispatched within one minute (60 seconds) of phone pickup 90 percent of the time.

### Turnout

#### *Emergency Medical Calls*

All responding units will don appropriate gear and be en-route to the incident reported address within one minute of dispatch 90 percent of the time.

#### *All Other Incident Types*

All responding units will don appropriate gear and be en-route to the incident reported address within one minute and twenty seconds (80 seconds total) of dispatch 90 percent of the time.

### Total Response

#### *Fire Suppression*

For 90 percent of **all fire suppression responses**, the total response time for the arrival of the first due unit staffed with 2 firefighters and 1 officer shall be 7 minutes and 20 seconds.

The first due unit shall be capable of: providing 300 gallons of water and 1,500 gallons per minute (gpm) pumping capacity, initiating command, requesting additional resources, establishing and advancing an attack line flowing a minimum of 150 gpm, establishing an uninterrupted water supply, containing the fire, and/or rescuing at-risk victims. These operations shall be done in accordance with departmental and CAM standard operating procedures while providing for the safety of responders and the general public.

#### *Moderate Risk*

For 90 percent of all moderate risk fires, the total response time for the arrival of the effective response force (ERF) staffed with 15 firefighters and officers shall be 10 minutes and 20 seconds.

The ERF for moderate risk shall be capable of: establishing command, providing an uninterrupted water supply, advancing an attack line and a backup line for fire control, complying with the Occupational Safety and Health Administration (OSHA) requirements of two in-two out, completing forcible entry, searching and rescuing at-risk victims, ventilating the structure, controlling utilities, and performing salvage and overhaul.

### High and Maximum Risk

For 90 percent of all high-risk structure fires, the total response time for the arrival of the ERF staffed with 26 firefighters and officers shall be 11 minutes and 20 seconds.

For 90 percent of all maximum-risk structure fires, the total response time for the arrival of the ERF staffed with 35 firefighters and officers shall be 11 minutes and 20 seconds.

The ERF for high and maximum-risk fires shall also be capable of placing elevated streams into service from aerial ladders. These operations shall be done in accordance with departmental and CAM standard operating procedures while providing for the safety of responders and the general public.

### *Emergency Medical Services*

For 90 percent of **all emergency medical services (EMS) responses**, the total response time for the arrival of the first-due unit staffed with 3 firefighters shall be 7 minutes. The first-due unit shall be capable of assessing scene safety and establishing command, sizing-up the situation, conducting an initial patient assessment, obtaining vitals and patient's medical history, initiating mitigation efforts within one minute of arrival, providing first responder medical aid including automatic external defibrillation (AED), and assisting transport personnel with packaging the patient.

### Moderate Risk

For 90 percent of all moderate risk EMS response incidents, the total response time for the arrival of the ERF staffed with 4 firefighters and officers shall be 7 minutes. The ERF shall be capable of providing incident command and producing related documentation, appointing a site safety officer, completing patient assessment, providing appropriate treatment, performing AED, and initiating cardiopulmonary resuscitation (CPR).

### High Risk

For all high-risk EMS response incidents, the department will dispatch a designated ERF, but the department considers the risk to belong with Wake County EMS since they are the transport agency and MFD is a supporting role.

### *Technical Rescue*

For 90 percent of **all technical rescue responses**, the total response time for the arrival of the first-due unit staffed with 3 firefighters and officers shall be 7 minutes and 20 seconds. The first-due unit shall be capable of establishing command, sizing up to determine if a technical rescue response is required, requesting additional resources, and providing basic life support to any victim without endangering response personnel.

### Moderate Risk

For 90 percent of all moderate risk technical rescue incidents, the total response time for the arrival of the ERF including the technical response team staffed with 9 firefighters and officers shall be 10 minutes and 20 seconds. The ERF shall be capable of appointing a site safety officer, establishing patient contact, staging and apparatus set up, providing technical expertise, knowledge, skills, and abilities during technical rescue incidents, and providing first responder medical support.

### High Risk

For 90 percent of all high-risk technical rescue incidents, the total response time for the arrival of the ERF including the technical response team staffed with 18 firefighters and officers shall be 10 minutes and 20 seconds. The ERF shall be capable of appointing a site safety officer, establishing patient contact, staging and apparatus set up, providing technical expertise, knowledge, skills, and abilities during technical rescue incidents, and providing first responder medical support

### *Hazardous Materials Response*

For 90 percent of **all hazardous materials responses**, the total response time for the arrival of the first-due unit staffed with 4 firefighters and 2 officers shall be 7 minutes and 20 seconds. The first-due unit shall be capable of establishing command, sizing up and assessing the situation to determine the presence of a potentially hazardous material or explosive device, determining the need for additional resources, estimating the potential harm without intervention, and begin establishing a hot, warm, and cold zone.

### Moderate Risk

For 90 percent of all moderate-risk hazardous materials response incidents, the total response time for the arrival of the ERF including the hazardous materials response team staffed with 8 firefighters and officers shall be 10 minutes and 20 seconds. The ERF shall be capable of providing the equipment, technical expertise, knowledge, skills, and abilities to mitigate a hazardous materials incident in accordance with department standard operating guidelines.

### High Risk

For 90 percent of all high-risk hazardous materials response incidents, the total response time for the arrival of the ERF including the hazardous materials response team staffed with 20 firefighters and officers shall be 10 minutes and 20 seconds. The ERF shall be capable of providing the equipment, technical expertise, knowledge, skills, and abilities to mitigate a hazardous materials incident in accordance with department standard operating guidelines.

## **Evaluation of Service Delivery**

### **Methodology**

All data used to evaluate Morrisville Fire Department's service delivery is filtered to only incidents within Morrisville's districts (i.e., 2XY districts – e.g., 200) to represent the standards of cover applied as a result of the community risk assessment. If a unit completes its turnout and is traveling to the reported address prior to being cancelled en-route, that unit's turnout time is counted into turnout time calculations. Units without arrival timestamps (cancelled en-route) are not counted into travel or total response time calculations.

Due to a relatively low qualifying incident volume (further exacerbated by filtering), 90<sup>th</sup> percentile measurements are interpolated to present a more realistic understanding of the department's performance at the 90<sup>th</sup> percentile.

First-arriving measurements in the gap analysis section are calculated at all levels of risk within the risk category (e.g., all levels of risk, so long as they are of the fire classification, are counted into the same first-arriving calculation).

Response disposition can be one of four options:

1. Emergent (87.58% of all qualified TRT data)
2. Non-emergent (9.81% of all qualified TRT data)
3. Emergent Downgraded to Non-Emergent (1.02% of all qualified TRT data)
4. Non-Emergent Upgraded to Emergent (0.21% of all qualified TRT data)

The current CAD does not collect timestamps on unit downgrades and upgrades; due to the extremely minimal n value of both and the inability to determine exactly when a unit experienced the priority change (e.g., during turnout, during travel), these have been filtered from analysis - except in call processing, where Emergent Downgraded to Non-Emergent is included.

Morrisville does not have a statistical outlier elimination process; no “statistical outliers” are eliminated from analysis. All calls included, however, must tell the true story of what occurred over the duration of the call; that is to say, entirely inaccurate (and unreparable) data attached to a call may act as reason to cull parts of or the entire call, depending on where the data quality issue is.

### Specific Data Challenges

- District data availability improved in March 2021 and the two-and-a-half months prior form a gap in the data where district-specific analysis was not available. This is not a recurring issue.

## Baseline Performance Tables

### Fire

Low-risk Fire 90th Percentile Times Baseline Performance	2021-2025	2021	2022	2023	2024	2025	Target
Call Processing	142.8	126.4	149.4	111	173.2	129.9	60
n	177	39	50	26	32	30	
Turnout	124.5	136.4	139	123	97.2	99.2	80
n	176	39	49	26	32	30	
Travel	325.2	313	342.8	326	365.6	303.3	300
n	175	39	48	26	32	30	
Total Response	416.8	398.8	422.2	454	414.7	367.6	440
n	175	39	48	26	32	30	

<b>Moderate-risk Fire 90th Percentile Times Baseline Performance</b>	<b>2021-2025</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Target</b>
Call Processing	119	76	109	183	155	60.6	60
n	31	6	6	6	6	7	
Turnout	110.3	133	130	95	83	94.4	80
n	31	6	6	6	6	7	
First Arriving Travel	272.2	267.5	257.5	314	252	237.6	300
n	31	6	6	6	5	7	
ERF Travel	580	x	541.1	x	569.5	506	480
n	5	0	2	0	2	1	
First Arriving Total Response	359	371	316	388.5	321.5	302.6	440
n	31	6	6	6	6	7	
ERF Total Response	662.4	x	663.8	x	642.9	619	620
n	5	0	2	0	2	1	x

<b>High-risk Fire 90th Percentile Times Baseline Performance</b>	<b>2021-2025</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Target</b>
Call Processing	189	183	272.4	202.7	116.2	121.7	60
n	452	71	62	114	125	80	
Turnout	133	154	120	130.1	141.6	115.5	80
n	450	71	60	114	125	80	
First Arriving Travel	419.9	412.6	419.9	494	382.8	421.6	300
n	363	55	52	88	95	73	
ERF Travel	613.6	491.2	405	x	818.6	508.7	540
n	9	3	2	0	2	2	
First Arriving Total Response	509.9	546	498.1	590.9	456	469.8	440
n	363	55	52	88	95	73	
ERF Total Response	730.4	590.2	527.8	x	924.4	619	680
n	9	3	2	0	2	2	

## EMS

<b>Low-risk EMS 90th Percentile Times Baseline Performance</b>	<b>2021-2025</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Target</b>
Call Processing	40	33	34.6	38	46	40	60
<b>n</b>	<b>4119</b>	<b>626</b>	<b>758</b>	<b>891</b>	<b>902</b>	<b>942</b>	
Turnout	118	130	131.6	111	108	111	60
<b>n</b>	<b>4087</b>	<b>614</b>	<b>755</b>	<b>880</b>	<b>897</b>	<b>941</b>	
Travel	343.6	367.7	364.7	377.3	306	308	300
<b>n</b>	<b>4085</b>	<b>614</b>	<b>754</b>	<b>880</b>	<b>896</b>	<b>941</b>	
Total Response	422.6	449.1	453	456	372	375	420
<b>n</b>	<b>4085</b>	<b>614</b>	<b>754</b>	<b>880</b>	<b>896</b>	<b>941</b>	

<b>Moderate-risk EMS 90th Percentile Times Baseline Performance</b>	<b>2021-2025</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Target</b>
Call Processing	103	100	101	86.6	109.3	105.8	60
<b>n</b>	<b>940</b>	<b>145</b>	<b>191</b>	<b>193</b>	<b>198</b>	<b>213</b>	
Turnout	107	111	122	102.8	100.4	96.4	60
<b>n</b>	<b>934</b>	<b>141</b>	<b>190</b>	<b>193</b>	<b>197</b>	<b>213</b>	
First Arriving Travel	364	364	364.5	401.8	337.8	361.5	300
<b>n</b>	<b>933</b>	<b>141</b>	<b>190</b>	<b>193</b>	<b>197</b>	<b>212</b>	
ERF Travel	482.1	504.6	468	474	492.3	435	300
<b>n</b>	<b>521</b>	<b>87</b>	<b>103</b>	<b>111</b>	<b>108</b>	<b>112</b>	
First Arriving Total Response	423	430	452.2	456	389.8	403.7	420
<b>n</b>	<b>933</b>	<b>141</b>	<b>190</b>	<b>193</b>	<b>197</b>	<b>212</b>	
ERF Total Response	577.2	649.4	563	531	579.1	505	420
<b>n</b>	<b>521</b>	<b>87</b>	<b>103</b>	<b>111</b>	<b>108</b>	<b>112</b>	

## Technical Rescue

Low-risk Technical Rescue 90th Percentile Times Baseline Performance	2021-2025	2021	2022	2023	2024	2025	Target
Call Processing	121.6	420	102.2	77	101	129.9	60
n	67	6	20	6	11	24	
Turnout	93.4	61.5	103	75.2	89	86.7	80
n	65	6	19	5	11	24	
First Arriving Travel	315	337	320.2	305.6	319	285.6	300
n	65	6	19	5	11	24	
ERF Travel	315	255	321.4	305.6	363.8	294	300
n	65	4	19	5	13	24	
First Arriving Total Response	379.2	346.5	410.6	374.6	374	364.8	440
n	65	6	19	5	11	24	
ERF Total Response	384.8	308.6	445.8	374.6	432.4	375.9	440
n	65	4	19	5	13	24	

Moderate-risk Technical Rescue 90th Percentile Times Baseline Performance	2021-2025	2021	2022	2023	2024	2025	Target
Call Processing	134.2	96	49	146.6	134.6	16.2	60
n	44	6	11	13	12	2	
Turnout	92.6	93.5	91	69.6	109.3	45	80
n	44	6	11	13	12	2	
First Arriving Travel	352.3	385	355	416.4	285.2	171.9	300
n	44	6	11	13	12	2	
ERF Travel	723.2	418.3	446	x	842	x	480
n	4	2	1	0	1	0	
First Arriving Total Response	407.4	378.5	411	458.2	341.6	216.9	440
n	44	6	11	13	12	2	
ERF Total Response	766.2	462	559	x	855	x	620
n	4	2	1	0	1	0	

<b>High-risk Technical Rescue 90th Percentile Times Baseline Performance</b>	<b>2021-2025</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Target</b>
Call Processing	89.4	10	19	97	63	78	60
n	5	1	1	1	1	1	
Turnout	141.4	109	78	0	41	21	80
n	5	1	1	1	1	1	
First Arriving Travel	298.6	271	254	317	122	215	300
n	1	1	1	1	1	1	
ERF Travel	745	x	x	745	x	x	480
n	1	0	0	1	0	0	
First Arriving Total Response	360.8	380	332	317	164	236	420
n	5	1	1	1	1	1	
ERF Total Response	745	x	x	745	x	x	620
n	1	0	0	1	0	0	

**Hazmat**

<b>Low-risk Hazmat 90th Percentile Times Baseline Performance</b>	<b>2021-2025</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Target</b>
Call Processing	119.4	29.1	88.2	45.5	67	127.2	60
n	13	2	5	2	1	3	
Turnout	221.6	x	176.6	115	x	74.8	80
n	10	0	5	2	0	2	
Travel	576	x	439.4	700.2	x	190.2	300
n	9	0	5	2	0	2	
Total Response	762.2	x	597.6	815.2	x	250.6	440
n	9	0	5	2	0	2	

<b>Moderate-risk Hazmat 90th Percentile Times Baseline Performance</b>	<b>2021-2025</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Target</b>
Call Processing	109	115.2	95.6	92	109	108.4	60
n	150	15	35	21	41	38	
Turnout	109	116.8	118.6	120	97.1	99.8	80
n	149	15	35	21	40	38	
First Arriving Travel	350.6	360	375	350	310.6	281	300
n	149	15	35	21	40	38	
ERF Travel	373.9	333.8	438.2	407	366.4	276.7	480
n	114	13	25	17	35	24	
First Arriving Total Response	425.2	454.8	455.8	415	370.8	352.4	440
n	149	15	35	21	40	38	
ERF Total Response	445.3	456.8	505.4	520.8	415.2	369.2	620
n	114	13	25	17	35	24	

<b>High-risk Hazmat 90th Percentile Times Baseline Performance</b>	<b>2021-2025</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Target</b>
Call Processing	53	x	x	x	53	x	60
n	1	0	0	0	1	0	
Turnout	88	x	x	x	88	x	80
n	1	0	0	0	1	0	
First Arriving Travel	283	x	x	x	283	x	300
n	1	0	0	0	1	0	
ERF Travel	1794	x	x	x	1794	x	480
n	1	0	0	0	1	0	
First Arriving Total Response	371	x	x	x	371	x	440
n	1	0	0	0	1	0	
ERF Total Response	2009	x	x	x	2009	x	620
n	1	0	0	0	1	0	

## Gap Analysis

As one will find in this gap analysis, MFD is nearing a pivotal point in its response performance where it may start to consider pursuing more challenging benchmarks for its response. This is more evident when inspecting year-to-year trends; many response times have dropped as the department made changes to station location, technology, and deployment partnerships.

### Five-year Analysis

Fire Suppression	Actual	Count	Benchmark	Gap
For 90% of <b>fire responses</b> , the first apparatus shall arrive within <b>7 minutes and 20 seconds</b> of call pickup.	6:48	290	7:20	+0:32
For 90% of <b>moderate-risk fire responses</b> , the effective response force complement shall arrive within <b>10 minutes and 20 seconds</b> of call pickup.	11:02	5	10:20	-0:42
For 90% of <b>high-risk fire responses</b> , the effective response force complement shall arrive within <b>11 minutes and 20 seconds</b> of call pickup.	12:10	9	11:20	-0:50
Emergency Medical Services	Actual	Count	Benchmark	Gap
For 90% of <b>EMS responses</b> , the first apparatus shall arrive within <b>7 minutes</b> of call pickup.	7:03	5019	7:00	-0:03
Technical Rescue	Actual	Count	Benchmark	Gap
For 90% of <b>technical rescue responses</b> , the first apparatus shall arrive within <b>7 minutes and 20 seconds</b> of call pickup.	6:26	114	7:20	+0:54
For 90% of <b>moderate-risk technical rescue responses</b> , the effective response force complement shall arrive within <b>10 minutes and 20 seconds</b> of call pickup.	12:46	4	10:20	-2:26
<b>High-risk technical rescues</b>	<b>N value of 1. Insufficient data to make analysis.</b>			
Hazardous Materials Response	Actual	Count	Benchmark	Gap
For 90% of <b>hazardous materials responses</b> , the first apparatus shall arrive within <b>7 minutes and 20 seconds</b> of call pickup.	7:10	161	7:20	+0:10
For 90% of <b>moderate-risk hazardous materials responses</b> , the effective response force complement shall arrive within <b>10 minutes and 20 seconds</b> of call pickup.	7:25	114	10:20	+2:55
<b>High-risk hazardous materials responses</b>	<b>N value of 1. Insufficient data to make analysis.</b>			

# **Performance Improvement Efforts**

## **Past Improvements**

### **Station 3 Construction**

*FY2023-2024*

In September 2023, Morrisville Fire officially discontinued its collocation with Cary Station 07 and opened an independent Station 03 replacement location at 1021 Harris Mill Rd. This was intended to improve response to nearby GPZs. As a CAM partner, Cary Station 07 and the new MFD Station 03 continued to respond within the same emergency response system as dynamically-dispatched units.

### **Implementation of Auto-enroute**

*FY2025*

Morrisville Fire, in collaboration with the Morrisville IT department, placed tablets in its apparatus and activated an auto-enroute function that improved enroute time capture. This was a major benefit to data quality departmentwide.

### **Specialized Positions**

*FY2025-2026*

Morrisville Fire Department has hired two specialized positions intended to help monitor and improve performance: an Assistant Fire Marshal tasked with community risk reduction activities, and a Planning Chief tasked with performance management activities including data analysis and continuous improvement methodologies. With specialized positions, MFD will be able to better identify and provide a data-informed, targeted response to community risks.

## **Upcoming Initiatives**

### **Deployment Model Change**

MFD is transitioning from the quint concept to the traditional engine/ladder deployment model. This change is in response to population growth, prominent incident types (and associated critical tasks), and zoning changes, and with consideration towards the full cost of each apparatus type (initial and maintenance).

### **Living Community Risk Assessment**

*FY2026*

Morrisville Fire has recently moved to a living version of the community risk assessment, and this provides the community risk reduction program to better monitor the department's coverage area for changes in community risk.

### **Travel Time Reduction Discussions**

*FY2026-2027*

MFD is exploring town-planning-related options to improve travel times, including expansion of its traffic preemption capabilities and future station location considerations including street connectivity.

## **Performance Management “Reset”**

*FY2026-FY2027*

With the addition of a town-wide performance management position and a fire-specific planning position, MFD is in a better position to explore the full breadth of its data and make decisions on performance benchmarking and outcome measurement based on availability and analysis capabilities. MFD will work to align measurements reported in its program appraisals, strategic plan, and gap reports for a cohesive performance improvement picture.

## **Data Accuracy Improvement Initiative**

*FY2027*

*This initiative is being reviewed for inclusion in the department’s current strategic plan as a broadening of its deployment model goal.*

While automatic en-route and arrival data capture has helped collect more accurate data (as verified regularly by the Deputy Chief of Operations and the Planning Chief), MFD has discovered manners in which to improve the consistency of data capture. MFD is in the process of updating its standard technology outfit on all frontline apparatus to eliminate the switchover point between station Wi-Fi and apparatus data. MFD command staff is collaborating with response partners to explore the use of the vehicle locators on each apparatus tied to traffic preemption technology as the primary source of speed and location data, due to its superior accuracy and more frequent data capture when compared to that tied to the CAD.

## **CAM-informed Standards of Cover**

*FY2028*

Subject matter experts from all three response agencies (Cary, Apex, and Morrisville) completed a joint critical task analysis with the goal of improving dispatched ERF to meet critical tasking needs on-scene. This will inform the next iteration of Morrisville’s standards of cover document and will bring all three agencies closer to a true common operating picture in response data. CAMalysts (CAM analysts) have been discussing further integration efforts.

## **Ongoing Continuous Improvement Activities**

The Morrisville Fire Department uses frameworks provided by the CFAI accreditation process to monitor and improve performance over time. Though there has not been a budget-cycle-based cadence in the past, MFD is currently moving the following processes towards a singular cycle to leverage a standard set of performance metrics and allow for more seamless analysis-based budget decisions.

When the team discovers gaps, often if they are quick to fix, they will be handled within the week by the recognized SME. If this is not the case, the correct person responsible is identified and the work to fix the gap is assigned to them.

## **Review and Analysis Presentations**

Once quarterly, MFD command staff presents the department’s performance to all staff and hosts discussion on these measurements. Recently, the Review and Analysis presentation has been enhanced to include more context on performance measurements.

### **Program Appraisals**

Once annually, each MFD program runs a full appraisal of its performance. (This is transitioning to a slightly different timeline in fiscal year 2027 to better meet the budget cycle with actionable insights.) Program managers are each responsible for reviewing relevant performance data and reporting this information with improvement efforts (where needed) and any resource needs to better meet benchmarks.

### **Gap Report**

Once annually, MFD submits a formal report to its AHJ that contains a thorough analysis of performance data throughout the department. This serves to monitor the standards of cover and identify when changes are needed.

### **Strategic Plan**

Once quarterly, MFD updates its strategic plan to ensure all goals and objectives are making progress and identifying resources needed to continue progress unimpeded.



# **Community Risk Assessment and Standards of Cover Update**

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Morrisville Fire Department

April 14, 2026

Town Council

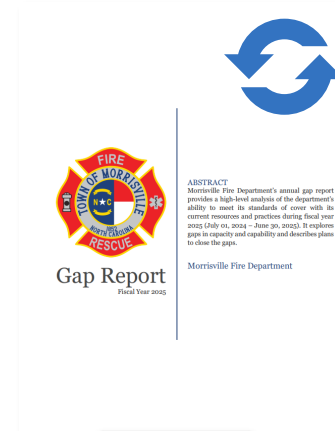
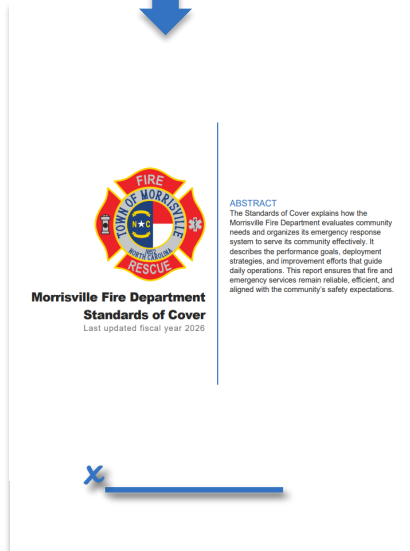
# Definitions and Context

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- CFAI accreditation
  - Document review: 45 days, starting April 01, 2026
  - Peer team continues to verify and validate in-person for one week this summer
  - Commission hearing in August
- Community Risk Assessment (CRA) – StoryMap; interactive
- Standards of Cover (SOC)



# Continuous Improvement Cycle



# Community Risk Assessment



- Research and data analysis on Morrisville through the lens of risk
- Uses
  - Determine appropriate standards of cover
  - Target community risk reduction efforts
- GIS (spatial) analysis is a major component
- Sources
  - Federal; e.g., Census, FEMA, NOAA
  - State; e.g., NC OneMap
  - County; e.g., Wake fire districts, greenway network
  - Municipal; e.g., zoning by type
  - MFD incident reports



# Standards of Cover



- Morrisville Fire Department's standard of coverage for the Morrisville community – to be adopted
- Direct result of assessing our community's risks
- Inclusive of community risk reduction as a method of responding to risk
- Defines service level benchmarks – the basis MFD uses to assess performance on mitigating risks



# Supporting Processes



- Annual gap report
  - Reviews actual performance in relation to benchmarks (standards)
  - Highlights areas of subpar performance
  - Identifies opportunities to improve
- Annual program appraisals
  - Departmentwide (more intensive than gap report) check-in for each program
  - Identifies needs by program to meet objectives and performance goals



# Supporting Processes



- Quarterly Review and Analysis
  - Informal check-in mirroring gap report – reviews actual performance in relation to benchmarks
  - Firefighter-facing
  - Discussion opportunity to problem-solve



# Highlights of What We Found

## Our Risk

- Morrisville on the national risk index
  - Climate is our greatest and most costly risk
  - Unique transportation system
  - Greenways and pedestrian/cyclist traffic
  - Rail

## Our Response

- Major improvements in effective response force (ERF) arrival times and turnout times
- Steady first arriving travel times with slight improvements



# The SOC and Timing

*Morrisville Fire Department is in the middle of a transformation.*

- Deployment model changes
- Joint CAM dispatching protocols
- Community risk reduction focus
- Data analysis and performance management capabilities

The way we look at risk and the way we respond is evolving to meet the moment. This means our SOC may change sooner than the traditional cycle.



# Opportunities

- Advanced monitoring with new data assets
- Performance management improvements
  - Singular cycle
  - Consistent program performance metrics
- Reduction in preventable incidents
- Response time improvements through tech
- Public input
- Further CAM efforts



# Next Steps

- April 28<sup>th</sup>: adoption by consent (SOC)
  - Upload resolution for peer team to view
  - Post CRA and adopted SOC to website
- May 15<sup>th</sup>: peer team completes review
  - Peer team makes site visit determination at this point or prior
- Site visit to be determined based on peer team determination
- Week of August 17<sup>th</sup>: Commission on Fire Accreditation International accreditation hearing
  - Pending peer team determination following site visit



# Questions

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# Town Council Agenda Item Report

Agenda Item No. 6.d

Submitted by: Ben Mills

Submitting Department Engineering

Meeting Date: April 28, 2026

## **SUBJECT**

Capital Project Ordinance Amendment for Stormwater Project  
Ben Mills, P.E., C.F.M., Stormwater Engineering Manager

## **Recommendation:**

Approve NCDOT funding agreement and Capital Project Ordinance Amendment.

## **Updates/History of Briefing:**

Not Applicable

## **Executive Summary and Background Information:**

The Town has partnered with NCDOT to fully fund the installation of permeable pavement at Morrisville Community Park in select areas of the parking lot adjacent to the baseball fields. The \$780,000 project will enhance water quality and reduce flooding from Hatcher Creek.

Capital Project Ordinance Amendment 2026-147-0 reflects the recognition of the \$780,000 anticipated from NC Department of Transportation, per the executed agreement that was completed on 1-13-2026.

## **Advisory Board/Committee Review:**

None

## **Insert Date of Advisory Board/Committee Review:**

## **Advisory Board/Committee Recommendation and/or Vote:**

None

## **Potential Options:**

Approve Capital Project Ordinance Amendment 2026-147-0.Â

Direct changes and approve Capital Project Ordinance Amendment 2026-147-0.

Do not approve Capital Project Ordinance Amendment 2026-147-0.Â

**Staff Recommendation:**

None

**ATTACHMENTS**

- [2026-147-0 CPOA MCP Permeable Pavers Grant Project](#)
- [2026-147-0 ATTH01 Executed Agreement.pdf](#)



**CAPITAL PROJECT ORDINANCE AMENDMENT 2026-147-0  
OF THE MORRISVILLE TOWN COUNCIL AMENDING THE  
STORMWATER CAPITAL PROJECT ORDINANCE**

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**BE IT ORDAINED**, by the Town Council of the Town of Morrisville that the Capital Project Ordinance entitled "Stormwater Capital Project Fund" be amended as follows:

**SECTION 1:** The project is authorized this by this ordinance consist of land acquisition, design, construction, and related costs for public improvements associated with stormwater and erosion control. This amendment includes funding for MCP Permeable Pavers installation design and construction.

**SECTION 2:** The Town Manager is hereby directed to proceed with the capital project within the terms of the budget contained herein.

**SECTION 3:** The revenues anticipated are:

<b>MCP Permeable Pavement Project</b>	<b><u>Budget</u></b>	<b><u>Increase/ (Decrease)</u></b>	<b><u>Revised budget</u></b>
Grants	274,130	-	274,130
Interest Earnings	46,440	-	46,440
Transfer from Stormwater Fund	2,083,610	-	2,083,610
Transfer from Closed Capital Project	12,901	-	12,901
NCDOT Grant	-	780,000	780,000
<b>Total Revenues</b>	<b>2,417,081</b>	<b>\$780,000</b>	<b>\$3,197,081</b>

**SECTION 4:** The expenditures anticipated are:

<b>MCP Permeable Pavement Project</b>	<b><u>Budget</u></b>	<b><u>Increase/ (Decrease)</u></b>	<b><u>Revised budget</u></b>
Professional Services	612,281	100,000	712,281
Capital Outlay - Land	9,750	-	9,750
Construction	1,795,050	680,000	2,475,050
<b>Total Expenditures</b>	<b>2,417,081</b>	<b>\$780,000</b>	<b>\$3,197,081</b>

**SECTION 5:** The Finance Officer (Chief Financial Officer) is hereby directed to maintain within the project funds detailed accounting records.

**SECTION 6:** The Budget Officer (Town Manager) is directed to include a detailed analysis of the past and future costs and revenues on this fund in every budget submission made to the Town Council.

**SECTION 7:** The Budget Officer (Town Manager) is authorized to amend expenditures within the fund for expenditures that are authorized per Section 1 of this ordinance, that do not change the total appropriation within the fund. The Town Manager may make Interfund Loans as necessary for cash flow needs pending receipt of debt proceeds and/or reimbursement grants or agreements. Such transactions will comply with financial reporting requirements.

**SECTION 8:** Copies of this ordinance shall be furnished to the Town Clerk, Budget Officer (Town Manager) and the Finance Officer (Chief Financial Officer) for direction in carrying out this project within five (5) days after adoption.

**SECTION 9:** All ordinances in conflict with this ordinance are hereby repealed or superseded to reflect the controlling nature of this Ordinance.

Adopted this the 28th day of April 2026.

Attest:

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TJ Cawley, Mayor

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Kayla Bertling, Town Clerk

ATTH 01

**NORTH CAROLINA  
WAKE COUNTY**

**INTERAGENCY AGREEMENT**

DATE: October 21, 2025

**NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION**

AND

WBS Element: 35516.3.TAGV2

**TOWN OF MORRISVILLE**

**THIS AGREEMENT** is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as “NCDOT” and Town of Morrisville hereinafter referred to as “Morrisville,” referred to herein individually as “Party” and collectively as “the Parties.”

**WITNESSETH**

**WHEREAS**, certain environmental groups filed suit to challenge NCDOT and FHWA’s NEPA approvals, regarding projects R-2721A, R-2721B, R-2828, and R-2829, also known as “Complete 540” in Wake and Johnston Counties, and that lawsuit was resolved through a settlement agreement entered into on August 22, 2019 (the “Settlement Agreement”), attached as Appendix 1; and,

**WHEREAS**, item 6 of the Settlement Agreement requires that NCDOT fund the installation of stormwater control measures (SCMS) in municipal separate storm sewer systems (MS4s) and Wake County by June of 2028; and,

**WHEREAS**, NCDOT and Morrisville have identified up to eight sections within Morrisville Community Park as suitable sites for installing permeable paver SCMS; and,

**WHEREAS**, NCDOT has agreed to provide previously created preliminary design plans to Morrisville; and,

**WHEREAS**, NCDOT has committed to fund the permeable paver installation according to the agreed upon conditions outlined below; and,

**WHEREAS**, Morrisville has agreed to manage all aspects of the project from design through post-construction inspections and maintenance; and,

**WHEREAS**, the Project is expected to be claimed as retrofit credit under NCDOT’s National Pollutant Discharge Elimination System (NPDES) permit; and,

**WHEREAS**, Morrisville has agreed to allow NCDOT to perform inspections on the site to ensure compliance with the NPDES permit; and,

**NOW THEREFORE**, and in consideration of the promises and covenants contained in this **AGREEMENT** and the mutual benefits derived therefrom, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

**(1) RESPONSIBILITIES OF EACH PARTY**

a) Town of Morrisville

- i) Morrisville shall manage the entire project life-cycle, including but not limited to design, bid package submittal, construction, inspections, and maintenance.
- ii) Morrisville shall submit invoices and applicable supporting documentation to NCDOT for eligible expenses outlined in this AGREEMENT. Morrisville may invoice NCDOT monthly for work accomplished, but no less than once every six (6) months to keep the Project funds active and available. If Morrisville is unable to invoice NCDOT, then they must provide an explanation. Failure to submit invoices or explanation may result in de-obligation of funds.
- iii) Morrisville shall develop an itemized engineer's estimate to show items referenced to the NCDOT Standard Specifications, if applicable, along with units and unit price. The engineer's estimate will be used as the basis for comparing bids received. Morrisville shall develop a contract proposal that will be advertised for bids. The proposal shall comply with NCDOT Specifications and Standard Drawings as applicable to the Project.
- iv) Morrisville shall submit final construction plans, total contract proposal, and an estimate of project costs to NCDOT for review and approval.
- v) Upon receipt of written construction authorization from NCDOT, Morrisville shall advertise the Project.
- vi) After the advertisement of the Project for construction bids, Morrisville shall request concurrence from NCDOT to award the construction contract by submitting a letter along with tabulated bids received and a resolution recommending award of the Project to the lowest responsible, responsive bidder. NCDOT will review the submitted information and provide written approval to Morrisville prior to the contract being awarded by Morrisville.
- vii) Morrisville shall choose a paver installation contractor with job foremen who hold a record of completion for the PICP Installer Technician and PICP Specialist courses from the Concrete Masonry & Hardscapes Association (or formally from the Interlocking Concrete Pavement Institute. The selected installer shall have successfully completed concrete paver installation similar in design, material, and

extent to this project.

- viii) Morrisville shall be responsible for ensuring that the contractor produces a written Method Statement and Quality Control Plan that describes material staging and flow, paving direction, and installation procedures, including representative reporting forms that ensure conformance to the project specifications. Morrisville shall review the manufacturer's Quality Control Plan and the paver installation contractor's Method Statement and Quality Control Plan with a pre-construction meeting of representatives from the manufacturer, paver installation contractor, and engineer.
- ix) Morrisville shall be responsible for ensuring that the contractor complies with all the terms of the contract and any instructions issued by NCDOT as a result of any review or inspection made by said representatives.
- x) Morrisville shall arrange for a final inspection by NCDOT. Any deficiencies determined during the final field inspection must be corrected prior to final payment being made by NCDOT to Morrisville. Additional inspection by other entities may be necessary in accordance with NCDOT's guidelines and procedures. Morrisville shall provide NCDOT with written evidence of approval of the completed project prior to requesting final reimbursement.
- xi) Morrisville shall ensure that construction is completed within 18 months of project initiation and no later than June 30, 2028.
- xii) Morrisville shall conduct regular inspections of each SCM to ensure proper functioning and compliance with all applicable regulations. Inspections shall be conducted in accordance with industry standards, such as in the NCDOT SCM Inspection and Maintenance Manual.
- xiii) Morrisville shall allow NCDOT access to the Project site for post-construction inspections for the life of the SCMs.
- xiv) Morrisville, at no expense or liability to NCDOT, shall assume all maintenance and repair responsibilities, including but not limited to removal of debris, sediment control, vegetation management, and any other actions required to maintain the effectiveness of the SCMs.
- xv) Morrisville shall maintain records of all inspections, maintenance activities, and repairs conducted on the SCMs. These records shall be made available to NCDOT upon request.
- xvi) In the event of a sale or transfer of the property, the new owner or entity will assume all responsibilities listed herein and shall provide written notice to NCDOT of such transfer.

b) NCDOT

- i) NCDOT shall review invoices from Morrisville before approving fund disbursement.
- ii) NCDOT shall pay invoices to Morrisville to complete the Project. Invoices shall be paid for design and construction. Invoices will not be paid for construction oversight and any post-construction activity.
- iii) NCDOT shall have the right to inspect, sample or test, and approve or reject, any portion of the work being performed by Morrisville or Morrisville's contractor to ensure compliance with the provisions of this Agreement. Prior to any payment by NCDOT, any deficiencies inconsistent with approved plans and specifications found during an inspection must be corrected.
- iv) NCDOT may choose to perform regular, post-construction inspections of the SCMs to ensure that they are being properly maintained.

**(2) FUNDING**

NCDOT's preliminary engineer's estimate for the design and construction for the Project is \$780,000. Morrisville is advised to also provide an engineer's estimate. NCDOT's maximum funding limit will be 10% higher than the approved engineer's estimate. The Parties understand that the actual construction costs will vary depending on construction bids. If the bids received are higher than the funding limit, Morrisville may decide to pay for the cost difference or reduce the area of permeable paver installation after discussion with NCDOT.

**(3) ADDITIONAL PROVISIONS**

- a) Any modification to this Agreement shall be agreed upon in writing by both Parties prior to being implemented.
- b) This Agreement shall remain in effect for the time necessary to perform the required work unless either Party provides a thirty (30) day written notice to the executing Parties of the Agreement requesting termination.
- c) Morrisville is solely responsible for all Agreements, contracts, and work orders entered into or issued by Morrisville for this Project. NCDOT is not responsible for any expenses or obligations incurred for the Project except those specifically eligible for the funds and obligations as approved by NCDOT under the terms of this Agreement.
- d) If Morrisville decides to terminate the Project without the concurrence of NCDOT, Morrisville shall reimburse NCDOT one hundred percent (100%) of all costs expended by NCDOT and associated with the Project.
- e) All terms and conditions of this Agreement are dependent upon, and subject to, the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.
- f) This Agreement shall be interpreted under the laws of the State of North Carolina, resolving any ambiguities and questions of the validity of specific provisions so as to give maximum effect to the values and purposes sought to be set forth herein.

- g) By Executive Order 24, issued by Governor Purdue, and NCGS 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e. Administration, Commerce, Correction, Crime Control and Public Safety, Cultural Resources, Environment and Natural Resources, Health and Human Services, Juvenile Justice and Delinquency Prevention, Revenue, Transportation, and the Office of the Governor).

It is NCDOT policy to not to enter into any Agreement with parties that have been debarred by any government agency (Federal or State). By execution of this Agreement, Morrisville certifies that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Agency or Department and that it will not enter into Agreements with any entity that is debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction.

**SIGNATURE PAGE**

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of **NCDOT** and **Morrisville** by authority duly given.

**(DOCUSIGN ONLY)**

**TOWN OF MORRISVILLE**

Signed by:   
Authorized Signer: \_\_\_\_\_  
C915E7C13D2348F...

Print Name: Brandon Zuidema

Title: Town Manager

Date Signed: 12/18/2025

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Fed Tax ID No: 56-1065616

Remittance Address:  
100 Town Hall Drive  
Morrisville, NC 27560

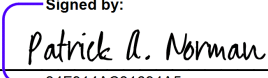
Signed by:   
Finance Signer: \_\_\_\_\_  
DA7F2F5C714A409...

Print Name: Byron Hayes

Title: Chief Financial Officer

Date Signed: 12/18/2025

**DEPARTMENT OF TRANSPORTATION**

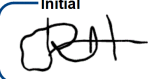
Signed by:   
By: \_\_\_\_\_  
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Print Name: Patrick A. Norman

Title: Chief Engineer

Date: 01/13/2026

APPROVED BY BOARD OF TRANSPORTATION ITEM O: 1/8/2026 (DATE)

Initial 

## SETTLEMENT AGREEMENT

This Settlement Agreement (“Agreement”) is entered as of the signature of the last Party to approve the Agreement (“Effective Date”), by and between Sound Rivers, Inc., Center for Biological Diversity, and Clean Air Carolina (“Plaintiffs”) and the North Carolina Department of Transportation (“NCDOT”) and NCDOT Secretary James H. Trogon III (NCDOT and Secretary Trogon are collectively referred to as the “State Defendants”).<sup>1</sup> Plaintiffs and State Defendants, as the parties to this Agreement, are collectively referred to herein as the “Parties” or individually as a “Party.”

WHEREAS, NCDOT proposed to extend the Triangle Expressway from the N.C. 55 Bypass in Apex to U.S. 64/U.S. 264 (I-87) in Knightdale, thereby completing the 540 Outer Loop around the greater Raleigh area, (“Project” or “Complete 540”<sup>2</sup>) and studied the environmental effects of the Project pursuant to the National Environmental Policy Act (“NEPA”); and

WHEREAS, on June 6, 2018, the Federal Highway Administration (“FHWA”) issued a Record of Decision (“ROD”) that approved a Selected Alternative for the Project; and

WHEREAS, Plaintiffs assert that federally-listed species in the Project area have an inherent right to live out their life cycles within their extant habitat, free from disturbance or removal; and

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<sup>1</sup> The term “Defendants,” as used in this Agreement, refers collectively to the State Defendants and the Federal Defendants named in the Federal Lawsuit (as later defined in this Agreement): the Federal Highway Administration, Edward T. Parker, in his official capacity as Assistant Division Administrator of the Federal Highway Administration, the U.S. Fish and Wildlife Service, Greg Sheehan, in his official capacity as Acting Director for the U.S. Fish and Wildlife Service, National Marine Fisheries Service, and Christopher J. Oliver, in his official capacity as Assistant Administrator for Fisheries, National Marine Fisheries Service.

<sup>2</sup> The Project comprises State Transportation Improvement Program (“STIP”) numbers R-2721 (which consists of both R-2721A and R-2721B), R-2828, and R-2829.

WHEREAS, Plaintiffs recognize that the threat of extinction for the federally-listed species in the Project area has grown so extreme that emergency measures are required in order to secure a future for these species in the wild; and

WHEREAS, part of the study area for the Project is occupied by the dwarf wedgemussel (“DWM”), which has been federally listed as endangered under the Endangered Species Act (“ESA”); and

WHEREAS, part of the study area for the Project is occupied by the yellow lance, which has been federally listed as threatened under the ESA; and

WHEREAS, part of the study area for the Project contains designated critical habitat for the Atlantic sturgeon, which has been federally listed as endangered under the ESA; and

WHEREAS, part of the study area for the Project is occupied by the Atlantic pigtoe, which is proposed to be federally listed as threatened under the ESA; and

WHEREAS, part of the study area for the Project contains habitat proposed to be designated as critical habitat for the Atlantic pigtoe; and

WHEREAS, part of the study area for the Project is occupied by the Neuse River waterdog, which is proposed to be federally listed as threatened under the ESA; and

WHEREAS, part of the study area for the Project contains habitat proposed to be designated as critical habitat for the Neuse River waterdog; and

WHEREAS, part of the study area for Project is occupied by the Carolina madtom, which is proposed to be federally listed as endangered under the ESA; and

WHEREAS, on April 10, 2018, the United States Fish and Wildlife Service (“USFWS”) issued a Biological Opinion determining that the Project is not likely to jeopardize the continued existence of the DWM and yellow lance; and

WHEREAS, on May 21, 2018, the National Marine Fisheries Service (“NMFS”) concurred in NCDOT’s determination that the Project is not likely to adversely affect the Atlantic sturgeon or its designated critical habitat; and

WHEREAS, on May 23, 2018, Plaintiffs filed suit to challenge NCDOT and FHWA’s approvals in the United States District Court for the Eastern District of North Carolina in, as later amended, *Sound Rivers, Inc., Center for Biological Diversity, and Clean Air Carolina v. North Carolina Department of Transportation, James H. Trogon III, Secretary, North Carolina Department of Transportation, Federal Highway Administration, Edward T. Parker, Assistant Division Administrator, Federal Highway Administration, U.S. Fish and Wildlife Service, Greg Sheehan, Acting Director, U.S. Fish and Wildlife Service, National Marine Fisheries Service, and Christopher J. Oliver, Assistant Administrator for Fisheries, National Marine Fisheries Service*, Civil No. 4:18-CV-00097-D, alleging claims under NEPA, ESA, and the Administrative Procedure Act (“APA”) (“Federal Lawsuit”); and

WHEREAS, on February 15, 2019, the North Carolina Department of Environmental Quality - Division of Water Resources (“NCDWR”) issued 401 Water Quality Certification No. 4179 for the Project (“Certification”); and

WHEREAS, on February 22, 2019, Plaintiffs filed a Petition for a Contested Case Hearing in the North Carolina Office of Administrative Hearings, *Sound Rivers, Inc., Center for Biological Diversity, and Clean Air Carolina v. North Carolina Department of Environmental Quality – Division of Water Resources*, 19 EHR 01010, to challenge the issuance of the Certification (“OAH Matter” and, collectively with the Federal Lawsuit, the “Actions”); and

WHEREAS, NCDOT intervened in the OAH Matter on March 20, 2019; and

WHEREAS, pursuant to court order in the Federal Lawsuit, the matter is currently remanded to FHWA for re-initiation of ESA consultation with USFWS regarding the DWM, yellow lance, and species that are currently proposed to be federally listed under the ESA; and

WHEREAS, the Parties believe it is in the best interest of the public, the Parties, and judicial economy to compromise and settle these claims outside of the courtroom.

NOW, THEREFORE, in consideration of the promises and covenants contained in this Agreement, the Parties agree to settle all claims and causes of action arising in the Actions as follows:

A. NCDOT's Obligations and Covenants:

### **Land Acquisition**

1. NCDOT commits to support Wake County's goal of thirty percent (30%) open space by matching twenty-five (25) cents per dollar that Wake County spends through its Open Space Program during calendar years 2020, 2021, 2022, and 2023. The NCDOT matching funds will be contributed to the Wake County Open Space Program and, to the extent practicable, be used to purchase high value properties using Wake County's model, with additional emphasis on purchasing properties in close proximity to the Complete 540 project and Swift Creek.
2. NCDOT will expend Five Million and 0/100 Dollars (\$5,000,000.00) for high-quality land acquisition to provide habitat benefits in perpetuity for some or all of the following species: DWM, yellow lance, Atlantic pigtoe, Neuse River waterdog, and Carolina madtom. These monies will be expended in the following priority:
  - a. First, NCDOT will use its best efforts, within reason, to expend these monies within the "Priority Aquatic Habitats" within the Neuse and Tar-Pamlico River watersheds, as identified via GIS data by the North Carolina Natural Heritage Program, and found at <http://center.maps.arcgis.com/apps/View/index.html?webmap=fd23709255e1464a89e8013e0565ef14>.
  - b. Second, NCDOT will use its best efforts, within reason, to expend these monies to acquire land within close proximity to the Project with significant habitat value to the DWM, yellow lance, Atlantic pigtoe, Neuse River waterdog, and Carolina madtom. NCDOT will coordinate with Plaintiffs' counsel, the Southern

Environmental Law Center (“SELC”), and, by extension, Plaintiffs, in these efforts.

- c. Third, NCDOT will use its best efforts, within reason, to expend these monies to acquire land within the watersheds affected by the Project. NCDOT will coordinate with SELC and, by extension, Plaintiffs, in these efforts.
  - d. None of the expenditures in Section A.2 will be used to satisfy mitigation or other environmental commitments and responsibilities for other projects or programs. As NCDOT makes progress in expending these funds, NCDOT will apprise SELC, and by extension, Plaintiffs, of how the funds have been spent, including specific information on the properties obtained, including precise location and watershed; acreage; imperiled<sup>3</sup> species present; and the specific habitat benefits to specific aquatic species produced by these purchases. NCDOT will use its best efforts to expend these funds by December 31, 2022.
  - e. In order to ensure these lands’ preservation in perpetuity, NCDOT may:
    - i. transfer ownership of these properties to the North Carolina Wildlife Resources Commission for inclusion in its Wildlife Conservation Area system; or
    - ii. utilize other preservation methods as mutually agreed upon by NCDOT and SELC and, by extension, Plaintiffs.
3. Upon completion of projects R-2721A, R-2721B, and R-2828, NCDOT will commit to preserving in an undeveloped state fifty percent (50%) by acre of all remnant property acquired for these projects. NCDOT will coordinate with SELC in selecting the remnant properties to be preserved. NCDOT will preserve the property by transferring ownership to the North Carolina Wildlife Resources Commission for inclusion in its Wildlife Conservation Area system or by utilizing other preservation methods as mutually agreed upon by NCDOT and SELC, and, by extension, Plaintiffs. Within twelve (12) months after completion of projects R-2721A, R-2721B, and R-2828, NCDOT, in coordination with SELC, will begin to inventory and identify remnant property that is subject to this provision.

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<sup>3</sup> The term “imperiled” refers to species that are any of the following: (i) listed as endangered or threatened under the ESA; (ii) considered a “candidate” species for listing by USFWS under the ESA; and/or (iii) listed as threatened, endangered, or of special concern under the North Carolina state Endangered Species Act, 113 NCGS Subc. IV, Art. 25.

## **Stream Protection/Mitigation/Stormwater**

4. For the Project, NCDOT will secure forty-seven thousand (47,000) linear feet of stream mitigation in addition to that required for the typical 2:1 ratio for stream impacts. The mitigation will be secured in two batches. The first batch would be in the amount of thirty-five thousand (35,000) linear feet and will be secured within twelve (12) months of the Effective Date of this Agreement. The remaining twelve thousand (12,000) linear feet will be secured concurrent with the construction permit process for R-2829. All stream and wetlands mitigation will be for multi-benefit projects.
5. Within eighteen (18) months of the Effective Date of this Agreement, NCDOT will provide funding to Johnston County for its stormwater management program in the amount of Five Hundred Thousand and 0/100 Dollars (\$500,000.00).
6. For R-2721 and R-2828, NCDOT will model the runoff discharge volume and peak flow for (i) pre-highway construction and (ii) expected conditions post-construction based on design plans to identify the difference, if any, between the total cumulative runoff discharge volume for the two projects for the pre and post-construction land cover conditions. NCDOT will also model differences to pollutant loadings, including copper (Cu), zinc (Zn), total nitrogen, total phosphorus, and total suspended solids.

For every percentage of difference between the total cumulative runoff discharge volume for the two projects between the post-construction and pre-construction land cover conditions, NCDOT will commit One Hundred Fifty Thousand and 0/100 Dollars (\$150,000.00) to work with municipal separate storm sewer systems (“MS4s”) and Wake County to install additional stormwater control measures (“SCMS”), with a maximum commitment of Three Million Five Hundred Thousand and 0/100 Dollars (\$3,500,000.00), or some lesser amount if the pre/post construction total runoff discharge volume percentage difference can be mitigated prior to reaching the maximum commitment of \$3,500,000.00. NCDOT will use its best efforts to expend these funds within three (3) years after the completion of R-2721 and R-2828.

To model the information referenced in the first paragraph of Section A.6, above, NCDOT and Plaintiffs will coordinate to select three (3) drainage areas within the boundaries of R-2721 and R-2828. For these three (3) drainage areas, NCDOT will model the runoff hydrograph for the pre-construction and post-construction land cover conditions using two (2) different hydrological modeling platforms to gain an awareness of the change in the pre- and post-construction runoff hydrograph as well as an awareness of the differences between the two modeling platforms. For these three (3) drainage areas, NCDOT will also model runoff volume and peak flow using two (2) different

rainfall-runoff calculation methods to gain an awareness as to the differences between the methods.

NCDOT shall make the model results available to the Plaintiffs, and will use the information gathered with regard to pollutant loadings to inform how to modify and adapt mitigation strategies to reduce those pollutants.

7. By the end of 2022, NCDOT commits to award a contract for research funding to a research partner and/or institution in the amount of Two Hundred Thousand and 0/100 Dollars (\$200,000.00) for research on the examination of peer states' use of Low Impact Development guidelines and how these guidelines could be used to enhance the NCDOT Best Management Practices (“BMP”) toolbox.
8. By June 2022, NCDOT will develop and implement a new policy regarding stormwater management and work with the United States Geological Survey (“USGS”) to establish a risk assessment matrix and categorize projects by type and sensitivity to more appropriately assign BMPs to all projects.
9. NCDOT will reserve Three Million and 0/100 Dollars (\$3,000,000.00) in Project funds to either (i) perform post-construction water quality monitoring on the Project and implementation of future BMPs to supplement existing BMPs and further enhance water quality regarding the Project or (ii) supplement the NCDOT National Pollutant Discharge Elimination System funds to specifically implement retrofit BMPs in the Project corridor's watersheds.

### **Air Quality / Climate Change**

10. From the Effective Date of this Agreement, NCDOT commits to allowing toll-free use by public transit buses of all managed lanes (“HOT”) projects in the current 2018 – 2027 State Transportation Improvement Program (“STIP”), as last amended July 2019, and in future STIPs, in accordance with applicable North Carolina law.
11. NCDOT will support GoTriangle's use of NC 540 through funding partnerships for the calendar years 2020, 2021, and 2022. NCDOT will report annually to Clean Air Carolina (“CAC”) and SELC on those support efforts.
12. From the Effective Date of this Agreement, NCDOT will complete a quantitative analysis of greenhouse gas emissions for all projects where a Preferred Alternative has not been identified prior to January 1, 2021 and which require completion of an Environmental Impact Statement or Environmental Assessment under NEPA.

13. Within nine (9) months of the Effective Date of this Agreement, NCDOT commits to hire a firm to conduct a study to identify strategies specific to North Carolina to reduce vehicle miles travelled (“VMT”) in urban, rural, and regional areas of the state. The study should be completed no more than a year from the date of the firm’s hiring. After the study is complete:
  - a. NCDOT will make the findings of the study publicly available on its website and share the findings of the study with Metropolitan Planning Organizations (“MPOs”) and Regional Planning Organizations (“RPOs”) with the goal that these planning organizations will utilize the findings to develop plans that reduce VMT.
  - b. Within six months after the study is completed, NCDOT will create a toolkit for local governments and MPOs regarding VMT reduction strategies. This toolkit will include information regarding what actions are possible at what levels of government, what funding is available, and similar information.
  - c. NCDOT will establish a VMT reduction task force with members from the private sector, local governments, MPOs & RPOs, non-governmental organizations (“NGOs”), including CAC and SELC, and other interested parties, if any.
14. NCDOT will commit to working with SELC and CAC to develop and host a breakout session at each of the next three Transportation Summits (provided that the Transportation Summit series continues) on the study referenced in Section A.13 above, or other topics related to the intersection of transportation and the environment, as agreed upon by NCDOT, SELC, and CAC.
  - a. In the event the summit series does not continue, NCDOT will commit to working with SELC and CAC to develop and host a standalone event on the study referenced above or other topics related to the intersection of transportation and the environment, as agreed upon by NCDOT, SELC, and CAC.
15. Within three (3) months of the Effective Date of this Agreement, NCDOT will begin to collect and monitor data regarding the ratio of VMT per North Carolina licensed driver. The initial data will be collected prior to the start of the study referenced in Section A.13, above, produced concurrent with the start of the study, and data will be monitored and collected concurrent with the study. Once the results of the study have been distributed, NCDOT will set targets for a reduction in the ratio of VMT per North Carolina licensed driver.

16. NCDOT commits to develop and implement a contract specification for lower emission construction equipment that will require use of Tier<sup>4</sup> 4 construction equipment and/or incentivize the use of Tier 4 construction equipment for all new contracts in the Triangle area (Wake, Durham, Orange, and Chatham Counties). This specification will apply only to Triangle area contracts for projects that, at the time of letting, are valued over Fifty Million and 0/100 Dollars (\$50,000,000.00) and, at time of letting, require at least One Million (1,000,000) cubic yards of earth moving. Specifically, NCDOT commits to:

- a. Work with stakeholders, including CAC and SELC, to develop and implement the Triangle area specification for all applicable contracts by January 1, 2020.
- b. Use the current I-77 specification<sup>5</sup> for guidance in developing the new Triangle area specification. This specifically includes incorporating the reporting requirements from the I-77 specification into the Triangle area specification to ensure that the contractors are reporting all of their applicable construction equipment and detailing, among other things, the Tier level for each piece.
- c. Include in the Triangle area specification requirements and incentives for a certain percentage of the construction equipment used on applicable projects to be a certain Tier as follows:
  - i. For applicable contracts awarded in 2020 in the Triangle area, a minimum of twenty-five percent (25%) of the construction equipment used on an applicable project must meet Tier 4 requirements or a minimum of fifty percent (50%) of the construction equipment used on an applicable project must meet Tier 3, Tier 4 or Tier 4i requirements. These contracts will also have an incentive clause that pays Fifty Thousand and 0/100 Dollars (\$50,000.00) to the contractor if, at the conclusion of the project: (1) more than fifty-five percent (55%) of the total number of pieces of construction equipment used on the project meets Tier 4 Final requirements and (2) less than twenty-five percent (25%) of the total number of pieces of construction equipment used on the project is categorized as Tier 0 or 1.
  - ii. For applicable contracts awarded in 2021 in the Triangle area, a minimum of thirty-five percent (35%) of the construction equipment used on an applicable project must meet Tier 4 requirements or a

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<sup>4</sup> References to “Tiers” in this Agreement refer to the multiple tiers of emission standards adopted by the Environmental Protection Agency for regulating heavy equipment with compression-ignition (diesel) engines (“construction equipment”).

<sup>5</sup> The current I-77 specification can be found at Section 2.8.4, Book 2, Technical Provisions of the Comprehensive Agreement dated June 26, 2014.

minimum of sixty percent (60%) of the construction equipment used on an applicable project must meet Tier 3, Tier 4 or Tier 4i requirements. These contracts will also have an incentive clause that pays Fifty Thousand and 0/100 Dollars (\$50,000.00) to the contractor if, at the conclusion of the project: (1) more than sixty-five percent (65%) of the total number of pieces of construction equipment used on the project meets Tier 4 Final requirements and (2) less than twenty-five percent (25%) of the total number of pieces of construction equipment used on the project is categorized as Tier 0 or 1.

- iii. For applicable contracts awarded in 2022 in the Triangle area, a minimum of fifty percent (50%) of the construction equipment used on an applicable project must meet Tier 4 or Tier 4i requirements. These contracts will also have an incentive clause that pays Fifty Thousand and 0/100 Dollars (\$50,000.00) to the contractor if, at the conclusion of the project: (1) more than seventy-five percent (75%) of the total number of pieces of construction equipment used on the project meets Tier 4 Final requirements and (2) less than twenty-five percent (25%) of the total number of pieces of construction equipment used on the project is categorized as Tier 0 or 1.
- d. For applicable contracts awarded in 2023 and later, NCDOT will evaluate the reporting data for 2020, 2021, and 2022 and set new goals by the end of 2023 based on that data. The goals will at least maintain the 2022 levels for specification requirements, as outlined in Section A.16.c.iii above. The incentive threshold and amounts will also be re-evaluated at that time.
- e. Concurrent with the goal setting timeframe noted in Section A.16.d above (end of 2023), NCDOT will draft goals for Tier 4 usage on all NCDOT contracts that, at the time of letting, are valued over Fifty Million and 0/100 Dollars (\$50,000,000.00) and, at the time of letting, require at least One Million (1,000,000) cubic yards of earth moving, once more data is available through the Triangle area projects.
- f. So as not to adversely affect Disadvantaged Business Enterprises (which includes Minority and Women's Business Enterprises for state-funded projects), the construction equipment operated by those firms on applicable projects may be excluded from (i) the reporting requirements contained in Section A.16.b, above, and (ii) the restrictions (but not the incentives) described in Section A.16.c above, provided that the construction equipment used by those firms meets Tier 1 or above requirements.

- g. Since diesel-operated cranes have a much longer service life than other equipment and they operate very intermittently (e.g. lifting girders), for applicable projects these cranes may be excluded from the calculations described above, as long as the crane meets Tier 1 or higher requirements.
17. By April 1, 2020, NCDOT will examine the specifications for each piece of construction equipment in its inventory and include the Tier level in the inventory going forward. NCDOT will update the inventory annually that reflects these Tier levels and provide this information to third-parties upon request. Once more data is available through the Triangle area projects and concurrent with the goal setting timeframe noted in Section A.16.d above (end of 2023), NCDOT will draft goals for implementing Tier 4 requirements for all NCDOT construction equipment in its inventory.
18. NCDOT will produce standardized documentation of construction equipment used on all applicable NCDOT Triangle area projects (at time of letting, valued over Fifty Million and 0/100 Dollars (\$50,000,000.00) and requiring at least One Million (1,000,000) cubic yards of earth moving) to be shared with CAC and SELC. NCDOT will produce a template of the standardized documentation within six (6) months of the Effective Date and will input data from the applicable projects as it becomes available.
19. By the end of 2020, NCDOT will design and implement anti-idling guidelines for NCDOT construction workers and contractors.
20. Within six months of the Effective Date of this Agreement, NCDOT will join the Transportation and Climate Initiative as an observer.

## **Species**

21. Pursuant to (i) the Reimbursable Agreement entered into between NCDOT and Wake County on January 5, 2018 and (ii) the Interagency Agreement entered into between NCDOT and the North Carolina Wildlife Resources Commission on February 27, 2018, NCDOT has previously agreed to fund a maximum amount of Five Million and 0/100 Dollars (\$5,000,000.00) to (i) construct and/or renovate the Yates Mill Aquatic Conservation Center (“YMACC”) and (ii) fund the operations and maintenance of the North Carolina Non-Game Aquatic Species Program (“Program”) at the YMACC for up to five (5) years. NCDOT commits to fund the operations and maintenance of the Program for an additional five (5) years beyond the current commitment at a per annum rate of no more than Six Hundred Eight Thousand Two Hundred Twelve and 0/100 Dollars (\$608,212.00).
22. By the end of 2022, NCDOT commits to award a contract for research funding to a research partner and/or institution in the amount of Two Hundred Fifty Thousand and

0/100 Dollars (\$250,000.00) for propagation of the magnificent ramshorn (aquatic snail). This funding shall be provided in ten (10) equal installments of Twenty-Five Thousand and 0/100 Dollars (\$25,000.00) per year for ten (10) years, or as otherwise agreed to with the research partner and/or institution.

23. By the end of 2022, NCDOT commits to award a contract for research funding to a research partner and/or institution in the amount of One Million and 0/100 Dollars (\$1,000,000.00) for research on and development of an in-vitro mussel propagation technique. This funding shall be provided in ten (10) equal installments of One Hundred Thousand and 0/100 Dollars (\$100,000.00) per year for ten (10) years, or as otherwise agreed to with the research partner and/or institution.
24. By the end of 2022, NCDOT commits to award a contract for research funding to a research partner and/or institution in the amount of Two Million and 0/100 Dollars (\$2,000,000.00) for a water quality testing program for re-introduction sites for DWM, yellow lance, Atlantic pigtoe, and Neuse River waterdog in the Neuse and Tar River watersheds. This funding shall be provided in ten (10) equal installments of Two Hundred Thousand and 0/100 Dollars (\$200,000.00) per year for ten (10) years, or as otherwise agreed to with the research partner and/or institution.
25. By the end of 2022, NCDOT commits to award a contract for research funding to a research partner and/or institution in the amount of Five Hundred Twenty-Five Thousand and 0/100 Dollars (\$525,000.00) for a genetic study of imperiled freshwater mussel species in the Project area to ensure effective reintroduction and/or augmentation efforts to best conserve and enhance genetic diversity among these freshwater mussel populations. This funding shall be provided in three (3) equal installments of One Hundred Seventy-Five Thousand and 0/100 Dollars (\$175,000.00) over the course of a three-year study, or as otherwise agreed to with the research partner and/or institution.
26. By the end of 2022, NCDOT commits to award a contract for research funding to a research partner and/or institution in the amount of Three Hundred Seventy-Five Thousand and 0/100 Dollars (\$375,000.00) for imperiled freshwater mussel fitness experiments for propagated versus wild individuals. These experiments will be done in tandem with the genetic study referenced in Section A.25, above. This funding shall be provided in three equal installments of One Hundred Twenty-Five Thousand and 0/100 Dollars (\$125,000.00) over the course of the three-year study, or as otherwise agreed to with the research partner and/or institution.
27. By the end of 2022, NCDOT commits to award a contract for research funding to a research partner and/or institution in the amount of Four Hundred Fifty Thousand and 0/100 Dollars (\$450,000.00) for a study whose purpose is to set quantitative conservation

(i.e. reintroduction and/or augmentation) targets for imperiled freshwater mussel populations based on demographic and genetic models. This study will be done in tandem with the study and experiments referenced in Sections A.25 and A.26, above. This funding shall be provided in three equal installments of One Hundred Fifty and 0/100 Dollars (\$150,000.00) over the course of the three-year study, or as otherwise agreed to with the research partner and/or institution.

28. NCDOT hereby recognizes that it is in the interests of sound environmental planning to implement site specific management plans pursuant to 15A NCAC 02B.0110 to assist in the conservation of federally listed species. NCDOT encourages the Environmental Management Commission to adopt any rules and regulations necessary to implement the provisions of 15A NCAC 02B.0110.

**B. Plaintiff's Obligations and Covenants:**

1. Within thirty (30) days of the Effective Date, Plaintiffs shall dismiss or file a motion to dismiss, with prejudice, all claims against all Defendants in the Federal Lawsuit.
2. Within thirty (30) days of the Effective Date, Plaintiffs shall dismiss or file a motion to dismiss, with prejudice, all claims against NCDWR and NCDOT in the OAH Action.
3. As of the Effective Date, Plaintiffs covenant not to sue Defendants, NCDWR, and/or any other State or Federal agency or department for any claims challenging the validity of the ROD, any Biological Assessment, including later amendments, any Biological Opinion, including later amendments, any concurrence letter, or any determination, approval, or other document necessary to complete the environmental review or approval of the Project's construction. Plaintiffs do not release, discharge, or covenant not to sue with regard to any future claims under NEPA, the ESA, the Clean Water Act, or any other state or federal law arising out of future agency actions related to the Project that present substantial changes or significant new circumstances or information, relevant to environmental concerns. *See* 40 C.F.R. § 1502.9(c)(1)(i)-(ii); 23 C.F.R. § 771.130.
4. As of the Effective Date, Plaintiffs covenant not to sue USFWS, NMFS, NCDWR, the United States Army Corps of Engineers ("USACE"), or any other State or Federal agency or department for any claim arising out of their cooperation, approval, and implementation of the Project, as consistent with and approved in the ROD, including, but not limited to, the agencies' issuance of special unit permits, issuance of a letter of consent, acceptance of mitigation plans and/or strategies, and issuance of the 404 and 401 permits and/or certifications under the Clean Water Act.
5. Plaintiffs hereby covenant not to waive any conflict of interest should its attorney, the Southern Environmental Law Center, be approached by any other client or prospective

client to pursue any of the claims listed in Sections B.3 and B.4, in keeping with N.C. Legal Ethics Rule 1.9.

6. Nothing in this release and covenant not to sue, or this Agreement, shall (i) release NCDOT from performing the terms, conditions, covenants and promises of this Agreement or (ii) affect whatever rights Plaintiffs may have, if any, to assert claims that construction activities for the Project are not being conducted in compliance with conditions listed in any certifications, permits, or other approvals or listed in any future modifications to any certifications, permits, or other approvals.
- C. This Agreement does not affect the exercise of any authority by NCDOT, FHWA, USFWS, NMFS, USACE, NCDWR, or any other State or Federal agency or department except as expressly set forth herein. No provision of this Agreement shall be interpreted as, or constitute, a commitment or requirement that Defendants or NCDWR take action in contravention of the ESA, APA, or any other law or regulation, either substantive or procedural. Nothing in this Agreement shall be construed to limit or modify the discretion accorded to Defendants and NCDWR by the ESA, the APA, or general principles of administrative law with respect to the procedures to be followed in making any determination required herein, or as to the substance of any final determination. Additionally, nothing in this Agreement shall be interpreted as, or shall constitute, a requirement that Defendants or NCDWR take any action in contravention of the Anti-Deficiency Act, 31 U.S.C. § 1341, N.C. Gen. Stat. § 143C-6-8, or any other appropriations law.
- D. In the event of a dispute arising out of or relating to this Agreement, the Party raising the dispute shall provide the other Parties with written notice of the claim as provided in Section E. The written notice shall include a description of the dispute, documentation related to the dispute, and any proposals for resolving the dispute. The Parties agree that they will meet and confer (either telephonically or in person) in a good faith effort to resolve any disputes. The Parties agree to use good faith efforts to schedule an opportunity to meet and confer within thirty (30) days of receipt of the notice of dispute and to resolve the dispute within thirty (30) days thereafter. If the Parties fail to resolve the dispute within these time periods, or if a Party fails to cure any alleged breach in a timely manner, the sole remedy shall be limited to the filing of a new action. The Parties do not waive or limit any defense related to such litigation. Nothing in this paragraph is intended to preclude the Parties from engaging in informal communications to attempt to resolve potential disputes.
- E. To the extent any notices are required or authorized under this Agreement, they shall be made in writing by U.S. mail and addressed to the following:

a. Plaintiffs:

Kym Hunter  
Ramona McGee  
Maia Hutt  
Southern Environmental Law Center  
601 West Rosemary Street, Suite 220  
Chapel Hill, N.C. 27516

Matthew Starr  
Heather Deck  
Sound Rivers, Inc.  
PO Box 1854  
Washington, N. C. 27889

June Blotnick  
Clean Air Carolina  
PO Box 5311  
Charlotte, NC 28299

Perrin de Jong  
Center for Biological Diversity  
P.O. Box 6414  
Asheville, NC 28816

b. Defendants

North Carolina Department of Justice  
Transportation Division  
1505 Mail Service Center  
Raleigh, N.C. 27699-1505

North Carolina Department of Transportation  
General Counsel's Office  
1501 Mail Service Center  
Raleigh, N.C. 27699-1501

If there is any change in the name or address of the person responsible for receiving notice on behalf of a Party, that Party shall inform each of the other Parties to this Agreement in writing.

- F. This Agreement is for the benefit of Plaintiffs and NCDOT, with NCDWR and the United States, including but not limited to FHWA, USFWS, NMFS, and USACE, as intended third-party beneficiaries, and may not be used by any other person or entity in any other

proceeding. This Agreement is binding upon the Plaintiffs and their respective agents, successors, and assigns, and is binding upon NCDOT and its respective agents, officials, and employees.

- G. This Agreement resolves all claims related to or arising from the Actions which have been or could have been asserted except as expressly reserved.
- H. The Agreement is the result of compromise and settlement and sets forth the entire agreement among the Parties. Nothing in this Agreement shall be construed or offered as evidence in any proceeding as an admission or concession of any wrongdoing, liability, or any issue of fact or law concerning the claims settled under this Agreement or any similar claims brought in the future by any other party. Except as expressly provided in this Agreement, none of the Parties waives or relinquishes any legal rights, claims or defenses it may have. This Agreement is executed for the purpose of settling the Actions, and nothing herein shall be construed as precedent having preclusive effect in any other context.
- I. The Agreement may not be modified, altered or changed except by written agreement of all Parties specifically referring to this Agreement.
- J. This Agreement shall be governed by the laws of the State of North Carolina, without regard to conflict of law principles.
- K. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid.
- L. Each Party represents that it has not relied on, and does not rely on, any representations or agreements other than those expressly stated in this Agreement, about any facts or about the nature or extent of any claims, demands, damages, or rights it may have against any other Party. Other than those expressly stated in this Agreement, no representations have been made to the Parties to induce them to enter into and execute this Agreement. Each Party expressly agrees it is assuming any and all risks that the facts and law may be or become different from the facts and law as known to, or believed to be, by the Party as of the date of this Agreement. This Agreement supersedes any prior agreements or understandings among the Parties in compromise of the Actions.
- M. This Agreement may be executed in two or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.
- N. The undersigned representatives of the Parties certify that they are fully authorized by the respective Parties whom they represent to enter into the terms and conditions of this Agreement and to legally bind such Parties to it.

SOUND RIVERS, INC.

By: \_\_\_\_\_  
Name/Title

Dated:

CENTER FOR BIOLOGICAL DIVERSITY

By: \_\_\_\_\_  
Name/Title

Dated:

CLEAN AIR CAROLINA

By: \_\_\_\_\_  
Name/Title

Dated:

By: \_\_\_\_\_  
Kimberley Hunter  
Southern Environmental Law Center  
Attorney for Sound Rivers, Inc., Center for Biological Diversity, and Clean Air Carolina

Dated:

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION and JAMES H. TROGDON III, in his official capacity as SECRETARY, NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

By: \_\_\_\_\_  
James H. Trogdon III, Secretary  
North Carolina Department of Transportation

Dated:

By: \_\_\_\_\_  
Daniel H. Johnson, General Counsel  
North Carolina Department of Transportation

Dated:

SOUND RIVERS, INC.

By: Heather Deek, Executive Director Dated: 8/19/19  
Name/Title Heather Deek

CENTER FOR BIOLOGICAL DIVERSITY

By: \_\_\_\_\_ Dated: \_\_\_\_\_  
Name/Title

CLEAN AIR CAROLINA

By: \_\_\_\_\_ Dated: \_\_\_\_\_  
Name/Title

By: Kimberley Hunter Dated: 8/21/19  
Kimberley Hunter  
Southern Environmental Law Center  
Attorney for Sound Rivers, Inc., Center for Biological Diversity, and Clean Air Carolina

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION and JAMES H. TROGDON III, in his official capacity as SECRETARY, NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

By: James H. Trogon III Dated: 8/22/19  
James H. Trogon III, Secretary  
North Carolina Department of Transportation

By: Daniel H. Johnson Dated: 8/21/19  
Daniel H. Johnson, General Counsel  
North Carolina Department of Transportation

SOUND RIVERS, INC.

By: \_\_\_\_\_  
Name/Title

Dated:

CENTER FOR BIOLOGICAL DIVERSITY

By: Perrin W. de Jong  
Name/Title  
Perrin W. de Jong  
Staff Attorney  
CLEAN AIR CAROLINA

Dated: August 19, 2019

By: \_\_\_\_\_  
Name/Title

Dated:

By: \_\_\_\_\_  
Kimberley Hunter  
Southern Environmental Law Center  
Attorney for Sound Rivers, Inc., Center for Biological Diversity, and Clean Air Carolina

Dated:

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION and JAMES H. TROGDON III. in his official capacity as SECRETARY, NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

By: \_\_\_\_\_  
James H. Trogdon III, Secretary  
North Carolina Department of Transportation

Dated:

By: \_\_\_\_\_  
Daniel H. Johnson, General Counsel  
North Carolina Department of Transportation

Dated:

SOUND RIVERS, INC.

By: \_\_\_\_\_  
Name/Title

Dated:

CENTER FOR BIOLOGICAL DIVERSITY

By: \_\_\_\_\_  
Name/Title

Dated:

CLEAN AIR CAROLINA

By: June Blotnick, Executive Director  
Name/Title

Dated: 8/19/19

By: \_\_\_\_\_  
Kimberley Hunter

Dated:

Southern Environmental Law Center  
Attorney for Sound Rivers, Inc., Center for Biological Diversity, and Clean Air Carolina

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION and JAMES H. TROGDON III, in his official capacity as SECRETARY, NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

By: \_\_\_\_\_  
James H. Trogon III, Secretary  
North Carolina Department of Transportation

Dated:

By: \_\_\_\_\_  
Daniel H. Johnson, General Counsel  
North Carolina Department of Transportation

Dated:

# Town Council Agenda Item Report

Agenda Item No. 6.e

Submitted by: Byron Hayes

Submitting Department Finance

Meeting Date: April 28, 2026

## **SUBJECT**

Capital Project Ordinance Establishing the Consolidated Transportation Capital Project Fund & Parks Capital Project Fund

Byron Hayes, Chief Financial Officer

## **Recommendation:**

Review and approve the CPOA establishing the consolidated Transportation Capital Project Ordinance & Parks Capital Project Ordinance.

## **Updates/History of Briefing:**

Not Applicable

## **Executive Summary and Background Information:**

The Capital Project Ordinance 2026-159-A establishes the Transportation Capital Project Fund and consolidates the existing Airport Boulevard Extension Project, Intersection Improvement Project, International Drive Sidewalks Project, Louis Stephens Sidewalks Project, Church Street Sidewalks Project, and Sorrells Grove Sidewalks Project in the fund. The total amount of the established fund equals \$12,457,884.

The Capital Project Ordinance 2026-159-B establishes the Parks Capital Projects Fund and consolidates the existing Future Park Land Acquisition Project, Church Street Lighting Expansion, and the Senior Center Expansion Project in the fund. The total amount of the newly established fund equals \$4,152,984.

Staff is focused on improving the accounting system's efficiency through streamlined strategies and processes. The individual capital projects will be effectively transitioned into a consolidated framework, simplifying the organization and management capacity. The strategy enhances tracking, management, and reporting similar capital projects, allowing for easier and more accurate oversight. Existing funds will move to the consolidated framework, ensuring continuity and efficiency gains.

## **Advisory Board/Committee Review:**

None

**Insert Date of Advisory Board/Committee Review:**

**Advisory Board/Committee Recommendation and/or Vote:**

None

**Potential Options:**

Review and approve the CPOA establishing the consolidated Transportation Capital Project Ordinance & Parks Capital Project Ordinance.

Request changes and approve the CPOA establishing the consolidated Transportation Capital Project Ordinance & Parks Capital Project Ordinance.

Do not approve the CPOA establishing the consolidated Transportation Capital Project Ordinance & Parks Capital Project Ordinance.

**Staff Recommendation:**

None

**ATTACHMENTS**

- [2026-159-A CPOA Establishing Transportation Capital Project Fund.pdf](#)
- [2026-159-B CPOA Establishing Parks Capital Project Fund.pdf](#)



**CAPITAL PROJECT ORDINANCE 2026-159-A  
OF THE MORRISVILLE TOWN COUNCIL ESTABLISHING THE  
TRANSPORTATION CAPITAL PROJECT ORDINANCE**

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**BE IT ORDAINED**, by the Town Council of the Town of Morrisville that the Capital Project Ordinances previously entitled "Sidewalk & Pedestrian Enhancements," "NC54 Congestion Mitigation," "International Drive," and "Intersection Improvements" be consolidated and transitioned as follows:

**SECTION 1:** The Transportation Capital Project Fund is established for land acquisition, design, construction, & related costs for public improvements associated with streets, sidewalks, and pedestrian improvements and organized by project sub-division.

**SECTION 2:** The Town Manager is hereby directed to proceed with the capital project within the terms of the budget contained herein.

**SECTION 3:** The revenues and expenses anticipated are:

	<u>Revised budget</u>
<b>Airport Blvd Extension</b>	
Revenues	
Interest Earnings	43,756
General Obligation Bonds	2,000,000
Total Revenues	\$ 2,043,756
Expenses	
Construction	2,043,756
Total Expenses	\$ 2,043,756
<b>Total Airport Blvd Extension</b>	<b>\$ 2,043,756</b>
 <b>International Drive Sidewalks</b>	
Revenues	
Transfer from Transportation Reserve	891,000
Total Revenues	\$ 891,000
Expenses	
Professional Services	73,000
Construction	818,000
Total Expenses	\$ 891,000
<b>Total International Drive Sidewalks</b>	<b>\$ 891,000</b>
 <b>Intersection Improvements</b>	
Revenues	
Interest Earnings	47,325
General Obligation Bonds	2,000,000
Transfer from Transportation Reserve	1,413,700
Total Revenues	\$ 3,461,025
Expenses	
Professional Services	871,391
Construction	2,589,634
Total Expenses	\$ 3,461,025
<b>Total Intersection Improvements</b>	<b>\$ 3,461,025</b>

**Church Street Sidewalks**

Revenues	
Grants	1,840,000
General Obligation Bonds	1,000,000
Transfer from Transportation Reserve	458,103
<b>Total Revenues</b>	<b>\$ 3,298,103</b>
Expenses	
Professional Services	640,000
Construction	2,658,103
<b>Total Expenses</b>	<b>\$ 3,298,103</b>
<b>Total Church Street Sidewalks</b>	<b>\$ 3,298,103</b>

**Louis Stephens Sidewalks**

Revenues	
Grants	1,460,000
Miscellaneous Revenue	153,103
Transfer from Transportation Reserve	818,897
<b>Total Revenues</b>	<b>\$ 2,432,000</b>
Expenses	
Professional Services	1,114,482
Construction	1,317,518
<b>Total Expenses</b>	<b>\$ 2,432,000</b>
<b>Total Louis Stephens Sidewalks</b>	<b>\$ 2,432,000</b>

**Sorrells Grove Sidewalks**

Revenues	
Transfer from Transportation Reserve	332,000
<b>Total Revenues</b>	<b>\$ 332,000</b>
Expenses	
Professional Services	120,000
Construction	212,000
<b>Total Expenses</b>	<b>\$ 332,000</b>
<b>Total Sorrells Grove Sidewalks</b>	<b>\$ 332,000</b>

<b>Total Transportation Project Revenues</b>	<b>\$ 12,457,884</b>
--	----------------------

**SECTION 4:** The Finance Officer (Chief Financial Officer) is hereby directed to maintain within the project funds detailed accounting records.

**SECTION 5:** The Budget Officer (Town Manager) is directed to include a detailed analysis of the past and future costs and revenues on this fund in every budget submission made to the Town Council.

**SECTION 6:** The Budget Officer (Town Manager) is authorized to amend expenditures within the fund for expenditures that are authorized per Section 1 of this ordinance, that do not change the total appropriation within the fund. The Town Manager may make Interfund Loans as necessary for cash flow needs pending receipt of debt proceeds and/or reimbursement grants or agreements. Such transactions will comply with financial reporting requirements.

**SECTION 7:** Copies of this ordinance shall be furnished to the Town Clerk, Budget Officer (Town Manager) and the Finance Officer (Chief Financial Officer) for direction in carrying out this project within five (5) days after adoption.

**SECTION 8:** All ordinances in conflict with this ordinance are hereby repealed or superseded to reflect the controlling nature of this Ordinance.

Adopted this the 28th day of April 2026.

Attest:

\_\_\_\_\_  
TJ Cawley, Mayor

\_\_\_\_\_  
Kayla Bertling, Town Clerk



**CAPITAL PROJECT ORDINANCE 2026-159-B**  
**OF THE MORRISVILLE TOWN COUNCIL ESTABLISHES THE**  
**PARKS CAPITAL PROJECT ORDINANCE**

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**BE IT ORDAINED**, by the Town Council of the Town of Morrisville that the Capital Project Ordinances previously entitled "Senior Center Expansion," "Land & Parkland Acquisition," and "Church Street Park Expansion," be consolidated and transitioned as follows:

**SECTION 1:** The Parks Capital Project Fund is established for land acquisition, design, construction, & related costs for public improvements associated with parks and recreation amenities. The Future Parks Land Acquisition provides for the acquisition of future park land in accordance with the requirements of the 2024 GO Bonds, and the Senior Center Expansion of existing facility and further organized by project sub-division below.

**SECTION 2:** The Town Manager is hereby directed to proceed with the capital project within the terms of the budget contained herein.

**SECTION 3:** The revenues and expenses anticipated are:

	<u>Revised budget</u>
<b>Future Park Land Acquisition</b>	
Revenues	
Interest Earnings	58,497
Transfer from General Fund	163,300
Bond Premium	81,187
Total Revenues	\$ 302,984
Expenses	
Land Acquisition	302,984
Total Expenses	\$ 302,984
<b>Total Future Park Land Acquisition</b>	<b>\$ 302,984</b>
<b>Church Street Lighting Expansion</b>	
Revenues	
Transfer from Parks Reserve	3,000,000
Total Revenues	\$ 3,000,000
Expenses	
Professional Services	7,500
Construction	2,992,500
Total Expenses	\$ 3,000,000
<b>Total Church Street Lighting Expansion</b>	<b>\$ 3,000,000</b>
<b>Senior Center Expansion</b>	
Revenues	
Bond Premium	850,000
Total Revenues	\$ 850,000
Expenses	
Construction	850,000
Total Expenses	\$ 850,000
<b>Total Senior Center Expansion</b>	<b>\$ 850,000</b>
<b>Total Expenditures</b>	<b>\$ 4,152,984</b>

**SECTION 4:** The Finance Officer (Chief Financial Officer) is hereby directed to maintain within the project funds detailed accounting records.

**SECTION 5:** The Budget Officer (Town Manager) is directed to include a detailed analysis of the past and future costs and revenues on this fund in every budget submission made to the Town Council.

**SECTION 6:** The Budget Officer (Town Manager) is authorized to amend expenditures within the fund for expenditures that are authorized per Section 1 of this ordinance, that do not change the total appropriation within the fund. The Town Manager may make Interfund Loans as necessary for cash flow needs pending receipt of debt proceeds and/or reimbursement grants or agreements. Such transactions will comply with financial reporting requirements.

**SECTION 7:** Copies of this ordinance shall be furnished to the Town Clerk, Budget Officer (Town Manager) and the Finance Officer (Chief Financial Officer) for direction in carrying out this project within five (5) days after adoption.

**SECTION 8:** All ordinances in conflict with this ordinance are hereby repealed or superseded to reflect the controlling nature of this Ordinance.

Adopted this the 28th day of April 2026.

Attest:

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TJ Cawley, Mayor

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Kayla Bertling, Town Clerk

# Town Council Agenda Item Report

Agenda Item No. 8.a

Submitted by: Kimberly Kowanick

Submitting Department Administration

Meeting Date: April 28, 2026

## **SUBJECT**

Proclamation Recognizing National Small Business Week *(for reference only)*

## **Recommendation:**

Read and present the Proclamation.

## **Updates/History of Briefing:**

[2026-153-0 Proclamation - National Small Business Week 2026.docx](#)

## **Executive Summary and Background Information:**

May 3, 2026 – May 9, 2026, is National Small Business Week

## **Advisory Board/Committee Review:**

None

## **Insert Date of Advisory Board/Committee Review:**

## **Advisory Board/Committee Recommendation and/or Vote:**

None

## **Potential Options:**

None

## **Staff Recommendation:**

None

## **ATTACHMENTS**

- [2026-153-0 PROC Small Business Week 2026](#)



# Proclamation

*Recognizing May 3, 2026 – May 9, 2026 as  
National Small Business Week*

**WHEREAS**, the United States Small Business Administration (SBA) has recognized the contributions of entrepreneurs and small business owners for over 60 years through National Small Business Week; and

**WHEREAS**, as part of the week's activities, the SBA honors impactful business owners, entrepreneurs, and community members from all 50 states and U.S. territories with National Small Business Week Awards; and

**WHEREAS**, we encourage Morrisville and surrounding area small business owners and entrepreneurs to take advantage of programming offered through the SBA during this week, including in-person events, and a virtual education summit; and

**WHEREAS**, The Town of Morrisville has partnered with staff, community members, multiple chambers of commerce, area workforce development agencies, higher education institutions, financial institutions, and other entities to learn about the diverse business population in Morrisville, and developed responsive programming to meet those needs; and

**WHEREAS**, there are approximately 700 businesses reflected in our Small Business Directory, ready to do business with those who live, work, and play in Morrisville; and

**WHEREAS**, The Town of Morrisville encourages all community members to support local small businesses as a vital part of our economy and culture.

**NOW, THEREFORE**, the Town Council of the Town of Morrisville, does hereby recognize May 3, 2026 – May 9, 2026, as National Small Business Week in the Town of Morrisville. We thank our area business owners, entrepreneurs, and community members for their unique contributions to Morrisville and its economy.

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TJ Cawley, Mayor

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Kayla Bertling, Town Clerk

# Town Council Agenda Item Report

Agenda Item No. 10.a

Submitted by: Tiffany McNeill

Submitting Department Economic Development

Meeting Date: April 28, 2026

## **SUBJECT**

2025 Town of Morrisville Annual Economic Development Report

Tiffany McNeill, Economic Development Director

## **Recommendation:**

Receive information.

## **Updates/History of Briefing:**

Not Applicable

## **Executive Summary and Background Information:**

The 2025 Town of Morrisville Annual Economic Development Report provides an overview of the Town's economic development activities, performance and strategic initiatives over the previous year. The report highlights key accomplishments related to business recruitment, retention and expansion (BRE), small business support, partner engagement, marketing and outreach and implementation of priority initiatives aligned with the Town's economic development strategy.

The report also includes key metrics and outcomes such as project activity, capital investment, jobs announced, stakeholder engagement, and program delivery. In addition, it outlines progress made in advancing targeted industries, strengthening partnerships with local, regional and state organizations, and enhancing Morrisville's competitiveness within the Research Triangle region and globally.

This report highlights the department's impact and ongoing economic development efforts.

## **Advisory Board/Committee Review:**

None

## **Insert Date of Advisory Board/Committee Review:**

## **Advisory Board/Committee Recommendation and/or Vote:**

None

**Potential Options:**

This item is provided for informational purposes only. No action is required by the Town Council.

**Staff Recommendation:**

None

**ATTACHMENTS**

- [2026-151-0 ATTH 01 2025 Economic Development Annual Report.pdf](#)



Morrisville  
Economic Development

2025

Economic Development  
ANNUAL REPORT



Morrisville Means **Business**

Advancing a Thriving, Innovative Economy

# A Message From the Mayor

Morrisville is a premier destination for innovation and global commerce. As a vital engine of the Research Triangle, we recognize that our continued success depends on a strategic, business-friendly environment that anticipates the needs of industry leaders and growing enterprises.

To better serve our corporate partners, the Town of Morrisville expanded its capacity in late 2024 by establishing a dedicated Economic Development Department. This investment is a direct reflection of the Town Council's commitment to proactive planning and the cultivation of high-value partnerships. We aren't just witnessing growth; we are investing in the readiness and professional support systems required to ensure your enterprise thrives here for decades to come.



**TJ Cawley**  
Mayor, Town of Morrisville



# From the Economic Development Director

Following the establishment of Morrisville's Economic Development Department in late 2024, 2025 marked the Town's first full year of dedicated and strategic economic development efforts. This period was defined by the deployment of specialized systems and the cultivation of high-level partnerships designed to align our economic efforts with the Town's long-term vision for excellence.

Economic development in Morrisville is a comprehensive, multilayered discipline. Our focus extends beyond recruitment to include business retention and expansion of existing companies, small business empowerment, workforce alignment, and the creation of vibrant places where businesses and talent want to locate. Together, these initiatives reinforce a unified message: Morrisville Means Business.

Throughout this foundational year, we have successfully positioned Morrisville as a globally competitive, business-ready community. By leveraging data-driven strategies and collaborative partnerships, we are ensuring sustained economic vitality that strengthens Morrisville's competitiveness and delivers measurable benefits for businesses, residents, and the broader Research Triangle Region.



**Tiffany Hall McNeill**  
Economic Development Director



# Economic and Workforce Profile

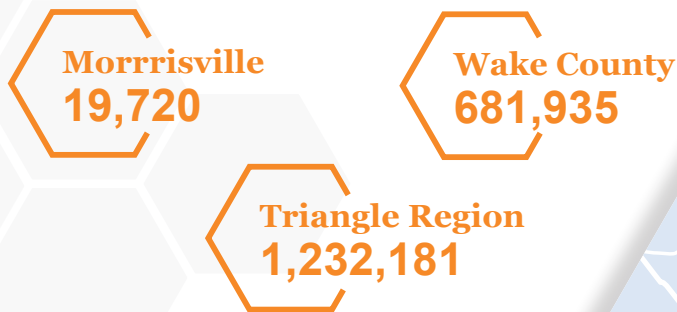
Strategically located at the heart of the Research Triangle, Morrisville serves as a gateway community connecting global businesses, research institutions, and a highly skilled workforce. Adjacent to Research Triangle Park and just five minutes from Raleigh-Durham International Airport, Morrisville offers direct access to one of the nation's most dynamic innovation economies.

While Morrisville's residential population is 33,784, the community functions as a major regional employment center. Each day, more than 31,000 workers commute into Morrisville from across Wake County and the greater Triangle Region to support its innovation district and employment centers. This dynamic role significantly expands Morrisville's economic impact beyond its geographic boundaries.

## Workforce Availability

Employers in Morrisville benefit from a deep and scalable regional labor pool of more than 1.2 million workers, spanning across Morrisville, Wake County, and the broader Triangle region.

## Regional Labor Force



## Education, Income & Economic Capacity

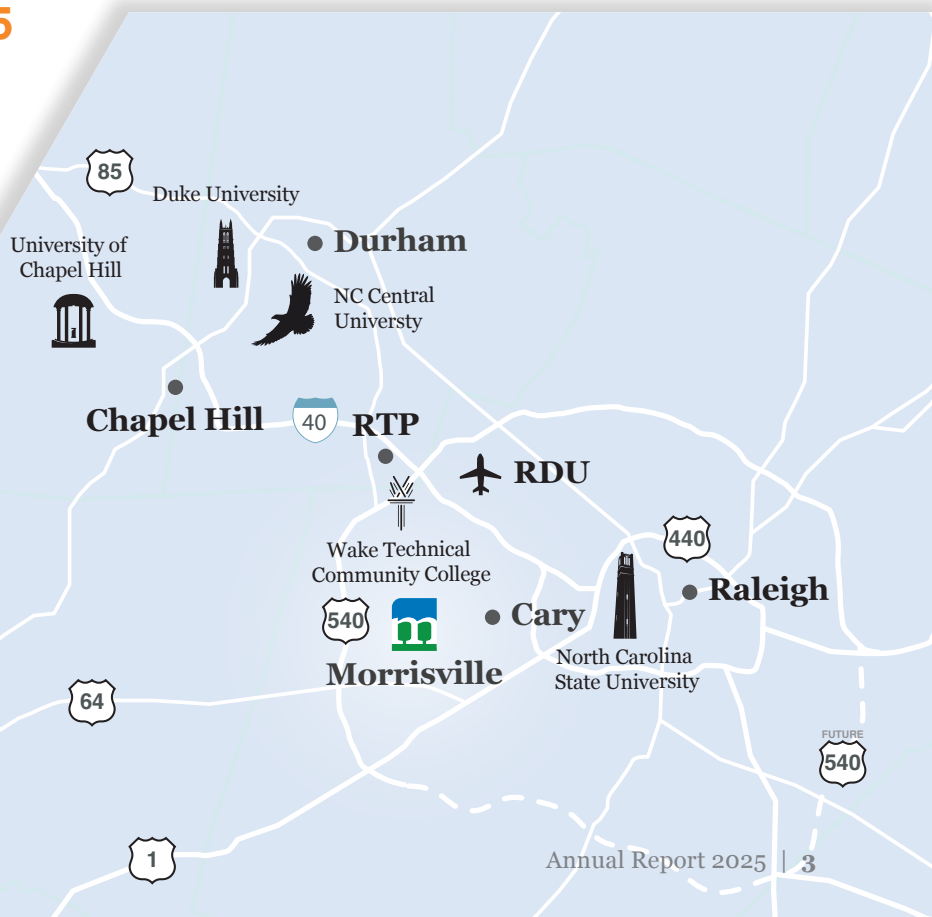
Morrisville's workforce is characterized by high educational attainment and strong economic fundamentals. A median household income of \$125,396 reflects significant purchasing power and workforce participation. Nearly 72.7% of residents hold a bachelor's degree or higher, aligning with the needs of knowledge-based industries including technology, life sciences, advanced manufacturing, and professional services.

## Global Talent & Workforce Advantage

Morrisville offers a globally connected workforce that supports innovation, entrepreneurship, and multilingual business operations. The community's international talent base strengthens talent pipelines across industries.

This global workforce presence enhances Morrisville's ability to attract and support internationally focused companies, including foreign-owned businesses and U.S. headquarters with global operations.

Source: NC LAUS, December 2025 (Regional Labor Force). NC State Demographer, July 2024 (Population). U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates (2020-2024) (Median Household Income / Bachelor's Degree)



# Strategic Alignment and Foundational Planning

## Town Council Winter Retreat: Defining the 2025 Roadmap

During the January 2025 Town Council Winter Retreat, the Economic Development Director facilitated a strategic alignment session that included a SWOT analysis to assess Morrisville's competitive position within the Research Triangle.

As part of the session, the Director presented a high-level action framework outlining proposed focus areas for the newly established Economic Development Department. Council feedback during the discussion helped refine and validate the program's direction.

The alignment exercise resulted in a phased action plan organized around four strategic pillars that now guide the Town's economic development efforts:

### Business Attraction & Retention

- Proactive engagement with targeted industries including advanced manufacturing, business and financial services, clean tech, life sciences and technology
- Strengthened regional and state collaboration
- Pipeline development and lead tracking systems

### Small Business & Entrepreneurship

- Launch of structured small business programming
- Hiring of a Small Business Program Specialist
- Participation in the Southern Cities Economic Initiative

## 2025 Highlights: Business Attraction and Investment

In 2025, Morrisville engaged with both domestic and international companies exploring expansion or relocation opportunities within the Research Triangle. The department responded to requests for information, hosted site visits, and worked in close coordination with state and regional partners to advance potential projects.

Several high-impact announcements were made during the year, further strengthening Morrisville's competitive position within the innovation-driven economy.

### Project Spotlight: Liquidia Corporation

On June 19, 2025, Liquidia announced its decision to establish headquarters at the Pathway Triangle life science campus in Morrisville. Liquidia announced it was scheduled to make its first commercial shipment of YUTREPIA™, an inhalation powder for the treatment of pulmonary arterial hypertension and pulmonary hypertension associated with interstitial lung disease. This state-of-the-art facility, which is targeted for occupancy in 2026, will include production cleanroom space to house additional manufacturing lines,

analytical labs to support additional YUTREPIA commercial supply, and additional cleanroom space for future production needs. This investment reaffirms Liquidia's dedication to addressing the unmet needs of pulmonary hypertension patients while strategically positioning us to further serve a rapidly expanding market," says Michael Hunter, senior vice president of Manufacturing Operations, in a release.





### Placemaking & Competitive Positioning

- Advancement of Town Center development
- Enhanced marketing and brand development

### Collaboration and Partnerships

- Strengthening coordination with Wake County Economic Development, NC Department of Commerce and the Economic Development Partnership of North Carolina
- Building relationships with utilities and infrastructure partners

- Deepening engagement with workforce institutions such as Wake Technical Community College, the NC Community College System and regional universities such as Duke, NC Central, NC State and UNC-Chapel Hill
- Expanding connections with chambers, business alliances, and small business support organizations
- Increasing visibility through participation in national and international forums

### Project Spotlight: **Asensus Surgical, Inc.**

In September 2025, Asensus Surgical, a company specializing in advanced robotic instruments and digital tools to provide real-time insights during surgical procedures, announced it would invest \$115 million and create 374 jobs at The Stitch. The investment reinforces Morrisville’s ability to attract and support companies at the forefront of innovation, while contributing to long-term economic growth and diversification.

### Project Spotlight: **Novartis Gene Therapies, Inc.**

On November 19, 2025 Novartis Gene Therapies, Inc. announced its decision to establish operations in Morrisville. Headquartered in Bannockburn, Illinois, with its parent company Novartis AG based in Basel, Switzerland, the company specializes in developing innovative medicines for cancer, cardiovascular, neurological, autoimmune, and rare disorders.

The new Morrisville facility, located on the Pathway Triangle campus, will enhance national capabilities in the production of solid dosage tablets and capsules, including packaging for critical lifesaving medications. The company plans to invest \$231million and create 100 new full-time positions. This initiative is part of a larger regional project that will generate a total of 700 jobs, reflect the significance of this flagship hub and contribute to Novartis’s \$29 billion investment in the United States.

On December 11, 2025, Novartis commenced the groundbreaking on the flagship hub. The event was attended by Governor Josh Stein, the CEO and President of Novartis, Vasant Narasimhan, as well as other elected officials and dignitaries.



# Strategic Development

## Downtown Momentum

On September 24, 2025, the Town celebrated the groundbreaking of Phase I of Town Center, a transformative public-private partnership with Singh Development, LLC. Envisioned as Morrisville's first true downtown, the project represents a long-term investment in placemaking, economic vitality, and community identity.

The Town Center project will include a mix of residential, commercial, and civic spaces designed to foster a vibrant and walkable community. Key features will include public parks, green spaces, and a central plaza that will serve as a gathering place for events and social activities. The development aims to support local businesses by providing retail and office spaces, while also offering a variety of housing options to support a growing workforce.

The groundbreaking event was attended by local officials, community leaders, and residents, all of whom expressed their excitement and optimism for the future of Morrisville. Phase I will set the stage for future phases and further position Morrisville as a vibrant and emerging downtown destination.

## Employment and Innovation Campuses

Activity continued across Morrisville's major employment centers, such as EastRidge, Pathway Triangle, Perimeter Park, Spark, Southport Innovation Center and The Stitch. These investments support a diverse range of industries, including advanced manufacturing, business and professional services, clean tech, life sciences and technology, reinforcing the Town's role within the Research Triangle's innovation economy.

The groundbreaking of the Pathway Triangle amenity center marked a significant milestone in enhancing the campus experience and strengthening talent attraction and retention.



# Small Business and Entrepreneurship

Supporting small business and entrepreneurs is a core component of Morrisville's economic development strategy, with a focus on building a connected and resilient small business ecosystem. In 2025 the Town expanded its small business support capacity with the addition of Small Business Specialist, Amelia Hosine.

Efforts focused on improving access to capital, navigating permitting processes, procurement opportunities, and business education through coordinated partnerships.

Together, these efforts reflect Morrisville's commitment to strengthening a coordinated small business ecosystem that supports businesses at every stage of growth.

## Small Business Engagement & Programming

Throughout the year, Morrisville Economic Development partnered with local and regional organizations to host workshops, roundtable discussions, and educational programming designed to support entrepreneurs and small businesses. These engagements allowed business owners to learn about available resources, connect with service providers and share insights about challenges facing the local business community. Feedback gathered during these discussions helped inform future programming and strengthen relationships with Morrisville's small business ecosystem.

## Southern Cities Economic Initiative

In April 2025, the Town of Morrisville was selected by the National League of Cities (NLC), along with 19 other municipalities, to participate in the initial six-month planning phase of the Southern Cities Economic Initiative (SCEI). This initiative aims to expand participating cities' capacity to develop and implement city-led strategies that promote economic growth, resilience, and small business development. As part of this initiative, the Town was awarded \$15,000.

Our commitment through this initiative is to establish a sustainable and inclusive small business program within the Economic Development Department. Members of the Town's Economic Development and Communications Departments and the Morrisville Chamber of Commerce participate in this initiative.

## 1st Inaugural Small Business Connect Event, Morrisville, North Carolina

In November 2025, the Town launched Morrisville Small Business Connect, a flagship initiative designed to centralize resources and strengthen connections within the local business community. The event is intended to serve as an annual cornerstone of the Town's small business support efforts. The event was hosted by the Town of Morrisville in partnership with Wake Tech and the Morrisville Chamber of Commerce. Business resource providers included: Carolina Community Impact, Economic Development Partnership of NC, Fidelity Bank, Jones Advisors, Primordial and Women's Business Center.

The event included a marketing session facilitated by Todd Lyden, Director at Wake Community College as well as a panel discussion on accessing capital for growth, with panelists including Tia Ward, Office and Loan Services Manager at Carolina Community Impact, Amy Hoke, Small Business Banker & Business Development Officer with Fidelity Bank, and, Sonali Sanjay, Venture Capital Investor with Primordial.



# Expanding Morrisville's Reach

## SelectUSA Investment Summit, National Harbor, Maryland

In May, 2025, Economic Development Director Tiffany McNeill participated in the SelectUSA Investment Summit as part of the North Carolina delegation. SelectUSA is the federal government's premier forum for facilitating foreign direct investment in the United States, bringing together international companies, site selection consultants, and economic development organizations. More than 5,700 attendees representing more than 100 international markets attended the event.



Participation focused on promoting the state of North Carolina as a business destination, while highlighting Morrisville's strategic location within the Triangle region, proximity to Research Triangle Park and Raleigh-Durham International Airport, strong workforce pipeline, and available life sciences and innovation real estate. Engagements supported Morrisville's efforts to attract globally focused businesses considering U.S. expansion.

## Indo-American Chamber of Commerce, Raleigh, North Carolina

In May 2025, Economic Development Director Tiffany McNeill participated in meetings examining Indo-American business engagement, exploring the implications of trade policy, technology competition, and regulatory frameworks on local economic development.

These discussions provided insight into global market dynamics, particularly for internationally focused industries such as life sciences, advanced manufacturing, and clean technology. Engagement in these forums supports Morrisville's role as a globally connected and business-ready community.

## BIO International Convention, Boston, Massachusetts

In June 2025, Economic Development Director Tiffany McNeill participated in the BIO International Convention, the world's largest life sciences conference, welcoming nearly 20,000 attendees. Our team joined forces with the North Carolina Biotechnology Center, Economic Development Partnership of North Carolina, Wake County Economic Development, North Carolina State University, and other regional and state partners to showcase North Carolina's leadership in the life sciences sector.



This participation reinforced Morrisville's strategic position within the biopharmaceutical supply chain and supported ongoing business recruitment and partnership development efforts. Key engagements during the BIO International Convention included:

- Engagements with industry leaders, including Catalent Pharma and King Street Properties, to strengthen relationships and position Morrisville for future life sciences investment opportunities.
- Benchmarking conversations with peer regions to better understand competitive positioning and emerging industry trends.
- A meeting with JLL to explore emerging trends in advanced technology.
- A tour of urban life science spaces to examine development models that could inform future growth in the Triangle region and state.
- A meeting with Jim Rooney, President and CEO of the Greater Boston Chamber of Commerce, to exchange insights on regional innovation ecosystems and the impact of federal funding.





## NextGen Talks: Life Sciences, Chapel Hill, North Carolina

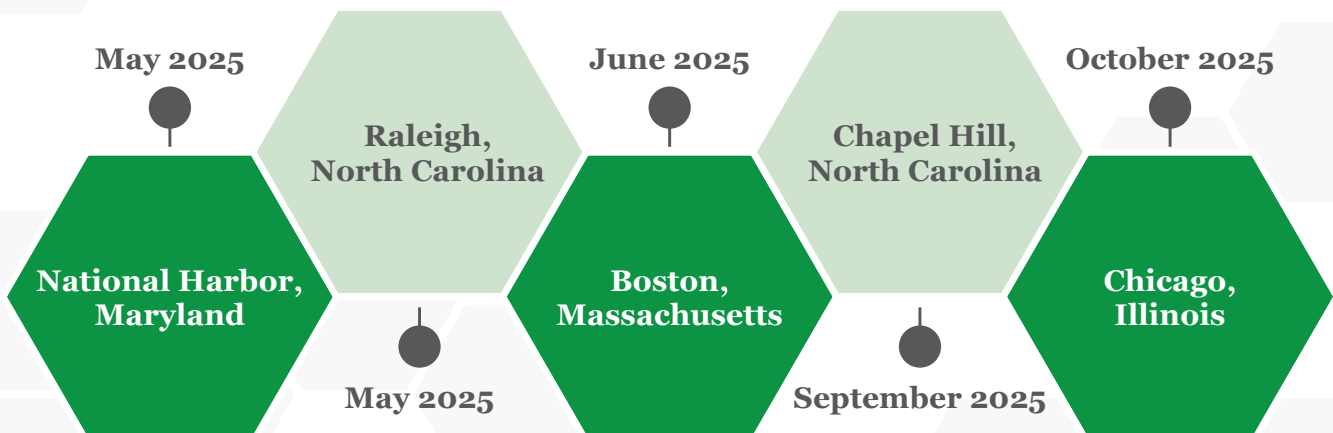
In September 2025, Economic Development Director Tiffany McNeill served as a panelist at the NextGen Talks: Life Sciences conference in Chapel Hill. The discussion focused on the importance of vision and strategic partnerships in shaping the next generation of life sciences campuses, including the 100-acre Spark campus located in Morrisville.

The panel was moderated by Deb Boucher, Vice Chair at Cushman & Wakefield, and included industry leaders Tyson Strutzenberg, Managing Director at Trinity Capital Advisors; Chris Small, Principal and Life Science Market Leader at Hanbury Design; and Scott Cooper, Vice President at Brasfield & Gorrie, LLC.

## Economic Development Partnership of NC Site Consultant Meeting, Chicago, Illinois

In October 2025, Economic Development Director Tiffany McNeill, traveled to Chicago with the Economic Development Partnership of North Carolina and NC Secretary of Commerce Lilley to represent North Carolina during a site consultant visit. The primary goal of the trip was to showcase the state’s competitive advantages to consultants and partners who influence corporate location decisions nationwide.

While the visit centered on highlighting North Carolina’s strengths, McNeill ensured Morrisville’s unique assets, such as its strong infrastructure, skilled workforce, and innovative business environment, were part of the conversation. Discussions focused on building one-on-one relationships with consultants and sharing insights on market trends. These engagements provided valuable perspectives that will help shape strategies for attracting businesses and talent to Morrisville, while strengthening long-term trust and visibility for the Town.



# By The Numbers (2025)



**136**

Leads Reviewed  
(RFIs)



**5**

Projects  
Announced



**37**

RFI Responses  
Submitted



**\$1 billion**

Capital Investment  
Announced



**20**

Existing Industry  
Site Visits



**1,200**

Jobs  
Announced



**50**

Small Business  
Engagements



**18,831**

LinkedIn  
Impressions



**10**

Events Hosted or  
Co-hosted

# Building on Measurable Momentum: 2026 Strategic Priorities

In the first full year of economic development operations, Morrisville generated substantial activity across business attraction, retention, and small business support. Building on this momentum, 2026 will focus on straightening execution, refining systems, and expanding long-term impact.



**Strengthen  
Business Retention  
& Expansion (BRE)**



**Elevate Consultant  
Engagement**



**Advance Site  
Readiness**



**Enhance Market  
Competitiveness  
& Responsiveness**

Leveraging North Carolina's **#1 Business Climate** to  
**Drive Local Impact**



# Morrisville Means **Business**

The Town of Morrisville Economic Development extends its sincere appreciation to Town Council, Town leadership and staff, regional and state partners and the business community for their continued collaboration and support.

These partnerships are essential to advancing Morrisville's economic development priorities and sustaining long-term success.

Positioned for growth, focused on execution.  
Committed to delivering lasting impact.

**Morrisville means business.**



To learn about opportunities in Morrisville, please connect with our team.

**Town of Morrisville Economic  
Development Department**

✉ [economicdev@morrisvillenc.gov](mailto:economicdev@morrisvillenc.gov)

🌐 <https://www.morrisvillenc.gov>



**Morrisville**  
Economic Development

# Town Council Agenda Item Report

Agenda Item No. 10.b

Submitted by: Byron Hayes

Submitting Department Finance

Meeting Date: April 28, 2026

## **SUBJECT**

Q3 Budget & Financial Administrative Report

Byron Hayes, Chief Financial Officer

## **Recommendation:**

Receive information

## **Updates/History of Briefing:**

Not Applicable

## **Executive Summary and Background Information:**

Staff has prepared the FY2026 Q3 Financial and Budget Report for Council review. These reports will be prepared quarterly and submitted to Town Council and will be posted on the Town's website on the Finance page. The report period covers budget versus actual activities from January 1 to March 30. The financial report focuses on the Town's primary operational funds, the General Fund and the Stormwater Fund.

Overall, expenditures are performing below comparison to same period in prior year due to conservative cost savings and delayed spending in accordance with budget adoption. Revenues are similar to prior year in total actuals with a few key exceptions relating to the appeals impact to Ad Valorem collections and fluctuations in permitting activity. Other sources like Sales Tax, Utility Sales Tax, Rentals, and Investment Earnings are offsetting overall.

Staff is consistently monitoring activities of collections and managing expenses to further inform the performance of the remainder of this fiscal year and the development of the next budget.

## **Advisory Board/Committee Review:**

None

## **Insert Date of Advisory Board/Committee Review:**

## **Advisory Board/Committee Recommendation and/or Vote:**

None

**Potential Options:**

Receive information

**Staff Recommendation:**

None

**ATTACHMENTS**

- [2026-157-0 ATTH 01 FY26 Q3 Financial-Budget Report.pdf](#)



# Town of Morrisville

## Financial & Budget Report – 3rd Quarter

### April 28, 2026

The following report provides information on the current 3<sup>rd</sup> quarter financial position of Fiscal Year 2026. This report includes 3<sup>rd</sup> quarter financial data detailing year-to-date actuals for both revenues and expenditures. The report is based on high level information as of March 2026 unless otherwise noted.

### REPORT OVERVIEW

- 1) 3rd Quarter Financials
- 2) 3rd Quarter Assessment
  - Revenues
  - Expenditures

### 3rd Quarter FINANCIALS

Consolidated General Fund Statement of Revenues & Expenditures (Unaudited) as of March 31, 2026 (9 months). The consolidated statement includes the General Fund, Debt Fund, & Healthcare Premium Fund. The Stormwater Fund is reported separately as a Proprietary Fund.

#### Fund Summary

	ORIGINAL BUDGET	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	ENCUMBRANCES	BUDGET BALANCE	COLLECTED/ COMMITTED
<b>GENERAL FUND (Only)</b>						
Total Revenues	\$ 62,639,300	\$ 65,230,348	\$ 49,215,043	\$ -	\$ 16,015,305	75.4%
Total Expenditures	\$ 61,833,100	\$ 65,230,348	\$ 38,985,253	\$ 3,217,990	\$ 23,027,105	64.7%
<b>HEALTHCARE SUB-FUND</b>						
Total Revenues	\$ 2,751,205	\$ 2,751,205	\$ 919,320	\$ -	\$ 1,831,885	33.4%
Total Expenditures	\$ 2,751,205	\$ 2,751,205	\$ 2,107,870	\$ -	\$ 643,335	76.6%
<b>DEBT SUB-FUND</b>						
Total Revenues	\$ 6,185,048	\$ 8,135,048	\$ 6,400,462	\$ -	\$ 1,734,586	78.7%
Total Expenditures	\$ 6,185,048	\$ 8,135,048	\$ 7,731,945	\$ -	\$ 403,103	95.0%
<b>TOTAL CONSOLIDATED GENERAL FUND</b>						
Total Revenues	\$ 71,575,553	\$ 76,116,601	\$ 56,534,825	\$ -	\$ 19,581,776	74.3%
Total Expenditures	\$ 70,769,353	\$ 76,116,601	\$ 48,825,067	\$ 3,217,990	\$ 24,073,544	68.4%
<b>TOTAL STORMWATER FUND</b>						
Total Revenues	\$ 1,361,837	\$ 1,530,910	\$ 1,330,026	\$ -	\$ 200,884	86.9%
Total Expenditures	\$ 1,361,837	\$ 1,530,910	\$ 598,330	\$ 57,308	\$ 875,272	42.8%

## Fund Details

General Fund Detail	ORIGINAL BUDGET	AMENDED BUDGET	YEAR-TO-DATE		BUDGET	COLLECTED/ COMMITTED
			ACTUAL	ENCUMBRANCES	BALANCE	
<b>REVENUES:</b>						
Ad Valorem Taxes	\$ 36,087,370	\$ 36,087,370	\$ 33,211,437	\$ -	\$ 2,875,933	92.0%
Motor Vehicle Tax	640,000	640,000	427,642	-	212,358	66.8%
Unrestricted Intergovernmental	15,309,237	15,309,237	9,946,156	-	5,363,081	65.0%
Restricted Intergovernmental	1,726,200	2,101,172	1,040,849	-	1,060,323	49.5%
Permits and Fees	1,801,100	1,801,100	1,308,394	-	492,706	72.6%
Sales and Services	1,866,500	1,866,500	1,238,630	-	627,870	66.4%
Rentals	136,602	136,602	104,741	-	31,861	76.7%
Investment Earnings	850,000	850,000	737,039	-	112,962	86.7%
Miscellaneous	155,091	155,091	442,122	-	(287,031)	285.1%
Transfer from other funds	2,674,000	2,674,000	758,033	-	1,915,967	28.3%
Appropriated Fund Balance	1,393,200	3,609,276	-	-	3,609,276	0.0%
<b>TOTAL REVENUES</b>	<b>\$ 62,639,300</b>	<b>\$ 65,230,348</b>	<b>\$ 49,215,043</b>	<b>\$ -</b>	<b>\$ 16,015,305</b>	<b>75.4%</b>
<b>EXPENDITURES:</b>						
Governing Body						
Personnel Cost	\$ 155,090	\$ 155,155	\$ 87,619	\$ -	\$ 67,536	56.5%
Operating Cost	458,991	584,239	294,891	126,291	163,057	72.1%
Subtotal	614,081	739,394	382,510	126,291	230,593	68.8%
Administration						
Personnel Cost	\$ 1,714,508	\$ 1,716,758	\$ 969,818	\$ -	\$ 746,940	56.5%
Operating Cost	1,147,811	950,561	793,768	25,000	131,793	86.1%
Subtotal	\$ 2,862,319	\$ 2,667,319	\$ 1,763,585	\$ 25,000	\$ 878,734	67.1%
Communications						
Personnel Cost	\$ 655,344	\$ 655,644	\$ 435,275	\$ -	\$ 220,369	66.4%
Operating Cost	271,100	298,608	111,554	23,901	163,153	45.4%
Subtotal	\$ 926,444	\$ 954,252	\$ 546,829	\$ 23,901	\$ 383,522	59.8%
Economic Development						
Personnel Cost	\$ 305,581	\$ 305,581	\$ 195,737	\$ -	\$ 109,844	64.1%
Operating Cost	181,160	196,160	108,622	14,950	72,588	63.0%
Subtotal	\$ 486,741	\$ 501,741	\$ 304,359	\$ 14,950	\$ 182,432	63.6%
Finance						
Personnel Cost	\$ 1,405,245	\$ 1,405,935	\$ 875,311	\$ -	\$ 530,624	62.3%
Operating Cost	472,825	478,185	472,343	2,952	2,890	99.4%
Subtotal	\$ 1,878,070	\$ 1,884,120	\$ 1,347,653	\$ 2,952	\$ 533,515	71.7%
Information Technology						
Personnel Cost	\$ 1,415,335	\$ 1,416,035	\$ 978,018	\$ -	\$ 438,017	69.1%
Operating Cost	2,047,700	2,067,545	1,372,323	196,283	498,939	75.9%
Subtotal	\$ 3,463,035	\$ 3,483,580	\$ 2,350,341	\$ 196,283	\$ 936,956	73.1%
Human Resources						
Personnel Cost	\$ 878,924	\$ 882,864	\$ 521,863	\$ -	\$ 361,001	59.1%
Operating Cost	208,995	213,805	113,221	23,400	77,184	63.9%
Subtotal	\$ 1,087,919	\$ 1,096,669	\$ 635,084	\$ 23,400	\$ 438,185	60.0%

	ORIGINAL BUDGET	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	ENCUMBRANCES	BUDGET BALANCE	COLLECTED/ COMMITTED
<b>Planning</b>						
Personnel Cost	\$ 1,557,532	\$ 1,561,182	\$ 953,512	\$ -	\$ 607,670	61.1%
Operating Cost	693,060	2,072,872	766,089	976,840	329,943	84.1%
Subtotal	\$ 2,250,592	\$ 3,634,054	\$ 1,719,601	\$ 976,840	\$ 937,613	74.2%
<b>Inspections</b>						
Personnel Cost	\$ 1,347,571	\$ 1,347,571	\$ 803,697	\$ -	\$ 543,874	59.6%
Operating Cost	80,400	80,400	57,990	-	22,410	72.1%
Subtotal	\$ 1,427,971	\$ 1,427,971	\$ 861,687	\$ -	\$ 566,284	60.3%
<b>Engineering</b>						
Personnel Cost	\$ 1,409,183	\$ 1,409,183	\$ 973,411	\$ -	\$ 435,772	69.1%
Operating Cost	131,960	144,121	105,661	18,150	20,310	85.9%
Subtotal	\$ 1,541,143	\$ 1,553,304	\$ 1,079,072	\$ 18,150	\$ 456,082	70.6%
<b>Police</b>						
Personnel Cost	\$ 6,662,757	\$ 6,874,757	\$ 4,932,860	\$ -	\$ 1,941,897	71.8%
Operating Cost	966,655	983,100	556,581	158,454	268,065	72.7%
Capital Outlay	22,500	-	-	-	-	0.0%
Subtotal	\$ 7,651,912	\$ 7,857,857	\$ 5,489,441	\$ 158,454	\$ 2,209,962	71.9%
<b>Fire</b>						
Personnel Cost	\$ 8,685,625	\$ 8,685,625	\$ 5,893,912	\$ -	\$ 2,791,713	67.9%
Operating Cost	1,141,400	1,146,491	732,734	123,774	289,983	74.7%
Capital Outlay	2,445,000	3,042,563	2,658,329	60,353	323,881	89.4%
Subtotal	\$ 12,272,025	\$ 12,874,679	\$ 9,284,975	\$ 184,126	\$ 3,405,578	73.5%
<b>Public Works</b>						
Personnel Cost	\$ 3,049,638	\$ 3,140,138	\$ 2,056,428	\$ -	\$ 1,083,710	65.5%
Operating Cost	5,386,850	5,440,545	3,361,833	1,061,827	1,016,885	81.3%
Capital Outlay	208,000	484,340	128,013	12,475	343,852	29.0%
Subtotal	\$ 8,644,488	\$ 9,065,023	\$ 5,546,274	\$ 1,074,302	\$ 2,444,447	73.0%
<b>Fleet</b>						
Operating Cost	\$ 288,000	\$ 288,000	\$ 149,917	\$ -	\$ 138,083	52.1%
Capital Outlay	505,000	656,876	474,753	42,065	140,058	78.7%
Subtotal	\$ 793,000	\$ 944,876	\$ 624,670	\$ 42,065	\$ 278,141	70.6%
<b>Powell Bill</b>						
Operating Cost	\$ 900,000	\$ 1,049,801	\$ 4,621	\$ -	\$ 1,045,180	0.4%
<b>Parks and Recreation</b>						
Personnel Cost	\$ 3,613,962	\$ 3,613,962	\$ 2,417,722	\$ -	\$ 1,196,240	66.9%
Operating Cost	1,219,350	1,401,390	863,079	321,118	217,193	84.5%
Capital Outlay	255,000	87,338	3,750	30,158	53,430	38.8%
Subtotal	\$ 5,088,312	\$ 5,102,690	\$ 3,284,551	\$ 351,276	\$ 1,466,863	71.3%
<b>Transfers</b>						
Debt Service	\$ 6,185,048	\$ 6,185,048	-	-	\$ 6,185,048	0.0%
Transfers to Reserves	3,760,000	4,207,970	3,760,000	-	447,970	89.4%
	\$ 9,945,048	\$ 10,393,018	\$ 3,760,000	\$ -	\$ 6,633,018	36.2%
<b>TOTAL EXPENDITURES</b>	<b>\$ 61,833,100</b>	<b>\$ 65,230,348</b>	<b>\$ 38,985,253</b>	<b>\$ 3,217,990</b>	<b>\$ 23,027,104</b>	<b>64.7%</b>

	ORIGINAL BUDGET	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	ENCUMBRANCES	BUDGET BALANCE	COLLECTED/ COMMITTED
<b>HEALTHCARE SUB-FUND DETAIL</b>						
<b>REVENUES:</b>						
Transfer to Healthcare Fund	\$ 2,751,205	\$ 2,751,205	\$ -	\$ -	\$ 2,751,205	0.0%
Contributions	-	-	909,036	-	(909,036)	0.0%
Investment Earnings	-	-	10,284	-	(10,284)	0.0%
<b>TOTAL REVENUES</b>	<b>\$ 2,751,205</b>	<b>\$ 2,751,205</b>	<b>\$ 919,320</b>	<b>\$ -</b>	<b>\$ 1,831,885</b>	<b>33.4%</b>
<b>EXPENDITURES:</b>						
Health Care Premium Fund						
Benefits Health & Dental	2,751,205	2,751,205	2,107,870	-	643,335	76.6%
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,751,205</b>	<b>\$ 2,751,205</b>	<b>\$ 2,107,870</b>	<b>\$ -</b>	<b>\$ 643,335</b>	<b>76.6%</b>
<b>DEBT SUB-FUND DETAIL</b>						
<b>REVENUES:</b>						
Transfer to Debt Fund	\$ 6,185,048	\$ 8,135,048	\$ 6,185,048	\$ -	\$ 1,950,000	76.0%
Investment Earnings	-	-	215,414	-	(215,414)	100.0%
<b>TOTAL REVENUES</b>	<b>\$ 6,185,048</b>	<b>\$ 8,135,048</b>	<b>\$ 6,400,462</b>	<b>\$ -</b>	<b>\$ 1,734,586</b>	<b>78.7%</b>
<b>EXPENDITURES:</b>						
Debt Service Fund						
Principal & Interest	\$ 6,011,300	\$ 6,011,300	\$ 5,631,573	\$ -	\$ 379,727	93.7%
Transfer to Capital	-	1,950,000	1,950,000	-	-	1.00
Debt Reserve	173,748	173,748	-	-	173,748	-
Bond Issuance	-	-	150,372	-	(150,372)	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 6,185,048</b>	<b>\$ 8,135,048</b>	<b>\$ 7,731,945</b>	<b>\$ -</b>	<b>\$ 403,103</b>	<b>95.0%</b>
<b>STORMWATER FUND DETAIL</b>						
<b>REVENUES:</b>						
Permits and Fees	\$ 25,000	\$ 25,000	\$ 34,611	\$ -	\$ (9,611)	138.4%
Sales and Services	1,246,837	1,246,837	1,228,551	-	18,286	98.5%
Investment Earnings	90,000	90,000	66,864	-	23,136	74.3%
Appropriated Fund Balance	-	169,073	-	-	169,073	-
<b>TOTAL REVENUES</b>	<b>\$ 1,361,837</b>	<b>\$ 1,530,910</b>	<b>\$ 1,330,026</b>	<b>\$ -</b>	<b>\$ 200,884</b>	<b>86.9%</b>
<b>EXPENDITURES:</b>						
Personnel Cost	\$ 573,518	\$ 578,798	\$ 382,511	\$ -	\$ 196,287	66.1%
Operating Cost	249,550	279,885	196,598	57,308	25,979	90.7%
Capital Outlay	38,769	19,221	19,221	-	-	1.00
Transfer to Capital Project Funds	500,000	653,006	-	-	653,006	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,361,837</b>	<b>\$ 1,530,910</b>	<b>\$ 598,330</b>	<b>\$ 57,308</b>	<b>\$ 875,272</b>	<b>42.8%</b>

### 3<sup>rd</sup> Quarter ASSESSMENT

#### Revenue Highlights:

Overall, Fiscal Year 2026 revenues are trending as anticipated through March with a few key exceptions. The Town's financial forecast for FY26 was intentionally conservative to account for a potential fluctuation in sales tax distribution. Staff consistently monitors each revenue source, helping to inform the Town's budget development for Fiscal Year 2027.

- Ad Valorem – Due to an unusually high volume of exemption applications, ad valorem revenue (property tax) is trending lower than anticipated. Several appeals are still pending at the state level directly impacting the current collection percentage. Staff will evaluate projections once the state finalizes determinations on appeals.

- Motor Vehicle – Motor vehicle tax is performing as expected through the third quarter.
- Sales Tax – Compared to FY25, there has been an increase in the percent collected through Q3. This increase reflects the conservative strategy applied by the Town due to the volatility of this revenue source.
- Sales and Services – The percent collected for sales and services is trending under what was collected in FY25. There is still considerable Parks & Recreation revenue expected to be collected throughout the fourth quarter. Revenue generated from sales and services is seasonal, with the majority being collected in first and fourth quarters.
- Permits and Fees – Fluctuation in development activity within the town’s corporate limits influences permit and fee revenue. Permits and fees are trending behind what was collected in FY25 through Q3. Staff expects additional revenue in Q4 due to an anticipated increase in permit applications. As available land opportunities decrease, future development may fluctuate. Staff will continue to analyze relevant information to best inform projections in future years.
- Investment Earnings – This revenue source is anticipated to meet budget expectations in the current fiscal year. It is trending slightly ahead of the FY25 percentage collected.
- Fund Balance – This year’s budget incorporates the use of fund balance. Through the third quarter, there has been 0% utilized.

Expenditure Highlights:

The Town’s expenditures are on track through the first three quarters of Fiscal Year 2026. Budget staff are continuing to review departmental spending to ensure expenses are on pace with budgetary expectations. As of the end of March, all Town departments remain below 75% budget utilization. In comparison to the previous fiscal year, multiple departments were above that threshold through the third quarter. This relates to the delayed spending approach approved by the Fiscal Year 2026 budget. The Town’s Debt Fund, Healthcare Premium Fund, and Stormwater Fund expenditures are trending as anticipated.

# Town Council Agenda Item Report

Agenda Item No. 11.a

Submitted by: Josh Michael

Submitting Department Planning

Meeting Date: April 28, 2026

## **SUBJECT**

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

## **Recommendation:**

Staff recommends approval of the requested zoning map amendment from Town Center Commercial to Conditional – Town Center Commercial for the following reasons:

- 1.The proposed rezoning supports objectives and goals outlined in the Town’s adopted Strategic Plan, Land Use Plan, and Affordable Housing Plan.
- 2.The proposed rezoning aligns with the Strategic Plan Initiative to identify and expand housing options to meet current and future needs of the community.
- 3.The proposed rezoning creates housing in Morrisville that would preserve and enhance the diversity, quality, character, safety, affordability, and appeal of Morrisville’s housing and neighborhoods to strengthen the Town’s desirability as a great place to live, as recommended by the Land Use Plan.
- 4.The proposed rezoning adheres to the goal of encouraging development of affordable housing, guided by the Affordable Housing Plan, which states the Town should seek to develop a balance of housing that provides a diverse range of housing types, price points, and styles.

## **Updates/History of Briefing:**

Not Applicable

## **Executive Summary and Background Information:**

Ordinance 2026-139-0 of the Morrisville Town Council Approving a Zoning Map Amendment for 10212 Chapel Hill Road, a property located at the intersection of Chapel Hill Road and Sunset Avenue, to the Conditional - Town Center Commercial Zoning District (REZ-26-0020).

MK Property Holding LLC requests approval of a zoning map amendment for 10212 Chapel Hill Road, which totals approximately 3.24 acres and is located north of the intersection of Chapel Hill Road and Sunset Avenue, identified by Wake County PIN 0755-16-5771. The property is currently zoned Town Center Commercial (TCC), and the 2021 Land Use Plan designates it as General Commercial (see ATTH 01 - Maps). The requested rezoning is to the Conditional Town Center Commercial (C-TCC) zoning district with specific conditions outlined in the Petitioner's Application Packet (see ATTH 02). The anticipated use for the site is "Multifamily" specifically for age restricted individuals (55+) at or below 60% of the Area Median Income (AMI). This request is specific to the 10212 Chapel Hill Road property and is not part of any larger development. If the rezoning is approved, any uses permitted in the TCC zoning district would be allowed on the property (see ATTH 03 - Use Table and Zoning District Standards).

The Planning and Zoning Board recommended approval by a 4-1 vote at the April 16 meeting. The signed consistency statement (see ATTH 04) and draft minutes (see ATTH 05) from the April 16 meeting are attached.

**Advisory Board/Committee Review:**

Planning and Zoning Board

**Insert Date of Advisory Board/Committee Review:**

**Advisory Board/Committee Recommendation and/or Vote:**

None

**Potential Options:**

The Town Council should review the Zoning Map Amendment request and may choose to either:

1. Approve the proposed amendment;
2. Approve the proposed amendment with changes; or
3. Do not approve the proposed amendment.

In reviewing the requested Zoning Map Amendment, the Town Council may wish to consider the items identified in Section 2.4.19 of the Administrative Manual. A Zoning Map Amendment is a legislative decision and is generally discretionary.

**Staff Recommendation:**

None

## ATTACHMENTS

- 2026-139-0 ORD - Approving a Zoning Map Amendment - REZ 10212 Chapel Hill Rd
- 2026-139-0 ATTH 01 - Maps - REZ 10212 Chapel Hill Rd
- 2026-139-0 ATTH 02 - Application Packet - REZ 10212 Chapel Hill Rd
- 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 PRES Staff - REZ 10212 Chapel Hill Rd
- 2026-139-0 PRES Applicant - REZ 10212 Chapel Hill Rd



**ORDINANCE 2026-139-0 OF THE MORRISVILLE TOWN COUNCIL  
APPROVING A ZONING MAP AMENDMENT FOR 10212 CHAPEL  
HILL ROAD, A PROPERTY LOCATED AT THE INTERSECTION OF  
CHAPEL HILL ROAD AND SUNSET AVENUE, TO THE  
CONDITIONAL – TOWN CENTER COMMERCIAL ZONING  
DISTRICT (REZ-26-0020)**

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**WHEREAS**, on March 31, 2026, MK Property Holding LLC submitted a request to rezone 10212 Chapel Hill Road, approximately 3.24 acres of property located north of the intersection of Chapel Hill Road and Sunset Avenue from the Town Center Commercial (TCC) zoning district to the Conditional – Town Center Commercial (C-TCC) zoning district; and

**WHEREAS**, the property subject to the requested Zoning Map Amendment is depicted on Exhibit “A” attached hereto and specifically identified by Wake County PIN 0755-16-5771; and

**WHEREAS**, the rezoning request was the subject of a public comment session by the Planning and Zoning Board of the Town of Morrisville on April 16, 2026; and

**WHEREAS**, at the April 16, 2026 meeting, the Planning and Zoning Board, by a vote of 4 “Yes” and 1 “No,” forwarded a recommendation of “approval” on the requested Zoning Map Amendment to the Town Council; and

**WHEREAS**, the rezoning request and Planning and Zoning Board’s recommendation were presented to the Morrisville Town Council on April 28, 2026; and

**WHEREAS**, the Town Council held a public hearing on April 28, 2026 on the requested Zoning Map Amendment; and

**WHEREAS**, the requested Zoning Map Amendment was duly advertised in accordance with all requirements of law.

**NOW, THEREFORE, BE IT ORDAINED BY THE MORRISVILLE TOWN COUNCIL THAT:**

The Town of Morrisville Zoning Map is hereby amended by rezoning the following Wake County PIN to the C-TCC zoning district: 0755-16-5771 as depicted on Exhibit “A” attached hereto, subject to the following:

1. Parking shall be provided at a minimum ratio of 1.1 space per dwelling unit. A minimum of 68 parking spaces shall be provided. This requirement reflects the minimum required spaces, with a 10% reduction.
2. Electric vehicle (EV) parking requirements, including the minimum percentage of EV spaces and the standards outlined in Table 5.10.3.F.2 of the UDO, shall not apply to this project. No EV-designated parking spaces, EV-Ready spaces, or EV charging infrastructure are required or will be installed.
3. The height for any building on the property shall not exceed three (3) stories and forty-five (45) feet, measured in accordance with Town of Morrisville standards.
4. The building will be constructed to ENERGY STAR Multifamily New Construction Version 1.2 standards and certified as such by a third-party firm.
5. The site plan (Exhibit “B”) shall be in general conformance with the application entitled “Rezoning of 10212 Chapel Hill Road” that is submitted with this rezoning.
6. The development will commit to serving households at or below 60% AMI, meet the definition of serving only elderly households as defined by the federal 55-year age definition, and for a 50-year affordability period.

Ordained this the 12th day of May 2026.

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TJ Cawley, Mayor

ATTEST:

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Kayla Bertling, Town Clerk

# Exhibit A

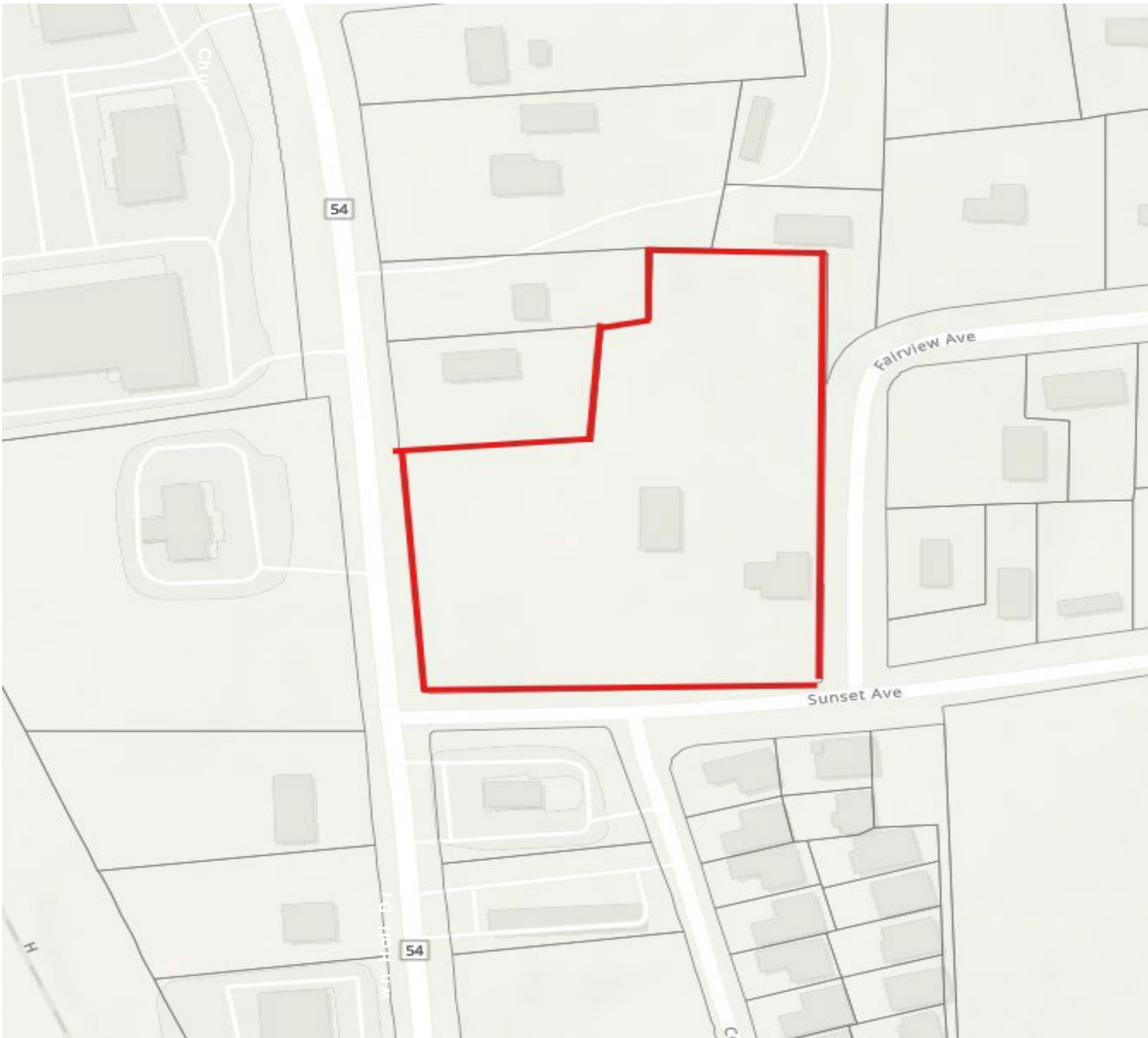


Image Created 2021  
Map Generated April 2026  
Morrisville Planning Department



0 400 800 1,600 ft



1 inch equals 800 feet



**Disclaimer**

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VICINITY MAP  
NTS

Exhibit B

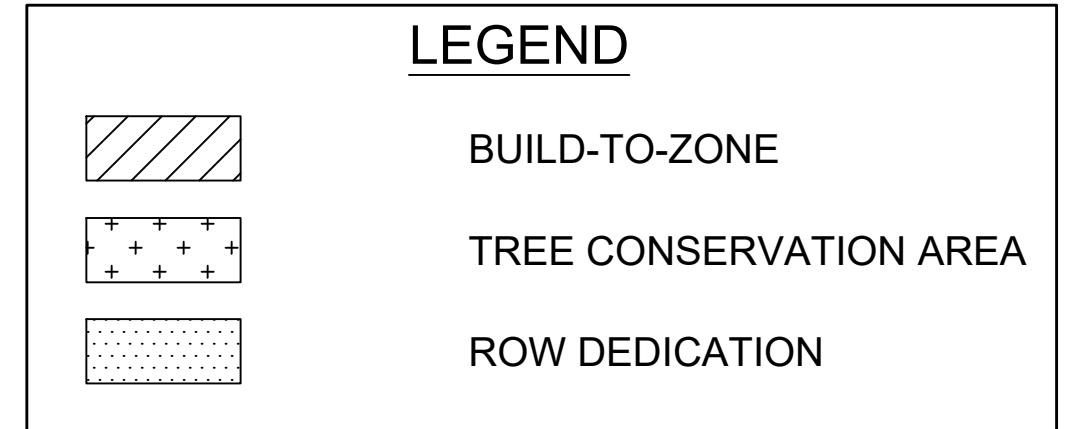
# FAIRVIEW SPRING PRELIMINARY SITE PLAN



SITE DATA TABLE	
PROJECT NAME:	FAIRVIEW SPRING
PROPERTY OWNER:	MK PROPERTY HOLDING LLC, 140 W FRANKLIN ST UNIT 705 CHAPEL HILL, NC 27516-2588
PIN(S):	0755-16-5771
REAL ID(S):	0063059
DEED REFERENCE:	DB 015836 PG 02520
PROPERTY ADDRESS:	10212 CHAPEL HILL RD, MORRISVILLE, NC 27560
JURISDICTION:	TOWN OF MORRISVILLE
EXISTING ZONING:	TOWN CENTER COMMERCIAL (TCC)
EXISTING USE:	VACANT
PROPOSED LAND USE:	60 SENIOR LIVING APARTMENTS 30 - 1 BEDROOM UNITS 30 - 2 BEDROOM UNITS
MINIMUM LOT SIZE:	20,000 SF
MINIMUM / MAXIMUM NUMBER OF DWELLING UNITS:	N/A
MAXIMUM LOT COVERAGE:	65%
BUILDING SETBACKS:	FRONT BUILD-TO-ZONE: MIN: 10 FT. MAX: 25 FT. MINIMUM FRONTAGE OCCUPIED BY BUILDINGS: 60% CORNER SIDE: 20 FT. SIDE: 15 FT. REAR: 30 FT.
EXISTING SITE AREA:	3.24 AC
PARKING SUMMARY:	0-1 BEDROOM UNITS: 1 PER DU 2 BEDROOM UNITS: 1.5 PER DU 30 1-BEDROOM = 30 SPACES 30 2-BEDROOM = 45 SPACES TOTAL = 75 SPACES REQUIRED  10% PARKING REDUCTION = 7 SPACES TOTAL = 68 SPACES REQUIRED
MINIMUM REQUIRED ELECTRIC VEHICLE PARKING:	EVSE INSTALLED: 68 SPACES x 0.05 = 3 SPACES
PROPOSED PARKING:	68 SPACES PROVIDED (INCLUDING 9 ADA) 68 SPACES / 60 UNITS = 1.13 SPACES PER UNIT
MINIMUM REQUIRED BICYCLE PARKING:	2 SPACES
PROPOSED BICYCLE PARKING:	4 SPACES

NCHFA Parking Calculations Morrisville (3/17/2025)	
Spaces Required =	68
H/C Spaces Required for Type A Units =	6
Additional 2% HC Spaces Required =	2
1 Van Accessible H/C Space for Visitors Office =	1
Required Standard H/C Spaces =	6
Required VAC H/C Spaces =	3

- SITE AMENITIES**
- INDOOR AND OUTDOOR SITTING AREAS (MIN 3)
  - GAZEBO
  - COVERED DRIVE THRU ENTRY
  - EXERCISE ROOM
  - RESIDENT COMPUTER CENTER



**NOTES**

- SPACES LABELED EVSE ARE RESERVED FOR ELECTRIC VEHICLES AND PROVIDE A 207 / 40 VOLT CHARGING UNIT.
- SPACES LABELED EV ARE SPACES PREPARED FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) INSTALLATION BY PROVIDING ELECTRICAL CAPACITY IN THE SERVICE PANEL, CONDUIT, AND WIRING TO TERMINATE IN A JUNCTION BOX OR A 240-VOLT CHARGING OUTLET AT THE EV-READY SPACE.
- STORMWATER DETENTION WILL BE PLACED UNDERGROUND.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.853.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.	REVISION DESCRIPTION	DATE
	REVISIONS PER TOWN OF MORRISVILLE COMMENTS	03/17/26

DATE	01/21/2026
DRAWN BY	332
DESIGNED BY	P. BARBEAU
CHECKED BY	P. BARBEAU
SCALE	AS SHOWN

**TIMMONS GROUP**

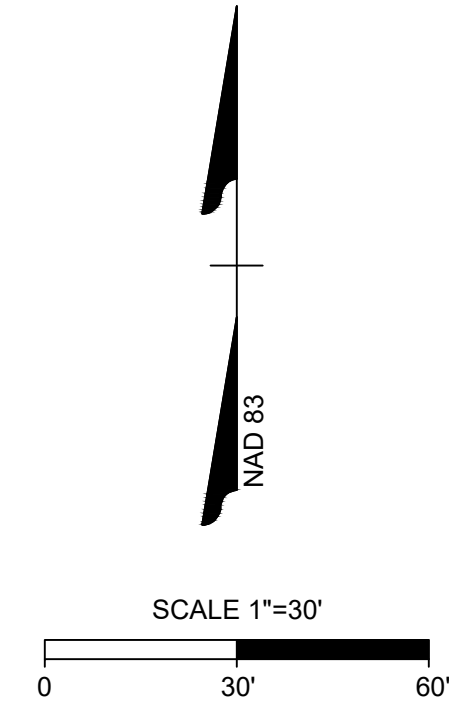
**FAIRVIEW SPRING**  
NORTH CAROLINA LICENSE NO. C-1652  
MORRISVILLE - WAKE COUNTY - NORTH CAROLINA

**PRELIMINARY SITE PLAN**

JOB NO. 42601.021  
SHEET NO. EX1.0

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S:\3242601-Evergreen-Projects\021-Chapel Hill Rd\_Morrisville\Archives\2026\02-09-Sheet\989999-C-EX1.0-SITE.dwg | Plotted on 3/20/2026 10:13 AM | by Aloha Pooal



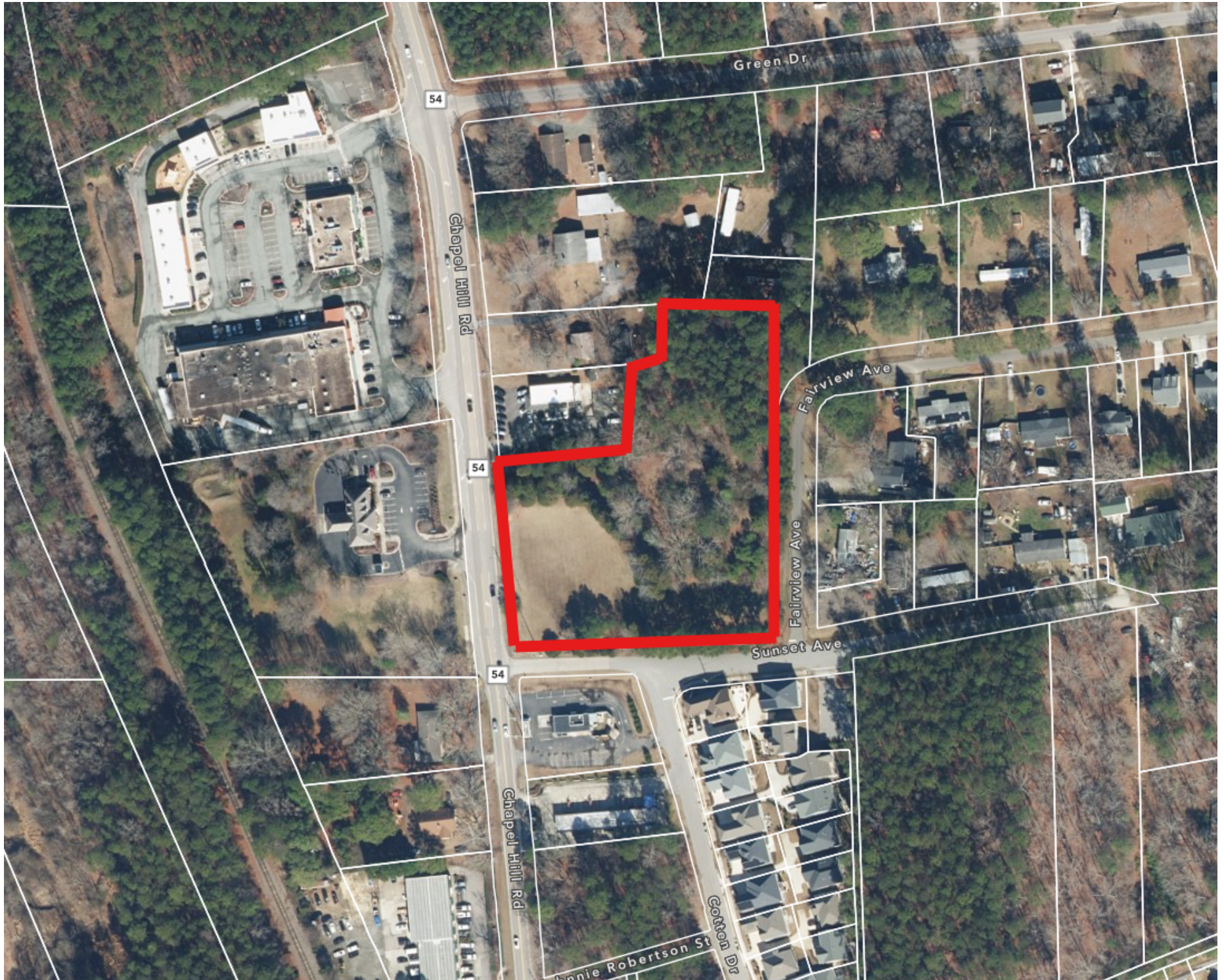


Image Created 2025  
Map Generated April 2026  
Morrisville Planning Department



0 400 800 1,600 ft



1 inch equals 800 feet



**Disclaimer**

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use or its interpretation.*

# Map B - Zoning Map

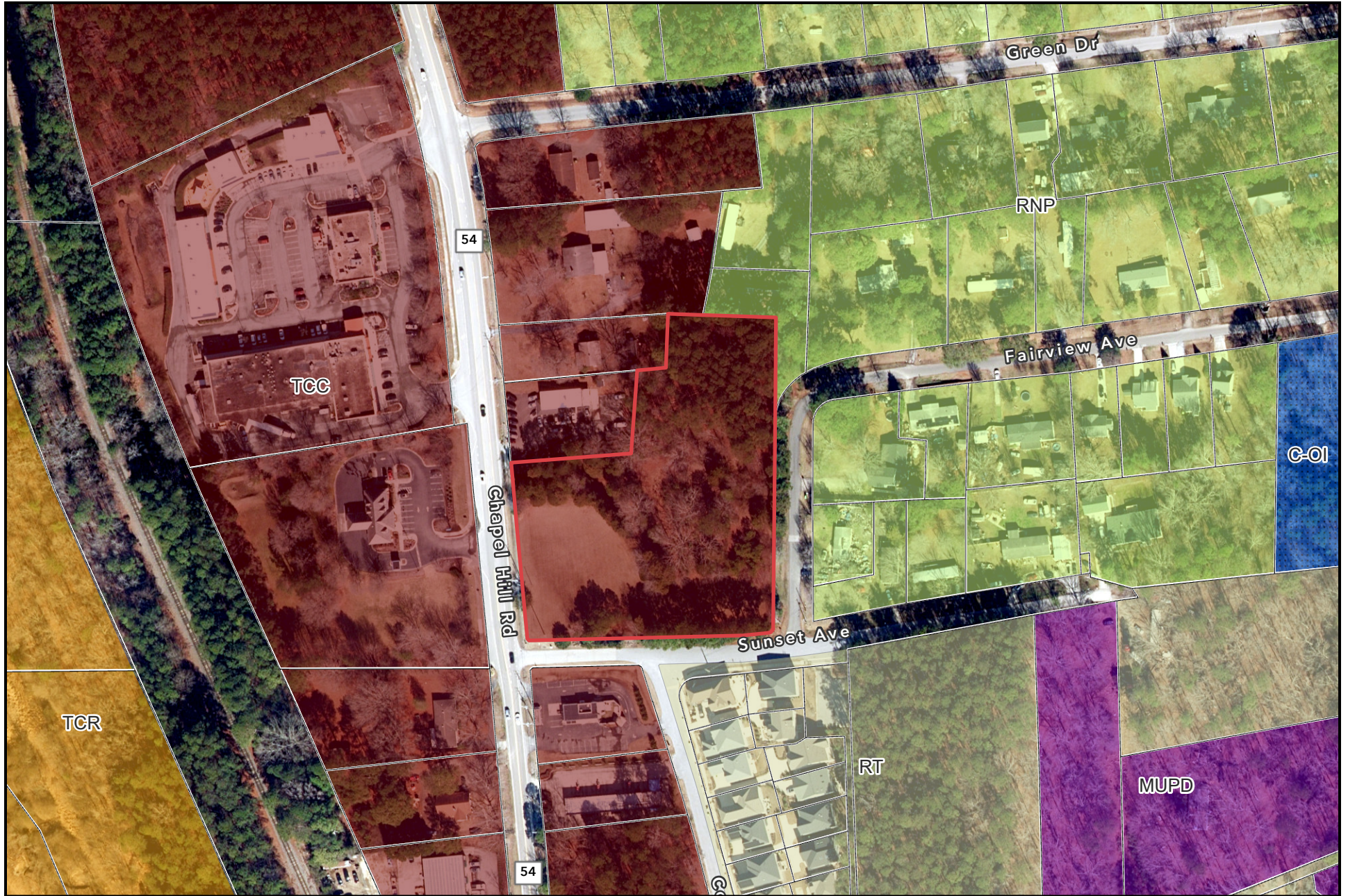
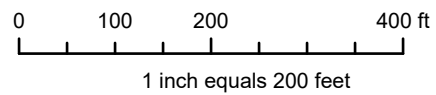


Image Created 2025  
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# 2021 Future Land Use Map

Map C - FLUM

## Future Land Use Map

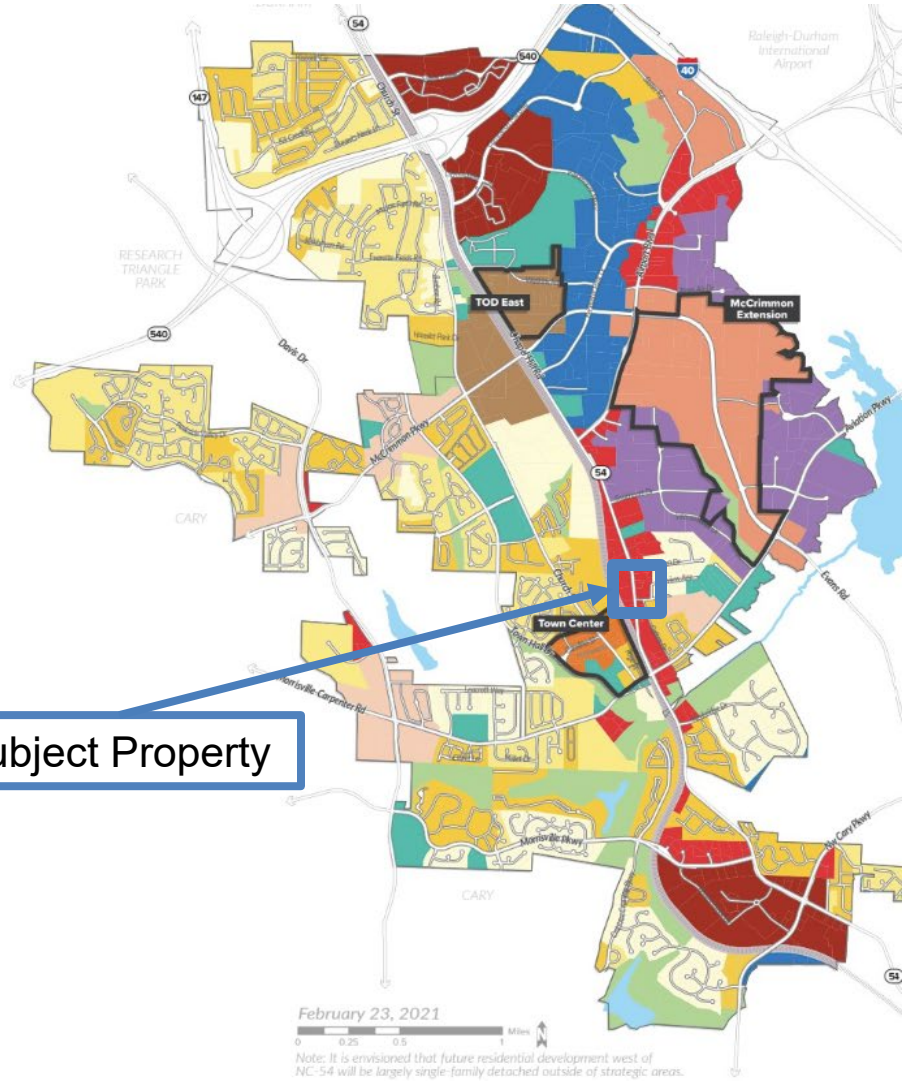
The Future Land Use Map establishes the foundation for the use and development of land within the Town of Morrisville over the next 10 to 20 years. All land parcels within the Town's planning jurisdiction are assigned one of 13 future land use designations, each defining preferred uses, a desired density and character of development. Elements such as future streets, landscape buffers, private open spaces, tree preservation areas and other important considerations, though not illustrated here, are discussed in this and subsequent chapters.

- Low Density Residential**  
Low Density Residential includes neighborhoods of single-family detached homes, typically 4.5 or less dwelling units per acre. These areas are characterized by large lots and the lowest residential density in Morrisville.
- Medium Density Residential**  
Medium Density Residential includes neighborhoods of single-family attached and detached homes, typically between 4.5 and 7.5 dwelling units per acre. These areas are characterized by medium-sized lots and a moderate density of development.
- High Density Residential**  
High Density Residential includes neighborhoods of single-family attached and detached homes as well as multi-family developments, typically 7.5 or greater dwelling units per acre. These areas are characterized by small lots and the highest residential density in Morrisville.
- Neighborhood Activity Center**  
Neighborhood Activity Center features a mix of uses that provide convenient, walkable retail and service options for adjacent neighborhoods. These areas include commercial, residential, entertainment, and office uses that are compatible with the scale and intensity of adjacent areas.
- Business Activity Center**  
Business Activity Center features a mix of uses that provide convenient, walkable retail and service options for adjacent offices and employment centers. These areas include commercial, residential, and office uses in mixed-use centers that are compatible with the scale and intensity of adjacent areas.
- Regional Activity Center**  
Regional Activity Center features a mix of uses that create regional destinations, typically located at key intersections along major transportation corridors. These areas include concentrations of large regional employers, commercial, entertainment, and high density residential along with education and healthcare facilities.

**General Commercial**  
General Commercial includes commercial centers that provide a variety of goods and services to meet local and regional needs, typically located along primary transportation corridors.

- Town Center**  
Town Center features a vibrant mix of uses near Morrisville's historic crossroads that create a destination and focal point for the community. This includes a dense, urban concentration of uses, including residential, commercial, office, entertainment, cultural, and institutional uses with a focus on mixed-use development.
- Office**  
Office includes a broad spectrum of local and regional employment centers in high quality and desirable environments.
- Industrial**  
Industrial includes light- and heavy-industrial uses that contribute to employment opportunities and Morrisville's tax base. Location, visibility, and compatibility with adjacent areas are critical to industrial uses.
- Institutional**  
Institutional accommodates public and semi-public activities such as government buildings, schools, and places of worship.
- Parks & Open Space**  
Parks, Greenways, and Open Space includes all parcels of land exclusively used for outdoor green spaces, recreational areas, and environmental amenities. These provide recreational opportunities to residents and enhance the Town's character. This category does not include private parks and open spaces that are incorporated as supporting uses on larger properties or developments or greenways.
- Transit Oriented Development**  
Transit Oriented Development features a critical mass of development and mix of uses necessary to support nearby transit options. Uses include commercial, residential, institutional, and employment concentrated in pedestrian-scaled environments, with a focus on mixed-use development.

Subject Property



February 23, 2021  
 Note: It is envisioned that future residential development west of NC-54 will be largely single-family detached outside of strategic areas.

# ATTH 02 - Application Packet

## Justification Statement

10212 Chapel Hill Road

The proposed rezoning of the property located at 10212 Chapel Hill Road is justified based on (1) the property location; (2) the provision of much needed senior affordable housing; and (3) consistency with the Morrisville adopted plans.

The location of the property is on Chapel Hill Road, a busy thoroughfare, providing public transit, accessibility to a good road network as well as to many goods and services (such as grocery stores, pharmacies and restaurants) within walking or easy driving distance. The property also abuts two other public streets which will enhance access, including emergency vehicle access. The subject property is a relatively small site dictating the need for a rezoning to allow a three-story building in order to gain the desired 60 affordable apartment units.

The objective of this proposal is to facilitate a LIHTC affordable senior apartment development. These units are proposed to be affordable for people with incomes of 60% of the area median income or less. Morrisville is a highly desirable retirement destination but as the cost of housing continues to increase, the Town should give favorable consideration for a proposal which will control rent costs for older people on fixed incomes.

The property is in an area designated as General Commercial on the Future Land Use Map. A small multifamily development in this area will enhance the overall walkability of the area by placing residents close to public transit and goods and service. The development also advances the goals of the Morrisville Affordable Housing Plan adopted in 2019.



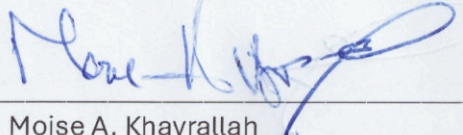
## 10212 Chapel Hill Road – Proposed Conditions

1. Parking shall be provided at a minimum ratio of 1.1 space per dwelling unit. A minimum of 68 parking spaces shall be provided. This requirement reflects the minimum required spaces, with a 10% reduction.
2. Electric vehicle (EV) parking requirements, including the minimum percentage of EV spaces and the standards outlined in Table 5.10.3.F.2 of the UDO, shall not apply to this project. No EV-designated parking spaces, EV-Ready spaces, or EV charging infrastructure are required or will be installed
3. The height for any building on the property shall not exceed three (3) stories and forty-five (45) feet, measured in accordance with Town of Morrisville standards.
4. The building will be constructed to ENERGY STAR Multifamily New Construction Version 1.2 standards and certified as such by a third-party firm.
5. The site plan shall be in general conformance with the application entitled "Rezoning of 10212 Chapel Hill Road" that is submitted with this rezoning.
6. The development will commit to serving households at or below 60% AMI, meet the definition of serving only elderly households as defined by the federal 55 year age definition, and for a 50-year affordability period.

### Property Owner Authorization

I, Moise A. Khayrallah, authorized signatory for MK Property Holding, LLC, authorize Evergreen Construction Company, to represent the property owner, MK Property Holding, LLC, in the request to rezone 10212 Chapel Hill Road (Wake County PIN 0755165771). This includes, but is not limited to, authorization to submit a rezoning application on behalf of MK Property Holding, LLC.

MK Property Holding, LLC  
a North Carolina limited liability company

  
\_\_\_\_\_(SEAL)  
By: Moise A. Khayrallah  
Title: Manager

4/15/2026

## C. Principal Use Table

Table 4.2.4: Principal Use Table																											
P = Permitted as exempt from Site Plan Approval or with Site Plan Approval by Town staff																											
S = Allowed as a Special Use																											
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Blank Cell = Prohibited (except Overlay Districts) X = Prohibited (Overlay Districts only)																											
Use Category	Use Type	Base/Conditional Districts																		PD District		Overlay Districts			Use-Specific Standard		
		DGO	MLDR	LDR	MDR	HDR	NAC	BAC	CAC	RAC	TOD	HCV	MS	TCC	TCR	RT	RNP	CC	OI	IM	MUPD	MSPD	AO-A	AO-B		FO	GO
<b>Agricultural and Animal Related Uses</b>																											
Agricultural Uses	Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A					4.2.5.B.1.a
	Farm, Small		P	P							P									P	A						4.2.5.B.1.b
	Farm, Large																			P	A						
	Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A					4.2.5.B.1.c
	Garden Center													P				P	P	P	A						
Animal Related Uses	Greenhouse/Nursery										P						P		P	A							4.2.5.B.1.d
	Kennel, Indoor						P	P	P	P	P		P				P	P	P	A							4.2.5.B.2.a
	Kennel, Outdoor																		P	A							4.2.5.B.2.b
	Stables	P	P																	P	A						
Animal Related Uses	Veterinary Clinic/Hospital						P	P	P	P	P		P				P	P	P	A							4.2.5.B.2.c
<b>Residential Uses</b>																											
Household Living Uses	Bungalow Court															P											4.2.5.C.1.a
	Dwelling, Duplex			P	P	P															A		X				
	Dwelling, Live/Work				P	P	P	P	P	P	P		P	P	P		P				A		X				4.2.5.C.1.b
	Dwelling, Manufactured Home															P							X				4.2.5.C.1.c
	Dwelling, Multi-family	≤50 du					P	P	P	P	P		P	P	P						A	A	X				4.2.5.C.1.d
		>50 du					P	P	P	P	P		P	P							A	A	X				
	Dwelling, Single-Family Attached				P	P	P	P	P	P		P	P	P							A	A	X		X		4.2.5.C.f
	Dwelling, Single-Family Detached		P	P	P	P						P			P	P	P				A		X		X		
	Family Care Home		P	P	P	P	P	P			P	P			P	P	P				A		X		X		4.2.5.C.1.e
Pocket Neighborhood															P											4.2.5.C.1.f	
Group Living Uses	Congregate Living Facility					P	P	P	P	P							P	P		A		X		X		4.2.5.C.2.a	
	Continuing Care Retirement Community					S	S	S									P	P		A		X		X		4.2.5.C.2.b	
	Dormitory						P	P	P	P			P				P	P	P	A							
	Rooming House																P			A		X					

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<b>Institutional Uses</b>																												
Community and Government Service Uses	Club or Lodge				P	P	P				P			P	P	P	P	P	P	A		X						
	College or University						P	P	P	P	P			P				P	P	P	A							4.2.5.D.1.a
	Community Center					P	P	P	P	P	P		P	P	P		P	P	P	A	A							
	Cultural Facility						P	P	P	P	P	P	P	P	P		P	P	P	A	A	X						
	Day Care Center				P	P	P	P	P	P	P			P			P	P		A	A	X					4.2.5.D.1.b	
	Emergency Services					P	P	P	P	P	P	P	P	P	P		P	P	P	A	A							
	Government Services, Administrative					P	P	P	P	P	P	P	P	P			P	P	P	A	A							
	Government Maintenance, Storage, or Distribution Facility																	P	P	P	A		X				4.2.5.D.1.c	
	Place of Worship, Community					P	P	P			P	P					P	P	P	A		X					4.2.5.D.1.d	
	Place of Worship, Neighborhood		P	P	P	P	P	P			P	P					P	P	P	A		X					4.2.5.D.1.e	
	Public Park or Recreation Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A							
	School, Elementary			P	P	P	P	P	P	P	P	P			P	P			P	A		X						
	School, Middle				P	P	P	P	P	P	P				P	P			P	A		X	[1]					
	School, High					P	P	P	P	P	P				P	P			P	A		X	[1]					
	School, Business or Vocational						P	P	P	P	P	P					P	P	P	A								
Sports Academy							P											P	P	A								
Health Care Uses	Hospital						P	P	P								P	P	P	A		X						
	Nursing Home					P	P	P	P	P							P	P		A		X					4.2.5.D.2.a	
	Office, Medical/ Dental						P	P	P	P	P	P	P				P	P	P	A	A							
	Office Park, Medical/ Dental							P	P	P								P	P	P	A							
	Urgent Care Facility						P	P	P	P	P						P	P	P	A	A							
	Wellness Center						P	P	P	P	P						P	P	P	A	A							
Transportation and Utility Uses	Bus Station						P	P	P	P								P	P	A								
	Central Utility Plant						P	P	P	P								P	P	P	A						4.2.5.D.3.a	
	Heliport																		S									
	Office, Utility						P	P	P	P	P							P	P	P	A							
	Park and Ride Terminal							P	P	P								P	P	P	A							

<p align="center"><b>Table 4.2.4: Principal Use Table</b></p> <p align="center">P = Permitted as exempt from Site Plan Approval or with Site Plan Approval by Town staff                      S = Allowed as a Special Use                      A = Allowed subject to a PD Plan/Agreement                      Blank Cell = Prohibited (except Overlay Districts) X = Prohibited (Overlay Districts only)</p>																											
Use Category	Use Type	Base/Conditional Districts																		PD District		Overlay Districts			Use-Specific Standard		
		PGO	MLDR	LDR	MDR	HDR	NAC	BAC	CAC	RAC	TOD	HCV	MS	TCC	TCR	RT	RNP	CC	OI	IM	MUPD	MSPD	AO-A	AO-B		FO	GO
	Parking Deck or Lot (as a principal use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A					4.2.5.D.3.b
	Railroad Yard																			S							
Transportation and Utility Uses	Solar Energy Collection System (as a principal use)																			P	A						4.2.5.D.3.c
	Transit Station						P	P	P	P				P				P	P	P	A						
	Utility Facility, Major				S	S	S	S	S	S				S				S	S	S	A						
	Utility Facility, Minor		P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	A						
Telecommunication Uses	Antenna collocation or combination on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A						4.2.5.D.4.a

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	Broadcasting Station																	P	P	P	A						
	Broadcast Studio						P	P	P	P		P	P					P	P	P	A	A					
	Concealed attached antenna				S	P	P	P	P	P		S	P					P	P	P	A	A					4.2.5.D.4.b
	Non-concealed attached antenna (private utility easement)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A					4.2.5.D.4.c
	Non-concealed dual-function tower (private utility easement)				P	P	P	P	P	P		P						P	P	P	A						4.2.5.D.4.d
	Concealed towers (town-owned property)	S	S	S	S	P	P	P	P	P	S	S	P	S	S	S	P	P	P	A	A						4.2.5.D.4.e
	Non-concealed towers (town-owned property)					S	S	S	S	S		S						S	S	S	A						4.2.5.D.4.e
	Antenna collocation or combination on existing tower					P	P	P	P	P		S	P					P	P	P	A	A					4.2.5.D.4.e
	Non-concealed towers (private property)						S	S	S	S		S						S	S	S	A						4.2.5.D.4.e
	DAS Node		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A					4.2.5.D.4.f
	DAS Wired Hub		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A					4.2.5.D.4.g
<b>Commercial Uses</b>																											
Eating and Drinking Establishment Uses	Restaurant						P	P	P	P	P	P	P	P				P	P	P	A	A					4.2.5.E.1.a
	Specialty Eating or Drinking Establishment						P	P	P	P	P	P	P	P				P	P	P	A	A					
	Bar or Lounge						P	P	P	P	P	P	P	P				P	P		A	A					
Off ice Use	Office Building						P	P	P	P		P	P				P	P	P	A	A						

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	Office Park							P	P	P										P	P	A						
Recreation Uses	Country Club		P	P	P	P																A						
	Golf Course	P	P	P	P	P																A						4.2.5.E.3.a
	Private Recreation Facility, Indoor					P	P	P	P	P	P		P	P				P	P	P	A	A						
	Private Recreation Facility, Outdoor						P	P	P	P								P	P	P	A							4.2.5.E.3.b
	Sports Training Facility, Indoor							P											P	P	A							
	Sports Training Facility, Outdoor							P												P	P	A						4.2.5.E.3.c
Entertainment Uses	Adult Establishment																			S								4.2.5.E.4.a
	Banquet Hall						P	P	P	P	P							P	P	P	A							
	Private Entertainment Facility, Indoor					P	P	P	P	P	P		P	P				P	P	P	A	A						
	Private Entertainment Facility, Outdoor						P	P	P	P								P	P	P	A							
Funeral Related Uses	Funeral Home						P											P		P	A							
	Cemetery		P															P	P	P	A							
	Crematorium																			P	A							
	Stonecutting/Monument Sales																			P	A							

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Retail Sales and Service Uses	Convenience Store						P	P	S	S	P							P	P	P	A							
	Farmers' Market								P	P	P	P	P	P				P	P	P	A	A						4.2.5.E.6.a
	Retail Store	< 3,000 sf						P	P	P	P	P	P	P					P	P	P	A	A					
		3,000 to < 20,000 sf						P	P	P	P	P	P	P					P	P	P	A	A					
		20,000 to < 50,000 sf						P	P	P	P	P	P	P					P	P	P	A	A					
		50,000 to < 75,000 sf								P	P								P		P	A						
		≥ 75,000 sf								P	P								P		P	A						
	Tobacco and/or Hemp									P																		4.2.5.E.6.b
	Service Establishment						P	P	P	P	P	P	P	P				P	P	P	A	A						
	Service Establishment, Personal						P	P	P	P	P	P	P	P				P	P	P	A	A						4.2.5.E.6.c
Shopping Center, Major								P	P									P		P	A							
Shopping Center, Neighborhood						P	P	P	P	P								P		P	A							
Vehicle/ Equipment Sales and Service Uses	Automobile Repair, Major																			P	A							4.2.5.E.7.a
	Automobile Repair, Minor							P	P									P		P	A							4.2.5.E.7.b
	Automobile Sales or Rental																	P		P	A							4.2.5.E.7.c
	Automobile Service Station							S	S									P		P	A							4.2.5.E.7.d
	Car Wash/Detailing						P											P	P	P	A							4.2.5.E.7.e
	Recreational Vehicle Sales, Rental, or Service																			P	A							4.2.5.E.7.f
	Taxi or Limousine Service																		P		P	A						4.2.5.E.7.g
	Tire Capping and Retreading																				P	A						4.2.5.E.7.h
	Vehicle Fleet Storage																				P	A						4.2.5.E.7.i
	Vehicle Towing Service																				P	A						4.2.5.E.7.j
Visitor Accommodation	Bed and Breakfast									P	P		P		P						A							4.2.5.E.8.a
	Hotel/Motel						P	P	P	P		P	P				P	P	P	A	A							

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**A = Allowed subject to a PD Plan/Agreement**

**Blank Cell = Prohibited (except Overlay Districts) X = Prohibited (Overlay Districts only)**

Use Category	Use Type	Base/Conditional Districts																PD District		Overlay Districts				Use-Specific Standard														
		PGO	MLDR	LDR	MDR	HDR	NAC	BAC	CAC	RAC	TOD	HCV	MS	TCC	TCR	RT	RNP	CC	OI	IM	MUPD	MSPD	AO-A		AO-B	FO	GO											
<b>Industrial Uses</b>																																						
Industrial and Service Uses	Construction-Related Activities																											P								4.2.5.F.1.a		
	Data Center							S																					S									
	Flex Space, Major																												P									
	Flex Space, Minor														P				P	P									P									
	Industrial Park																												P									
	Industrial Equipment Sales and Rental																												P								4.2.5.F.1.b	
	Mini-Storage														P														P								4.2.5.F.1.c	
	Motor Freight Terminal, Small																												P									
	Motor Freight Terminal, Large																													S								
	Outdoor Equipment Performance Testing Facility																												P								4.2.5.F.1.d	
	Research Laboratory								P			P																	P	P							4.2.5.F.1.f	
	Tank Farm																												S			X						
	Warehousing/Distribution																												P									
	Wholesale Food Preparation																		P										P								4.2.5.F.1.e	
Wholesale Establishment																												P										
Manufacturing Uses	Brewery/Distillery							P						P				P	P									P										
	Industrial Assembly, Light																		P										P									
	Industrial Assembly, Heavy																											P									4.2.5.F.2.a	
	Manufacturing, Custom							P	P										P	P									P	P								
	Manufacturing, Light							P																					P								4.2.5.F.2.c	
	Manufacturing, Medium																												P									
	Manufacturing, Heavy																												S								4.2.5.F.2.a	
	Bio-manufacturing							P																					P									
	Micro-Brewery							P	P	P	P								P	P										P	P	P			A			
	Micro-Winery							P	P	P	P								P	P										P	P	P			A			
Winery							P												P	P									P	P	P							

<b>Table 4.2.4: Principal Use Table</b> <b>P = Permitted as exempt from Site Plan Approval or with Site Plan Approval by Town staff</b> <b>S = Allowed as a Special Use</b> <b>A = Allowed subject to a PD Plan/Agreement</b> <b>Blank Cell = Prohibited (except Overlay Districts) X = Prohibited (Overlay Districts only)</b>																												
Use Category	Use Type	Base/Conditional Districts																		PD District		Overlay Districts				Use-Specific Standard		
		PGO	VLDL	LDR	MDR	HDR	NAC	BAC	CAC	RAC	TOD	HCV	MS	TCC	TCR	RT	RNP	CC	OI	IM	MUPD	MSPD	AO-A	AO-B	FO	GO		
Extraction and Landfill Uses	Composting Facility																			S								4.2.5.F.3.a
	Extraction of Earth Products																			S								4.2.5.F.3.b
	Hydraulic Fracturing																			S								4.2.5.F.3.c
	Junkyard or Recycling Facility																			S								4.2.5.F.3.d
	Landfill, Construction and Demolition Debris																			S								4.2.5.F.3.e
	Landfill, Municipal Solid Waste																			S			X					4.2.5.F.3.f
	Landfill, Land Clearing and Inert Debris																			S								4.2.5.F.3.g

**Notes:**  
 [1] Existing and new public college and university facilities used for public school students in joint or cooperative programs such as middle or early college programs and dual enrollment programs, in accordance with G.S. 115D- 41, are not prohibited.  
 (Ord. No. 2014-016, 06/24/2014; Ord. No. 2014-022, 06/24/2014; Ord. No. 2014-051, 11/10/2014; Ord. No. 2015-002, 04/29/2015, Ord. No. 2015-083, 01/26/2016; Ord. No. 2016-001, 05/10/2016)

### 4.2.5. Principal Use-Specific Standards

#### A. General

Standards for a specific principal use shall apply to the particular individual principal use regardless of the zoning district in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This section sets forth and consolidates the standards for all principal uses for which a reference to this section is provided in the “Use-Specific Standards” column of the principal use table in Section 4.2.4.C, Principal Use Table, and in the same order as they are listed in the table. These standards may be modified by other applicable standards or requirements in this Ordinance.

#### B. Standards for Specific Agricultural and Animal Related Uses

##### 1. Agricultural Uses

##### a. Community Garden

- (1) Overhead lighting is prohibited.
- (2) Accessory buildings shall be limited to sheds for the storage of tools, greenhouses, and seasonal farm stands. The combined area of all buildings and other structures shall not exceed 15 percent of the area of the parcel.



**Town of Morrisville Planning and Zoning Board Statement of Plan Consistency and Reasonableness of Action Item 2026-139-0 Proposed Amendment to the Zoning Map for 10212 Chapel Hill Road (REZ-26-0020)**

In accordance with NC GS 160D-604, the Town of Morrisville Planning and Zoning Board finds the proposed Major Amendment to the Zoning Maps for 10212 Chapel Hill Road to be consistent with the Town of Morrisville's Comprehensive Plan and hereby recommends approval of Ordinance 2026-139-0 of the Morrisville Town Council approving an amendment to the Zoning Map for 10212 Chapel Hill Road, approximately 3.24 acres of property located north of the intersection of Chapel Hill Road and Sunset Avenue subject to the conditions proposed in the petitioner's application.

The proposed Amendment to the Zoning Map for 10212 Chapel Hill Road is reasonable, consistent with the Comprehensive Plan, and in the public interest because:

1. The proposed rezoning supports objectives and goals outlined in the Town's adopted Strategic Plan, Land Use Plan, and Affordable Housing Plan.
2. The proposed rezoning aligns with the Strategic Plan Initiative to identify and expand housing options to meet current and future needs of the community.
3. The proposed rezoning creates housing in Morrisville that would preserve and enhance the diversity, quality, character, safety, affordability, and appeal of Morrisville's housing and neighborhoods to strengthen the Town's desirability as a great place to live, as recommended by the Land Use Plan.
4. The proposed rezoning adheres to the goal of encouraging development of affordable housing, guided by the Affordable Housing Plan, which states the Town should seek to develop a balance of housing that provides a diverse range of housing types, price points, and styles.

Cathy Lewis  
Cathy Lewis, Secretary to the Board

4/16/2026  
Date

Lee Langston  
Lee Langston, Chairperson

4-16-2026  
Date

# ATTH 05

## 1. New Business with Public Comment

### 6a. Staff Presentation

*Planner III Josh Michael* introduced a proposed amendment to the Zoning Map for 10212 Chapel Hill Road. Ordinance 2026-139-0 of the Morrisville Town Council Approving a Zoning Map Amendment for 10212 Chapel Hill Road, from Town Center Commercial to the Conditional – Town Center Commercial (REZ-26-0020).

Tim Morgan from Evergreen Construction and Patrick Barbeau from the Timmons Group were in attendance and available for questions but did not prepare a formal presentation.

*Planner III Michael* summarized and described the background information, which is that the applicant MK Property Holding LLC, requests approval of a zoning map amendment for 10212 Chapel Hill Road, which totals approximately 3.24 acres and is located north of the intersection of Chapel Hill Road and Sunset Avenue, identified by Wake County PIN 0755-16-5771. The current land use is vacant, and the proposed use is affordable housing for age-restricted individuals (55+).

The property is located within the corporate limits. It is mainly residential neighborhoods with single-family homes that surround the property. There is also a used car dealership, an empty building that used to be a restaurant, and Fidelity Bank. It is currently zoned Town Center Commercial (TCC), and the 2021 Land Use Plan designates it as General Commercial.

The applicant proposes to develop a 60-unit affordable rental multifamily community utilizing Low-Income Housing Tax Credit (LIHTC) financing. All units will be reserved for households earning at or below 60% of the Area Median Income and will be age-restricted to individuals 55 years and older.

The rezoning request is necessary to allow the project to qualify for the Town's Affordable Housing Incentive Policy, which is currently only available through the rezoning process. The Town of Morrisville has established a policy goal of expanding affordable and mixed-income housing opportunities by offering regulatory flexibility and other incentives. The Town's stated objective is to encourage development partners to bring projects that help advance these goals.

This project would represent the first LIHTC-supported senior affordable community within the Town of Morrisville. The development team, Evergreen Construction, has completed several comparable affordable housing projects across the Triangle region.

*Planner III Michael* shared a preliminary site plan for 60 proposed units, with half being one-bedroom and the other half being two-bedroom. The rezoning request conditions, intended to create flexibility for the builder in residence size and layout are:

1. Parking shall be provided at a minimum ratio of 1.1 space per dwelling unit. A minimum of 68 parking spaces shall be provided. This requirement reflects the minimum required spaces, with a 10% reduction.
2. Electric vehicle (EV) parking requirements, including the minimum percentage of EV spaces and the standards outlined in Table 5.10.3.F.2 of the UDO, shall not apply to this project.
3. The height for any building on the property shall not exceed three (3) stories and forty-five (45) feet, measured in accordance with Town of Morrisville standards.
4. The building will be constructed to ENERGY STAR Multifamily New Construction Version 1.2 standards and certified as such by a third-party firm.
5. The site plan shall be in general conformance with the application entitled "Rezoning of 10212 Chapel Hill Road" that is submitted with this rezoning.
6. The development will commit to serving households at or below 60% AMI, meet the definition of serving only elderly households as defined by the federal 55-year age definition, and for a 50-year affordability period.

*Planner III Michael* shared that Staff recommends approval of the requested zoning map amendment from Town Center Commercial to Conditional – Town Center Commercial for the following reasons:

1. The proposed rezoning supports objectives and goals outlined in the Town's adopted Strategic Plan, Land Use Plan, and Affordable Housing Plan.
2. The proposed rezoning aligns with the Strategic Plan Initiative to identify and expand housing options to meet current and future needs of the community.
3. The proposed rezoning creates housing in Morrisville that would preserve and enhance the diversity, quality, character, safety, affordability, and appeal of Morrisville's housing and neighborhoods to strengthen the Town's desirability as a great place to live, as recommended by the Land Use Plan.
4. The proposed rezoning adheres to the goal of encouraging development of affordable housing, guided by the Affordable Housing Plan, which states the Town should seek to develop a balance of housing that provides a diverse range of housing types, price points, and styles.

There were no general public comments.

## 6b. Board Discussion and Questions

*Chairman Langston* opened the floor to questions and comments from the Board to the Town planners as well as the corporate representatives.

*Member Blue* asked how past Evergreen projects have performed as far as being leased up. *Mr. Tim Morgan* clarified that there are 41 properties in the portfolio which are just under 2,000 units. The overall portfolio has 96% occupancy year to date. He added that they just opened another senior community off Buck Jones Road in Raleigh near the Cary border. They got temporary COs on 10/29 of last year [2025] and were 100% as of January so they lease up fast. *Member Blue* asked if there is any risk associated with the project. *Mr. Morgan* stated that he does have investors and must meet their timelines and schedules or there are financial penalties. He added that he has done this several times in communities across Wake County and would be excited to do this in Morrisville. Evergreen has been around since 1978 and is located locally here in Raleigh and only develops, builds, and manages in North Carolina so they're invested for the long haul.

*Member Langston* asked if this is like the Willow Creek community by the park on Davis Drive near the Hunter Grove Baptist Church which he believed was also an income-limited senior apartment. He acknowledges this may have a Cary address. *Mr. Morgan* was not sure about and stated it may be DHIC which is a non-profit based in Raleigh, but Evergreen does have some communities in Cary, including Weatherstone Springs which is 72 units, and Ryan Springs which is 42 units.

*Vice-Chairman Robuck* wanted clarification on the zoning, that the current maximum is 35 feet and this would make it possible for three stories. She asked why it needs to be so large and why the applicant was proposing two-bedroom units for a low-income senior. She inquired if the project could be one or two stories. *Mr. Morgan* shared that the three-story design meets the height requirements right now as it's measured. The 45-feet here is measured to the top of the cupula which is not how height in Morrisville is measured. They need the flexibility to go into three stories to be able to get the units in there. He stated that they are proposing half one and half two-bedroom units because there is a large demand for the two-bedroom units because people have a lot of stuff even when downsizing and the two-bedrooms usually go first. *Vice-Chairman Robuck* asked what price points these would be. *Mr. Morgan* said there would be a range, and some units would be set aside at 30%, some at 40%, some at 50%, and some at 60% AMI (adjusted area median income). Rent-wise the range would be from around \$450 to \$1,100 a month. He clarified that each income bracket will have set aside one and two-bedroom units. *Vice-Chairman Robuck* asked if people downsize their materials and move into all one-bedroom units if the project could be two stories. *Mr. Morgan* replied that to get the lay-out like it needs to be, that they need to do three stories. A typical resident profile for their resident senior population is someone that is 67-years of age, single, female with about \$25,000 of annual income and about 75% do not have a car. *Vice-Chairman Robuck* inquired again why two bedrooms were needed. *Mr. Morgan* said that the residents like two-

bedrooms. *Vice-Chairman Robuck* repeated that this is low-income housing. She said her other question related to a previous presentation that made a point that Morrisville is about ten square miles and about four percent seniors, so of those four percent, what percentage of that is low income and what number is that? To get a 96% occupancy, she inquired if the applicant expected people outside of Morrisville to inhabit the units. *Mr. Morgan* said he expected residents to be both from within Morrisville and from outside areas.

*Alternate Member Sushama Pradhan* had no comments or questions

*Member Sanjay Acharya* asked if the project would take the future expansion of NC54 into the design. *Planner Michael III* stated yes, it does; and that the right of way dedication has been allocated appropriately. *Member Acharya* asked if given the building orientation, if the homes along NC54 would experience sound problems and questioned if it was the best orientation and if the building should be rotated. *Planner Michael III* replied that the reason was not to have an entryway off NC54. *Mr. Morgan* stated that this building will provide a sound buffer to current residents on Fairview and be a benefit to them.

*Vice-Chairman Robuck* asked if the project was reviewed regarding expected EMS calls and impacts. She stated the elderly population typically generates a larger volume of calls and questioned that impact it could have on firehouse staffing levels. *Planner Michael III* indicated that EMS had not been consulted but that the Fire Marshall had reviewed and no comments were made expressly about EMS. He indicated that it was something that could be looked at further during the site development process.

*Chairman Langston* asked if anyone wanted to make a motion to be willing to approve or disprove. *Vice-Chairman Robuck* said personally, she feels that the Board has turned down other developments for mixed use and the Town's goals have been around mixed-use properties, not additional high density. The Town has placed additional demands on Park West and Town Center to get the right amount of low-income housing and questioned why the Town would continue to add at this rate.

*Chairman Langston* replied that on the other hand, the Town has a goal of increasing affordable housing. This project is doing affordable housing by going down to 30%. He noted that other projects that came before the Board were affordable but only just slightly. On that aspect, this is somewhat meritorious. *Vice-Chairman Robuck* was concerned that the applicant is coming from Raleigh and that Morrisville is a very small town and that it will create additional significant service demands. *Planner Michael III* added that people move to Morrisville from everywhere. *Vice-Chairman Robuck* said that she lives in a high-density development and EMS shows up all the time.. She indicated that she thought two stories or one story would be fine for incremental housing, but she could not support three stories. She also questioned what would become of the development in 50 years.

*Alternate Member Narkie Nartey* commented that she is happy to know that the Town is doing something for low-income inhabitants and those who are older. She noted that this is the first project of this type, and she believes it is a step in the right direction and something the Town has indicated they would like see.

**Motion:** *Member Blue* motioned to approve Ordinance 2026-139-0 of the Morrisville Town Council Approving a Zoning Map Amendment for 10212 Chapel Hill Road, a property located at the intersection of Chapel Hill Road and Sunset Avenue, to the Conditional - Town Center Commercial Zoning District (REZ-26-0020).

**Second:** *Member Sanjay Acharya* seconded the motion

**Vote:** The motion passed by a vote of 4-1 Members Acharya, Blue, Langston and Nartey voted "yes". Vice-Chairman Robuck voted "no".

Alternate Member Sushama Pradhan did not vote as alternate



**Morrisville**  
Live connected. Live well.

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**2026-139-0**

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**Consideration of Items to Amend the Zoning Map for  
10212 Chapel Hill Road to the Conditional – Town Center  
Commercial Zoning District**

**Josh Michael – Planner III**

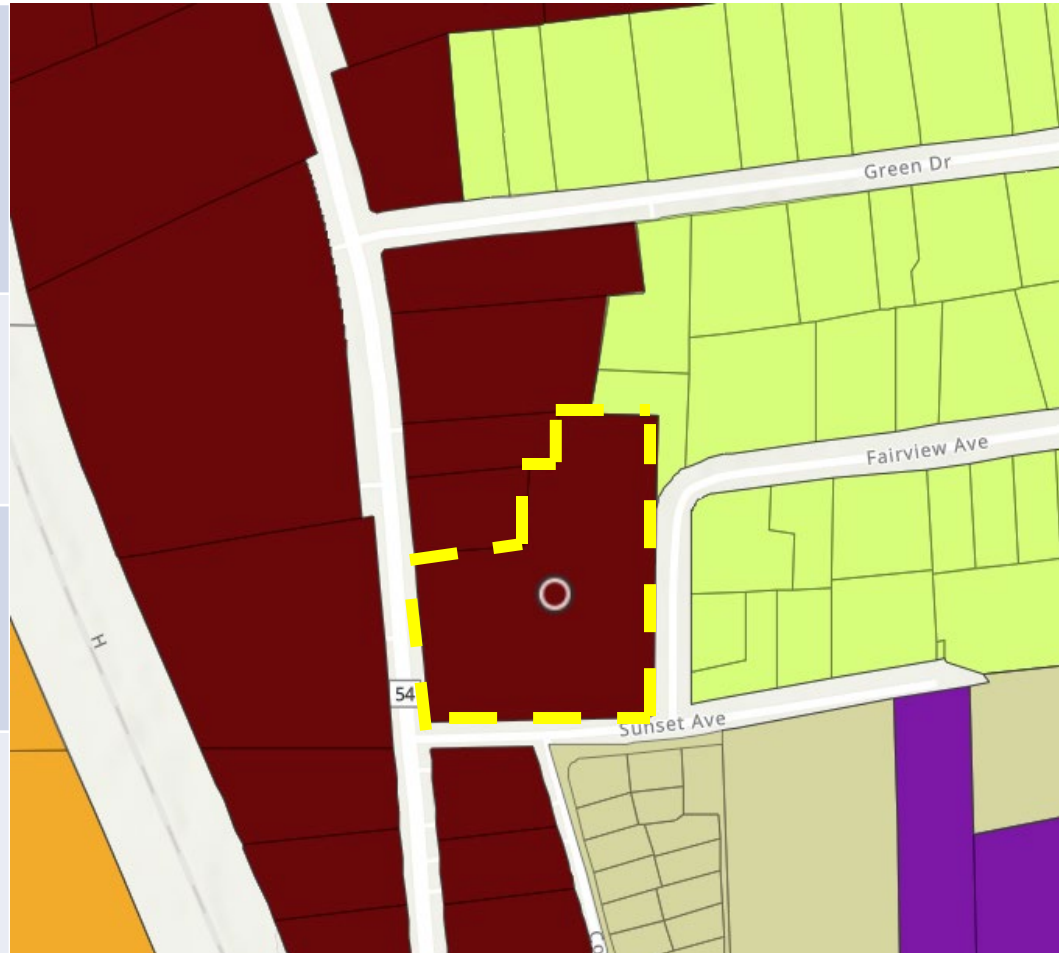


# Property Information

<b>Property Owner:</b>	MK Property Holding LLC
<b>Petitioner:</b>	MK Property Holding LLC
<b>Wake County PIN:</b>	10212 Chapel Hill Rd - 0755-16-5771
<b>Site Acreage (total):</b>	Approximately 3.24 acres
<b>Land Use Plan Designation:</b>	General Commercial
<b>Zoning:</b>	Town Center Commercial (TCC)
<b>Proposed Zoning:</b>	Conditional – Town Center Commercial (C-TCC)
<b>Current Use:</b>	Vacant
<b>Town Limits:</b>	Inside corporate limits

# Background - Surrounding Area

<b>North</b>	Town Center Commercial and Residential Neighborhood Preservation – Single-Family Homes and Used Car Dealership
<b>East</b>	Residential Neighborhood Preservation – Single-Family Homes
<b>South</b>	Town Center Commercial and Residential Transition – Empty Building and Single-Family Homes
<b>West</b>	Town Center Commercial - Bank

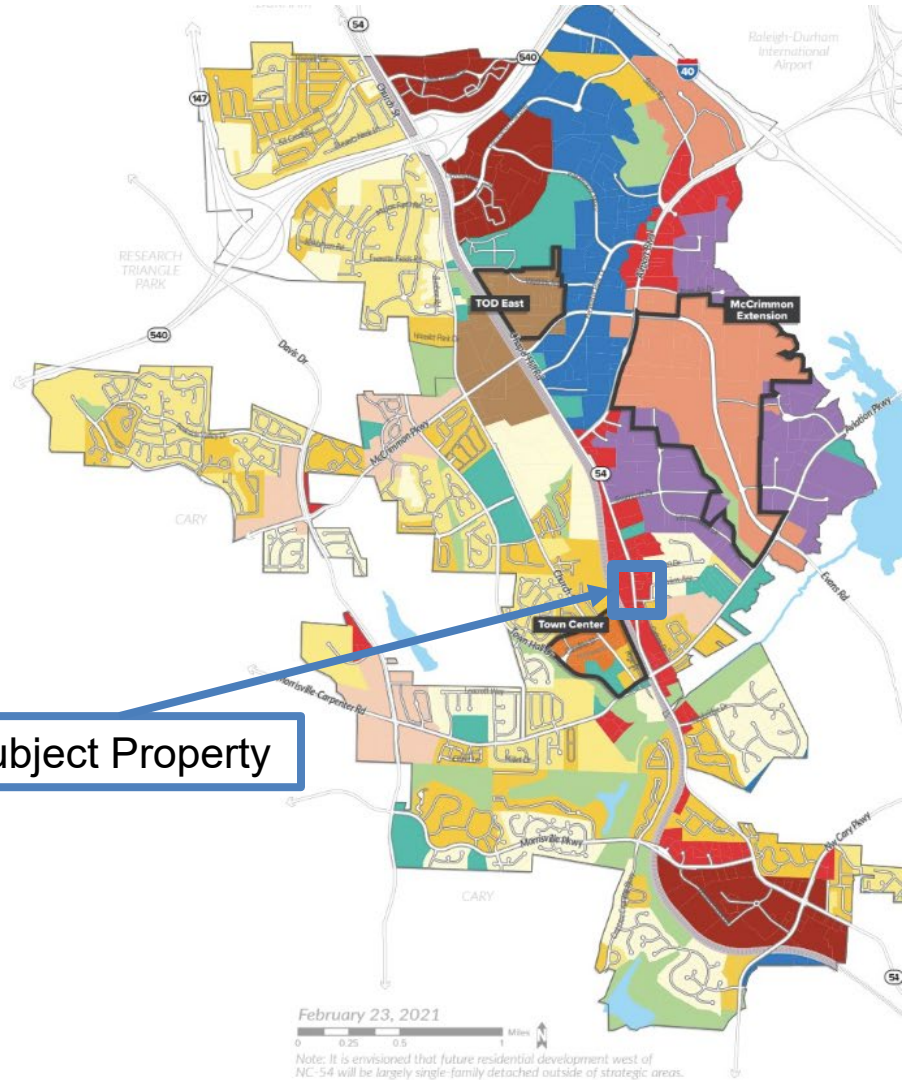


# 2021 Future Land Use Map

## Future Land Use Map

The Future Land Use Map establishes the foundation for the use and development of land within the Town of Morrisville over the next 10 to 20 years. All land parcels within the Town's planning jurisdiction are assigned one of 13 future land use designations, each defining preferred uses, a desired density and character of development. Elements such as future streets, landscape buffers, private open spaces, tree preservation areas and other important considerations, though not illustrated here, are discussed in this and subsequent chapters.

- Low Density Residential**  
 Low Density Residential includes neighborhoods of single-family detached homes, typically 4.5 or less dwelling units per acre. These areas are characterized by large lots and the lowest residential density in Morrisville.
- Medium Density Residential**  
 Medium Density Residential includes neighborhoods of single-family attached and detached homes, typically between 4.5 and 7.5 dwelling units per acre. These areas are characterized by medium-sized lots and a moderate density of development.
- High Density Residential**  
 High Density Residential includes neighborhoods of single-family attached and detached homes as well as multi-family developments, typically 7.5 or greater dwelling units per acre. These areas are characterized by small lots and the highest residential density in Morrisville.
- Neighborhood Activity Center**  
 Neighborhood Activity Center features a mix of uses that provide convenient, walkable retail and service options for adjacent neighborhoods. These areas include commercial, residential, entertainment, and office uses that are compatible with the scale and intensity of adjacent areas.
- Business Activity Center**  
 Business Activity Center features a mix of uses that provide convenient, walkable retail and service options for adjacent offices and employment centers. These areas include commercial, residential, and office uses in mixed-use centers that are compatible with the scale and intensity of adjacent areas.
- Regional Activity Center**  
 Regional Activity Center features a mix of uses that create regional destinations, typically located at key intersections along major transportation corridors. These areas include concentrations of large regional employers, commercial, entertainment, and high density residential along with education and healthcare facilities.
- General Commercial**  
 General Commercial includes commercial centers that provide a variety of goods and services to meet local and regional needs, typically located along primary transportation corridors.
- Town Center**  
 Town Center features a vibrant mix of uses near Morrisville's historic crossroads that create a destination and focal point for the community. This includes a dense, urban concentration of uses, including residential, commercial, office, entertainment, cultural, and institutional uses with a focus on mixed-use development.
- Office**  
 Office includes a broad spectrum of local and regional employment centers in high quality and desirable environments.
- Industrial**  
 Industrial includes light- and heavy-industrial uses that contribute to employment opportunities and Morrisville's tax base. Location, visibility, and compatibility with adjacent areas are critical to industrial uses.
- Institutional**  
 Institutional accommodates public and semi-public activities such as government buildings, schools, and places of worship.
- Parks & Open Space**  
 Parks, Greenways, and Open Space includes all parcels of land exclusively used for outdoor green spaces, recreational areas, and environmental amenities. These provide recreational opportunities to residents and enhance the Town's character. This category does not include private parks and open spaces that are incorporated as supporting uses on larger properties or developments or greenways.
- Transit Oriented Development**  
 Transit Oriented Development features a critical mass of development and mix of uses necessary to support nearby transit options. Uses include commercial, residential, institutional, and employment concentrated in pedestrian-scaled environments, with a focus on mixed-use development.



# Project Profile

The applicant proposes to develop a 60-unit affordable rental multifamily community utilizing Low-Income Housing Tax Credit (LIHTC) financing. All units will be reserved for households earning at or below 60% of the Area Median Income and will be age-restricted to individuals 55 years and older.

The rezoning request is necessary to allow the project to qualify for the Town's Affordable Housing Incentive Policy, which is currently only available through the rezoning process. The Town of Morrisville has established a policy goal of expanding affordable and mixed-income housing opportunities by offering regulatory flexibility and other incentives. The Town's stated objective is to encourage development partners to bring projects that help advance these goals.

This project would represent the first LIHTC-supported senior affordable community within the Town of Morrisville. The development team, Evergreen Construction, has completed several comparable affordable housing projects across the Triangle region.

# Incentive Policy



## Town of Morrisville Affordable Housing Development Incentive Policy | Policy Overview (August 22, 2023)

### About the Policy

The Town of Morrisville (The Town) has identified the need to support the development of affordable housing opportunities for renters and homeowners through partnerships with developers. The Town has set a goal to increase the development of affordable and mixed-income housing throughout Morrisville by providing regulatory easement or other incentives and invites developers active in and around Morrisville to bring proposals for projects that advance this goal.

#### What is Affordable Housing?

To meet the needs of Morrisville Residents, the Town is primarily interested in advancing two objectives for affordable housing:

- Increase rental opportunities for households with incomes at or below 60% of the Area Median Income (AMI). The Town will provide regulatory incentives or other considerations for rental developments in which at least a portion of units are affordable to households with incomes up to 60% of AMI.
- Increase homeownership opportunities for households with incomes at or below 80% of the Area Median Income (AMI). The Town will provide regulatory incentives or other considerations for housing developments that dedicate land or homes for affordable homeownership. This objective can be met through the provision of townhomes or other smaller housing types that can be offered at market rates that are affordable to these households.

#### How Can Developers Participate?

Interested developers should contact the Town of Morrisville Planning Department at (919) 463-6210.

### Development Options

The Town is interested in attracting development that supports housing affordability in addition to other local policy goals. Below is initial guidance about the types of affordable housing development which might be eligible for the Town's Affordable Housing Development Incentive Policy and the types of incentives the Town may be able to provide. The Town welcomes all reasonable proposals and invites developers to explore other ways to provide affordable housing.

#### Regulatory Incentives and Affordability Mechanisms

	Rental opportunities for households with incomes at or below 60% of AMI	Homeownership opportunities for households with incomes at or below 80% of AMI
Eligible Projects	<ul style="list-style-type: none"> <li>• Mixed-income rental developments, with an initial target of 20% of units affordable to households at or below 60% of AMI.</li> <li>• 100% affordable rental developments, such as Low-Income Housing Tax Credit developments.</li> </ul>	<ul style="list-style-type: none"> <li>• Single family developments that donate a portion of lots or developable land to affordable homeownership developers (preferred)</li> <li>• Single family developments (or condominiums) that provide some homes at prices affordable to households at or below 80% of AMI and restrict the income of first buyers of those homes, with or without public subsidy.</li> </ul>

#### Example Incentives

- Density bonus
- Height bonus
- Reduced tree protection requirements
- Reduced parking minimums
- Reduction in minimum lot sizes
- Density bonus
- Allowances for a percentage of subdivision for attached single-family housing such as townhomes where otherwise not permitted

### Supplemental Information

#### Wake County Area Median Income Limits, 2023

	60% AMI	80% AMI
1 Person	\$47,640	\$63,520
2 Person	\$54,420	\$72,560
3 Person	\$61,200	\$81,600
4 Person	\$67,980	\$90,640
5 Person	\$73,440	\$97,920
6 Person	\$78,900	\$105,200

Source: Novogradac & Company LLP

#### Wake County Affordable Rent Limits, 2023

	Affordable Monthly Rent for a 60% AMI Household
0 bedroom	\$1,191
1 bedroom	\$1,360
2 bedroom	\$1,530
3 bedroom	\$1,699
4 bedroom	\$1,972

Source: Novogradac & Company LLP, rents inclusive of all utilities.

#### Affordable Homeownership Pricing

Based on current mortgage terms and market conditions in Morrisville, a 4-person household with income at 80% of the median income can afford a total mortgage amount of \$320,413, assuming they are not paying any Private Mortgage Insurance (PMI). This would translate to a total affordable home purchase price of \$ 400,516 assuming an 80% Loan-to-Value (LTV) ratio. (Sources: HUD, NCHFA, State of North Carolina, HR&A Analysis)

# Preliminary Site Plan



VICINITY MAP  
NTS

## FAIRVIEW SPRING PRELIMINARY SITE PLAN



SITE DATA TABLE	
PROJECT NAME:	FAIRVIEW SPRING
PROPERTY OWNER:	MK PROPERTY HOLDING LLC 140 W FRANKLIN ST 18ET 705 CHAPEL HILL, NC 27616-2988
PN#:	0755-162771
REAL ID#:	006050
DEED REFERENCE:	DB 015636 PG 02620
PROPERTY ADDRESS:	10212 CHAPEL HILL RD, MORRISVILLE, NC 27660
JURISDICTION:	TOWN OF MORRISVILLE
EXISTING ZONING:	TOWN CENTER COMMERCIAL (TCC)
EXISTING USE:	VACANT
PROPOSED LAND USE:	80 SENIOR LIVING APARTMENTS 30 - 1 BEDROOM UNITS 50 - 2 BEDROOM UNITS
MINIMUM LOT SIZE:	20,000 SF
MINIMUM / MAXIMUM NUMBER OF DWELLING UNITS:	N/A
MAXIMUM LOT COVERAGE:	65%
BUILDING SETBACKS:	FRONT BUILD-TO-ZONE: MIN: 30 FT MAX: 25 FT MINIMUM FRONTAGE OCCUPIED BY BUILDINGS: 80% CORNER SIDE: 20 FT SIDE: 15 FT REAR: 30 FT
EXISTING SITE AREA:	3.24 AC
PARKING SUMMARY:	0-1 BEDROOM UNITS: 1 PER DU 2 BEDROOM UNITS: 1.5 PER DU 30 - 1 BEDROOM + 10 SPACES 30 - 2 BEDROOM + 45 SPACES TOTAL = 75 SPACES REQUIRED
MINIMUM REQUIRED PARKING:	10% PARKING REDUCTION = 7 SPACES TOTAL = 68 SPACES REQUIRED
MINIMUM REQUIRED ELECTRIC VEHICLE PARKING:	EVSE INSTALLED: 88 SPACES x 0.05 = 3 SPACES
PROPOSED PARKING:	88 SPACES PROVIDED (INCLUDING 9 ADA) 88 SPACES / 60 UNITS = 1.13 SPACES PER UNIT
MINIMUM REQUIRED BICYCLE PARKING:	2 SPACES
PROPOSED BICYCLE PARKING:	4 SPACES

NCHPA Parking Calculations Morrisville (3/17/2025)	
Spaces Required =	88
NVC Spaces Required for Type A Units =	8
Additional 2% HC Spaces Required =	2
3 Use Accessible NVC Spaces for Stations Office =	3
Required Standard NVC Spaces =	6
Required VAC NVC Spaces =	3

- SITE AMENITIES**
- INDOOR AND OUTDOOR SITTING AREAS (MIN 3)
  - GAZEBO
  - COVERED DRIVE THRU ENTRY
  - EXERCISE ROOM
  - RESIDENT COMPUTER CENTER

LEGEND	
	BUILD-TO-ZONE
	TREE CONSERVATION AREA
	ROW DEDICATION

**NOTES**

- SPACES LABELED EVSE ARE RESERVED FOR ELECTRIC VEHICLES AND PROVIDE A 207/40 VOLT CHARGING UNIT.
- SPACES LABELED EV ARE SPACES PREPARED FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) INSTALLATION BY PROVIDING ELECTRICAL CAPACITY IN THE SERVICE PANEL, CONDUIT, AND WIRING TO TERMINATE IN A JUNCTION BOX OR A 240-VOLT CHARGING OUTLET AT THE EV-READY SPACE.
- STORMWATER DETENTION WILL BE PLACED UNDERGROUND.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
5403 TRINITY ROAD, SUITE 101 | FAYETTEVILLE, NC 27803  
TEL: 910.499.1515 FAX: 910.499.1516 WWW.TIMMONSGROUP.COM

YOUR VISION ACQUIRED THROUGH DURS.

DATE: 01/21/2026  
DRAWN BY: 332  
DESIGNED BY: P. BARBSKY  
CHECKED BY: P. BARBSKY  
SCALE: AS SHOWN

**TIMMONS GROUP**  
FAIRVIEW SPRING  
MORRISVILLE - WAKE COUNTY - NORTH CAROLINA  
PRELIMINARY SITE PLAN

SHEET NO: 42601.021  
DATE: EX1.0

# Chapel Hill Road Right-of-Way



- Project accounts for right-of-way (ROW) dedication along Chapel Hill Rd.
- The developer has set aside ROW for a 15-foot travel lane, a 12-foot travel lane, and 10-foot side path (consistent with Comprehensive Transportation Plan)
- Additional 5-foot sidewalk along Sunset Avenue

# Proposed Conditions

1. Parking shall be provided at a minimum ratio of 1.1 space per dwelling unit. A minimum of 68 parking spaces shall be provided. This requirement reflects the minimum required spaces, with a 10% reduction.
2. Electric vehicle (EV) parking requirements, including the minimum percentage of EV spaces and the standards outlined in Table 5.10.3.F.2 of the UDO, shall not apply to this project. No EV-designated parking spaces, EV-Ready spaces, or EV charging infrastructure are required or will be installed
3. The height for any building on the property shall not exceed three (3) stories and forty-five (45) feet, measured in accordance with Town of Morrisville standards.
4. The building will be constructed to ENERGY STAR Multifamily New Construction Version 1.2 standards and certified as such by a third-party firm.
5. The site plan shall be in general conformance with the application entitled “Rezoning of 10212 Chapel Hill Road” that is submitted with this rezoning.
6. The development will commit to serving households at or below 60% AMI, meet the definition of serving only elderly households as defined by the federal 55-year age definition, and for a 50-year affordability period.

# PZB's Recommendation

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The Planning and Zoning Board recommended approval of the requested Zoning Map amendment from Town Center Commercial to Conditional–Town Center Commercial by a vote of 4-1.

# Staff Recommendation

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Staff recommends approval of the requested zoning map amendment from Town Center Commercial to Conditional – Town Center Commercial for the following reasons:

1. The proposed rezoning supports objectives and goals outlined in the Town’s adopted Strategic Plan, Land Use Plan, and Affordable Housing Plan.
2. The proposed rezoning aligns with the Strategic Plan Initiative to identify and expand housing options to meet current and future needs of the community.
3. The proposed rezoning creates housing in Morrisville that would preserve and enhance the diversity, quality, character, safety, affordability, and appeal of Morrisville’s housing and neighborhoods to strengthen the Town’s desirability as a great place to live, as recommended by the Land Use Plan.
4. The proposed rezoning adheres to the goal of encouraging development of affordable housing, guided by the Affordable Housing Plan, which states the Town should seek to develop a balance of housing that provides a diverse range of housing types, price points, and styles.

# Action Item

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Ordinance 2026-139-0 of the Morrisville Town Council Approving a Zoning Map Amendment for 10212 Chapel Hill Road, a Property Located at the Intersection of Chapel Hill Road and Sunset Avenue, to the Conditional - Town Center Commercial Zoning District (REZ-26-0020).

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# Fairview Spring



Evergreen Construction Co.

# Project Overview

Fairview Spring – A Senior Living Community is a proposed new construction development that is to be located at 10212 Chapel Hill Road. The project will consist of (30) one bedroom, one bath units and (30) two-bedroom, one bath units for persons 55 years of age and older. The building will be a 3-story design, served by one elevator with all residential units opening into an interior hallway. The main entrance will have a call panel system with all exterior doors self-locking. On-site amenities will include a main lobby, a TV lounge area, a computer center, a fitness center, a multi-purpose room with kitchen, coin- op laundry facilities and tenant storage areas.

All 60 units will be affordable to seniors at or below 60% of the area median income with 43% of the apartments set aside for seniors at or below 30%, 40% and 50% of the area median income. The set asides will remain for 50 years through a recorded land use restrictive agreement.

All applicants will go through a thorough screening process that includes credit, criminal and prior landlord references being reviewed.

Evergreen Construction Company was formed in 1978 for the purpose of developing, constructing and managing affordable housing communities across North Carolina. Current owner and president, Tim Morgan, joined in 1994. We currently have 41 communities in our portfolio, comprising 1920 units. The overall portfolio occupancy rate is 96%. Once a community is built, they typically lease up in 4 to 6 months.

Evergreen has a long history partnering with Wake County and currently has 19 communities with loans from the county.



**EVERGREEN**  
**CONSTRUCTION COMPANY**

# — Other Evergreen Communities



**Weatherstone Spring  
200 Weather Ridge Lane  
Cary**

# — Other Evergreen Communities



**Ryan Spring**  
**616 Ryan Road**  
**Cary**

# — Other Evergreen Communities



**Amber Spring  
5000 Spring Forest Road  
Raleigh**

# — Other Evergreen Communities



**Aspen Spring  
5706 Rock Quarry Road  
Raleigh**

# — Other Evergreen Communities



**Hampton Spring  
216 Buck Jones Road  
Raleigh**

# — Proposed Rents

AMI Level	Bedroom Size	# Units	★ Proposed Rent
30% AMI	1 BR	4	\$550
30% AMI	2 BR	5	\$650
30% AMI	1 BR	4	\$550
30% AMI	2 BR	3	\$650
40% AMI	1 BR	2	\$750
40% AMI	2 BR	2	\$850
50% AMI	1 BR	3	\$975
50% AMI	2 BR	3	\$1,075
60% AMI	1 BR	17	\$1,075
60% AMI	2 BR	17	\$1,175

★ These rents reflect the current HUD income limits for the Raleigh–Cary metropolitan area. Actual rents at the time of lease-up may vary due to annual HUD updates, but the income-restricted set-aside requirements will not change.

Any rent adjustments must be approved by the North Carolina Housing Finance Agency (NCHFA).

# — What is LIHTC

Created by Congress as part of the Tax Reform Act of 1986, the Low-Income Housing Tax Credit (LIHTC) generates private capital investment used to finance the construction and rehabilitation of affordable rental housing for households earning on average 60 percent or less of the area median income. According to the Joint Center for Housing Studies at Harvard University, the housing tax credit is "widely regarded as the most successful housing production and preservation program in the nation's history." Since being enacted, the LIHTC program has helped develop more than 3.5 million affordable housing units.

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Questions?



# Town Council Agenda Item Report

Agenda Item No. 11.b

Submitted by: Shelly Mayo

Submitting Department Planning

Meeting Date: April 28, 2026

## **SUBJECT**

Proposed Amendment to the Zoning Map for Pathway Triangle Building 7

Shelly Mayo, Planner III

Public Hearing - April 14

Public Hearing & Action - April 28

## **Recommendation:**

Staff recommends approval of the requested zoning map amendment from Business Activity Center - Gateway Overlay (BAC-GO) to Conditional - Business Activity Center - Gateway Overlay (C-BAC-GO) for the following reasons:

1. The proposed Conditional - Business Activity Center – Gateway Overlay (C-BAC-GO) zoning district is compatible with surrounding zoning districts.
2. The requested Zoning Map amendment would allow for development that is compatible with the developments in the surrounding area thereby resulting in a logical and orderly development pattern.
3. The requested rezoning is consistent with the Land Use Plan's vision and the goal of promoting fiscally responsible development by strategically managing and promoting development that will bring high paying jobs and economic development to benefit the town's residents and property owners.
4. By including zoning conditions that both permit flexibility to the UDO standards and support public safety and environmental protections, the proposed rezoning upholds the Town's Strategic Plan Goal of promoting a business-friendly environment to diversify the economic base and attract an educated and highly skilled workforce.

## **Updates/History of Briefing:**

At the April 14, 2026, Town Council public hearing, Fire Marshal Charles Eldridge mentioned that he had asked Novartis to keep extra fire suppressant foam on hand for the Fire Department and that Novartis agreed. After the Town Council meeting, the Fire Marshal and Planning staff discussed whether this should be requested as a zoning condition to require that it would be done in perpetuity. The Fire Marshal asked Arcadis, the consulting engineers for Novartis, for more information about the fire suppression system. After reviewing the additional information, he was satisfied that no additional foam would be needed and that a zoning condition was not necessary.

## **Executive Summary and Background Information:**

Ordinance 2026-98-0 of the Morrisville Town Council Approving a Zoning Map Amendment for a portion of Pathway Triangle Phase 2, located at 1800 Strand Street, to the Conditional - Business Activity Center - Gateway Overlay Zoning District (REZ-26-0019).

The applicant, King Street Properties, requests approval of a zoning map amendment for a portion of 1800 Strand Street (Wake Co. PIN 0756-42-5643), which totals approximately 4.65 acres and is located along the eastern side of McCrimmon Parkway, north of the Wake Competition Center. The property is currently zoned Business Activity Center - Gateway Overlay (BAC-GO), and the 2021 Land Use Plan designates it as Business Activity Center (see ATTH 01 - Maps). The requested rezoning is to the Conditional - Business Activity Center - Gateway Overlay (C-BAC-GO) zoning district with specific conditions outlined in the Petitioner's Application Packet (see ATTH 02). This request is specific to this portion of the 1800 Strand Street property and will not impact any other parts of the overall Pathway Triangle development. If the rezoning is approved, any uses permitted in the BAC-GO zoning district would be allowed on the property (see ATTH 03 - Use Table and Zoning District Standards).

This is an economic development project to bring Novartis to the town. Novartis is a global healthcare company headquartered in Bannockburn, Illinois, with parent company Novartis AG, headquartered in Basel, Switzerland. It's known for developing innovative medicines that address a wide range of diseases, from cancer and cardiovascular conditions to neurological, autoimmune and rare disorders. Novartis Gene Therapies plans to establish an operation that will expand national capabilities in the production of solid dosage tablets and capsules, including packaging for key lifesaving medicines. The business will be located on Pathway Triangle's life science campus. There's an existing commitment for Pathway Phase 1 to house 100 new full-time jobs within 5 years of operation, with an average wage of at least \$121,080 excluding bonuses and benefits. Novartis plans to begin hiring in 2026. With the proposed new investment of \$231,000,000, the Town will realize significant increased tax revenue annually.

This rezoning is to enable the second part of the project to locate in Morrisville. It would be located at Building 7 in Phase 2 of the Pathway Triangle project. If the rezoning is approved, it's anticipated to bring more high paying jobs and investment.

As a part of this project, Novartis needs to be able to store large quantities of chemicals on site. The industry safety standards require those chemical storage tanks to be aboveground so that they can be more easily and frequently inspected and repaired. The Town's UDO does not permit storage tanks in excess of 1,000 gallons to be stored aboveground. It also does not permit aboveground storage of any hazardous material in the Airport Overlay Districts. As a part of this rezoning, the applicant is seeking relief from these two standards. Zoning condition number 3 addresses this. The applicant and tenant have offered zoning conditions 4-11 and 15 to address staff's concerns regarding safety, environmental impact, and screening.

The applicant also requested relief from 3 architectural standards for this building, including maximum building height, facade wall length, and facade wall features.

- The maximum building height in this zoning district is 60 feet. The applicant is requesting an increase to 83 feet. Staff supports this request because the topography of the site is significantly lower than the adjacent Strand St and the building is expected to be about 12 feet lower than the road. Another building is also expected to be constructed between Strand St and the site of the

rezoning. This will reduce the visual impact of the Novartis building even further. The applicant has coordinated with RDU Airport and obtained approval from them for the increased height.

- UDO Sec. 5.9.5.B Facade Wall - Length requires that building facades longer than 100 feet will include recesses and projections to provide architectural interest for larger buildings. King Street and Novartis are requesting relief from this requirement because changes in facade depth will make it more difficult to maximize the efficiency of the interior layout. Staff supports this request as a reasonable concession in the economic development package and because of the building's location at the far rear of the site with limited off-site visibility.
- UDO Sec. 5.9.5.D Facade Wall - Features requires that all facades of the building incorporate architectural elements (e.g. windows, doors, accent materials, awnings, recesses, etc.) to increase the visual interest on the building facade and reduce monotony. King Street and Novartis are requesting relief from this requirement because changes in facade depth will make it more difficult to maximize the efficiency of the interior layout. Staff supports this request as a reasonable concession in the economic development package and because of the building's location at the far rear of the site with limited off-site visibility.

The Planning and Zoning Board heard this item at their March 12, 2026, meeting and unanimously voted to recommend approval of the proposed rezoning case and conditions.

**Advisory Board/Committee Review:**

Planning and Zoning Board

**Insert Date of Advisory Board/Committee Review:**

**Advisory Board/Committee Recommendation and/or Vote:**

None

**Potential Options:**

The Town Council should review the Zoning Map Amendment request and may choose to do one of the following:

1. Recommend approval of the request as submitted;
2. Recommend approval of the request with conditions; or
3. Recommend denial of the request.

In reviewing the requested Zoning Map Amendment, the Town Council may wish to consider the items identified in Section 2.4.19 of the Administrative Manual. A Zoning Map Amendment is a legislative decision and is generally discretionary.

**Staff Recommendation:**

None

## ATTACHMENTS

- [2026-98-0 ORD Approving a Zoning Map Amendment 1800 Strand St.pdf](#)
- [2026-98-0 ATTH 01 Maps.pdf](#)
- [2026-98-0 ATTH 02 - Application Packet.pdf](#)
- [2026-98-0 ATTH 03 Principal Use Table.pdf](#)
- [2026-98-0 ATTH 04 RDU Height Permit.pdf](#)
- [2026-98-0 ATTH 05 PZB Consistency Statement.pdf](#)
- [2026-98-0 ATTH 06 Draft PZB Minutes.pdf](#)
- [2026-98-0 PRES 1800 Strand St - Staff-ITEM HAS BEEN UPDATED.pdf](#)
- [2026-98-0 PRES 1800 Strand St - Applicant.pdf](#)



**ORDINANCE 2026-98-0 OF THE MORRISVILLE TOWN COUNCIL  
APPROVING A ZONING MAP AMENDMENT FOR A PORTION OF 1800  
STRAND ST, A PROPERTY LOCATED EAST OF THE INTERSECTION OF  
MCCRIMMON PARKWAY AND STRAND STREET, TO THE CONDITIONAL  
– BUSINESS ACTIVITY CENTER – GATEWAY OVERLAY ZONING  
DISTRICT (REZ-26-0019)**

**WHEREAS**, on January 20, 2026, King Street Properties submitted a request to rezone a portion of 1800 Strand Street, approximately 4.65 acres of property east of the intersection of Strand Street and McCrimmon Parkway from Business Activity Center – Gateway Overlay (BAC-GO) zoning district to Conditional - Business Activity Center – Gateway Overlay (C-BAC-GO) zoning district; and

**WHEREAS**, the property subject to the requested Zoning Map Amendment is depicted on Exhibit “A” attached hereto and specifically identified by Wake County PIN 0756-42-5643; and

**WHEREAS**, the rezoning request was the subject of a public comment session by the Planning and Zoning Board of the Town of Morrisville on March 12, 2026; and

**WHEREAS**, at the March 12, 2026 meeting, the Planning and Zoning Board unanimously voted to recommend approval of the requested Zoning Map Amendment to the Town Council; and

**WHEREAS**, the rezoning request and Planning and Zoning Board’s recommendation were presented to the Morrisville Town Council on April 14, 2026; and

**WHEREAS**, the Town Council held a public hearing on April 14, 2026 on the requested Zoning Map Amendment; and

**WHEREAS**, the requested Zoning Map Amendment was duly advertised in accordance with all requirements of law.

**NOW, THEREFORE, BE IT ORDAINED BY THE MORRISVILLE TOWN COUNCIL THAT:**

The Town of Morrisville Zoning Map is hereby amended by rezoning the portion of Wake County PIN 0756-42-5643 identified in Exhibit A attached hereto and legally described on Exhibit “B” attached hereto to the C-BAC-GO zoning district, subject to the following conditions:

1. The development shall be constructed in substantial conformance with the petitioner's application packet including the sketch plan, attached hereto as Exhibit A and the representations made at the Town Council public hearing. Locations shown for committed elements including, but not limited to, greenways, streets, parking areas, and open areas shown on the sketch plan, may be adjusted to conform to the UDO requirements or as permitted as a minor adjustment by the Planning Director.
2. The proposed conditional rezoning shall apply only to the area on the attached Exhibit B – Legal Description.
3. Outdoor Aboveground Storage Tanks containing hazardous materials may be located above ground if all other local, state, and federal requirements related to above ground storage of hazardous materials are met.
4. Aboveground Storage Tanks are prohibited within special flood hazard areas and/or 50-foot riparian buffers.

5. Secondary containment shall be provided for all outdoor Aboveground Storage Tanks containing hazardous materials. The secondary containment system shall have sufficient capacity to contain a minimum of 150% of the volume of the largest tank in each tank enclosure plus firefighting volume based off a minimum of the requirements established in the North Carolina Fire Code. The method of secondary containment must be approved by the Fire Marshal and Town Engineer. Any future changes to the containment methods must be reviewed and approved by the Fire Marshal and Town Engineer.
6. Outdoor Aboveground storage tanks or other vessels containing hazardous materials shall be located in the drainage area of the Stormwater Control Measure on site.
7. Outdoor storage of hazardous materials and the associated secondary containment system(s) for hazardous materials shall not connect to the sanitary sewer system.
8. The total storage space for hazardous materials stored in outdoor Aboveground Storage Tanks shall not exceed 290,000 gallons on the Building 7 parcel, including waste.
9. The area containing the Aboveground Storage Tanks and the associated loading area shall be access controlled.
10. All outdoor Aboveground Storage Tanks shall meet the requirements of UDO Sec. 4.3.5.B.20, except as otherwise provided in these zoning conditions. In addition, Aboveground Storage Tanks shall be screened from off-site view and the greenway by a louvered or solid wall, which shall be at least as tall as the tallest proposed Aboveground Storage Tanks. The limits of the full height screen walls are shown on the Sketch Plan attached hereto as Exhibit "A".
11. Building 7, as shown on the attached sketch plan, is exempt from UDO Sec. 5.9.5.B. Façade Wall – Length and Sec. 5.9.5.D Façade Wall – Features.
12. The maximum height for building 7 shall be up to 83 feet tall.
13. If exterior lighting is proposed, an exterior lighting plan shall be reviewed and approved prior to the issuance of a Certificate of Completion for the shell of building 7.
14. Facility staff for Building 7 shall be onsite 24 hours a day, 365 days a year whenever the plant is in operation. In the rare instance of a production shutdown when the plant would not be in operation, daily walkthroughs of the complete plant would be conducted.
15. The greenway trail shall be shifted at least 10' away from the parking lot and drive aisles adjacent to the Aboveground Storage Tank enclosure, as shown on the Sketch Plan attached hereto as Exhibit A, and have sufficient evergreen landscape screening to minimize views of the tank enclosure from the greenway.
16. At least 75% of the landscaping planted on this site shall be native species or cultivars.
17. The lower roof of building 7 shall be designed and constructed to support a load equivalent to a future solar panel installation covering at least 25% of the roof top.
18. All rainwater that collects within the secondary containment area for the Aboveground Storage Tanks shall be tested prior to removal. If the tested water exceeds applicable state or federal requirements, it shall be safely and appropriately disposed of off-site in accordance with all state and federal regulations. If the tested water meets applicable state or federal requirements, it may be pumped into the SCM on site. Testing logs shall be available to Town staff upon request and kept for a period of 5 years. Additionally, a sample shall be tested

annually from the SCM forebay and the results sent to the Town for compliance with the stormwater permit.

19. A fountain or aerator device shall be installed in the wet pond that Building 7 drains to and shall be maintained as long as hazardous materials are stored in outdoor Aboveground Storage Tanks at Building 7.

Ordained this, the 28<sup>th</sup> day of April 2026.

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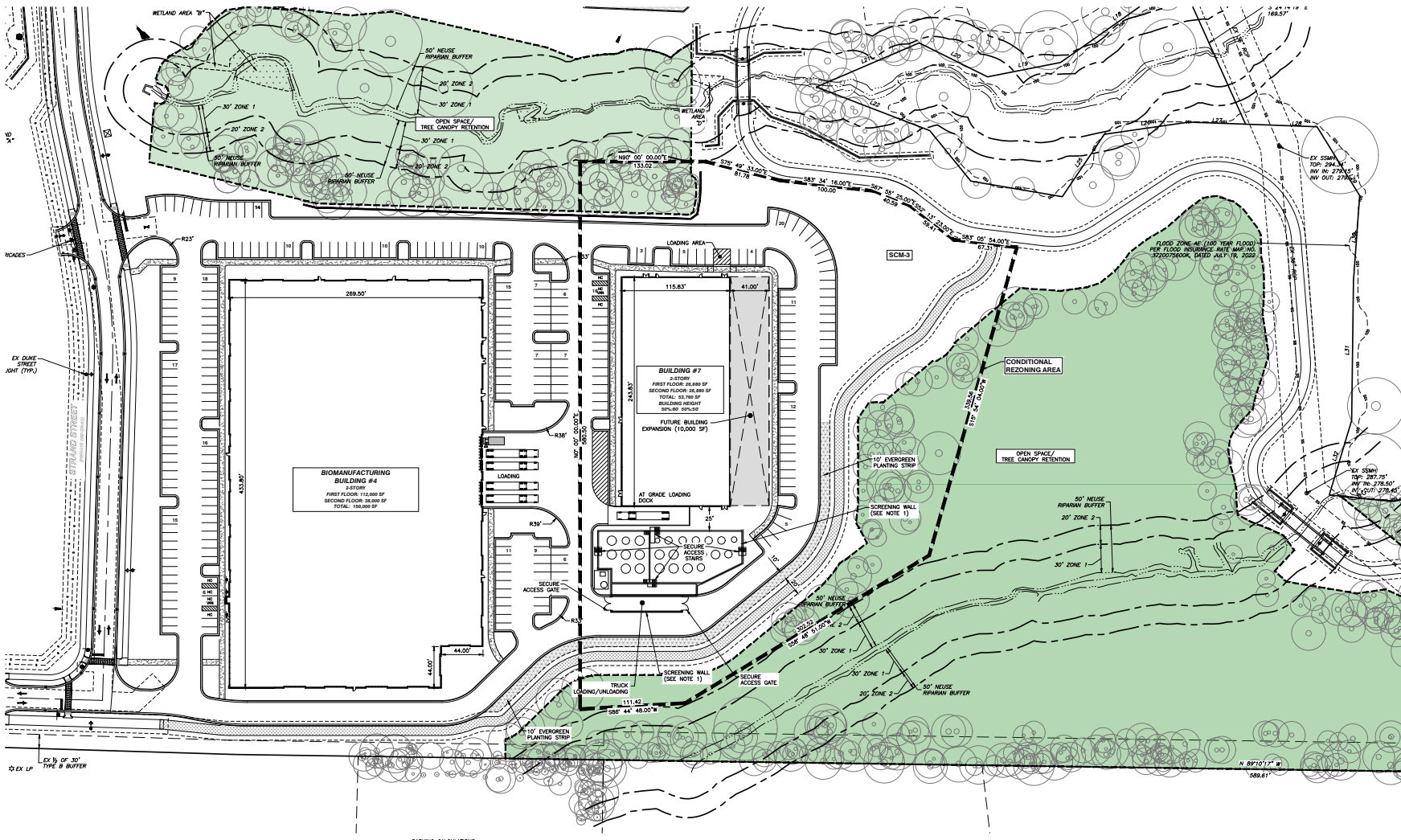
TJ Cawley, Mayor

ATTEST:

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Kayla Bertling, Town Clerk

**EXHIBIT A - SKETCH PLAN**



**PARKING CALCULATIONS:**

BUILDING SIZE:	150,000 SF
BUILDING 4:	150,000 SF
BUILDING 7:	83,760 SF
TOTAL:	233,760 SF
<b>PARKING REQUIRED (BIOMANUFACTURING - 1 SP/1,000 SF):</b>	
BUILDING 4 (150,000 @ 1 SP/1,000 SF):	150 SPACES
BUILDING 7 (83,760 @ 1 SP/1,000 SF):	84 SPACES
TOTAL REQUIRED:	234 SPACES
PARKING PROVIDED:	238 SPACES

\* THE PARKING SHOWN IS PRELIMINARY. THE FINAL PARKING PROVIDED WILL SATISFY THE MINIMUM TOWN OF MORRISVILLE PARKING REQUIREMENTS.

**ACCESSIBILITY NOTE**

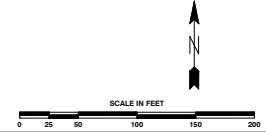
IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS, THE RUNNING SLOPE OF WALKING SURFACES CANNOT BE STEEPER THAN 1:20 AND CROSS SLOPE OF WALKING SURFACES CANNOT BE STEEPER THAN 1:48, WHICH INCLUDES CROSSWALKS.

**NOTES:**

1. FULL HEIGHT SCREENING WALLS SHALL BE REQUIRED AROUND THE ABOVE GROUND STORAGE TANK CONTAINMENT AREA AND TRUCK LOADING/UNLOADING AREA AS SHOWN. THE SCREENING WALLS AROUND THE TANKS SHALL BE AT LEAST AS TALL AS THE TALLEST ABOVE GROUND STORAGE TANK. THE SCREENING WALLS AROUND THE TRUCK LOADING/UNLOADING AREA SHALL BE AT LEAST AS TALL AS THE TALLEST TRUCK ACCESSING THE AREA.

**WETLANDS EXIST ON-SITE**

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF MORRISVILLE AND NCDOT



**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
 CERTIFICATION NUMBERS: NCEBLS (C-0170), NCBOLA (C-0687)

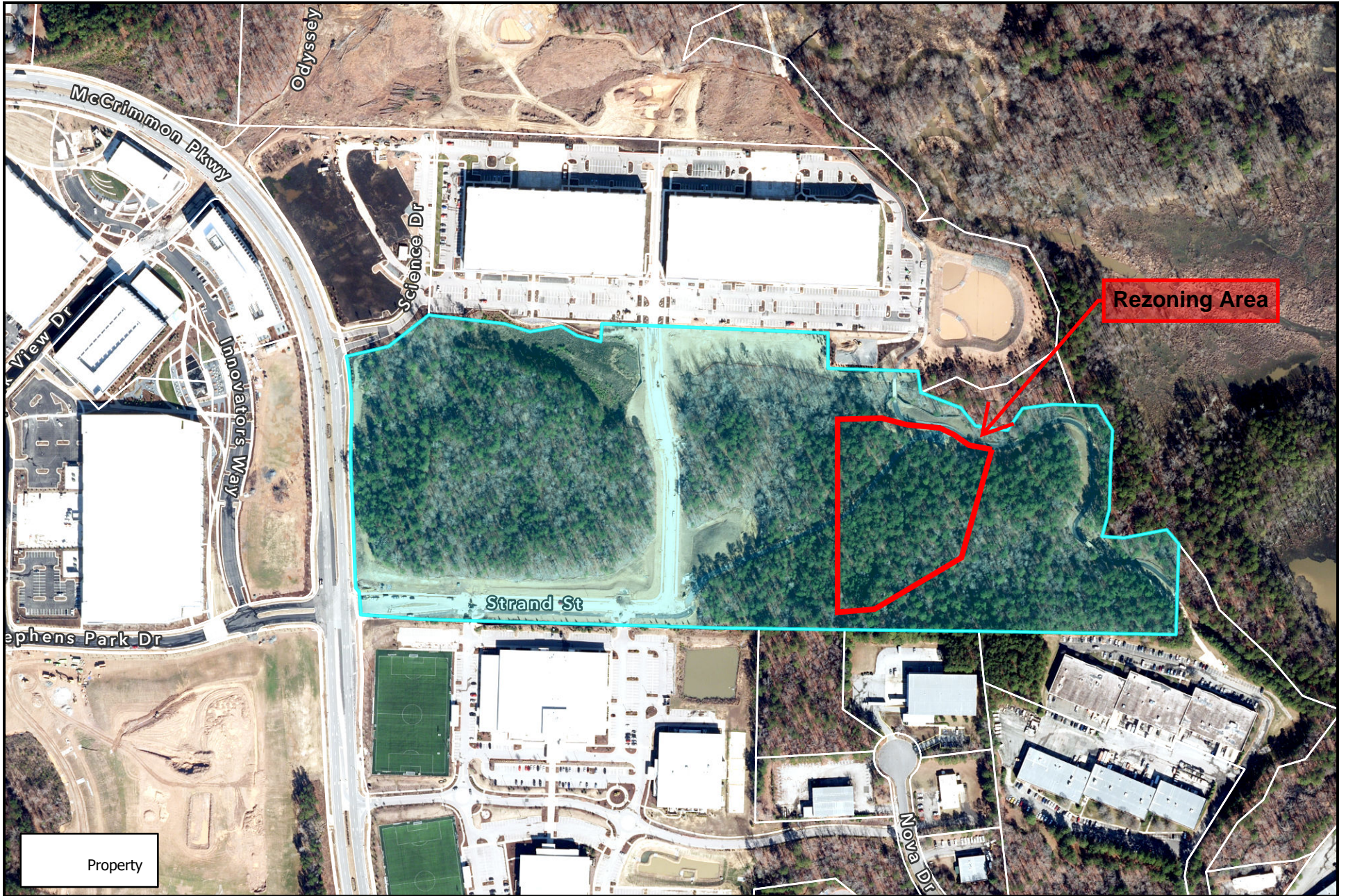
NO.	DATE	DESCRIPTION	BY

**PATHWAY TRIANGLE**  
**PHASE 2A/2B**  
**MCCRIMMON PARKWAY**  
 TOWN OF MORRISVILLE, WAKE COUNTY, NORTH CAROLINA

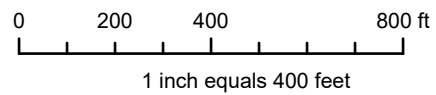
**SHEET**  
**C1.1**

**AREA TO BE REZONED:**

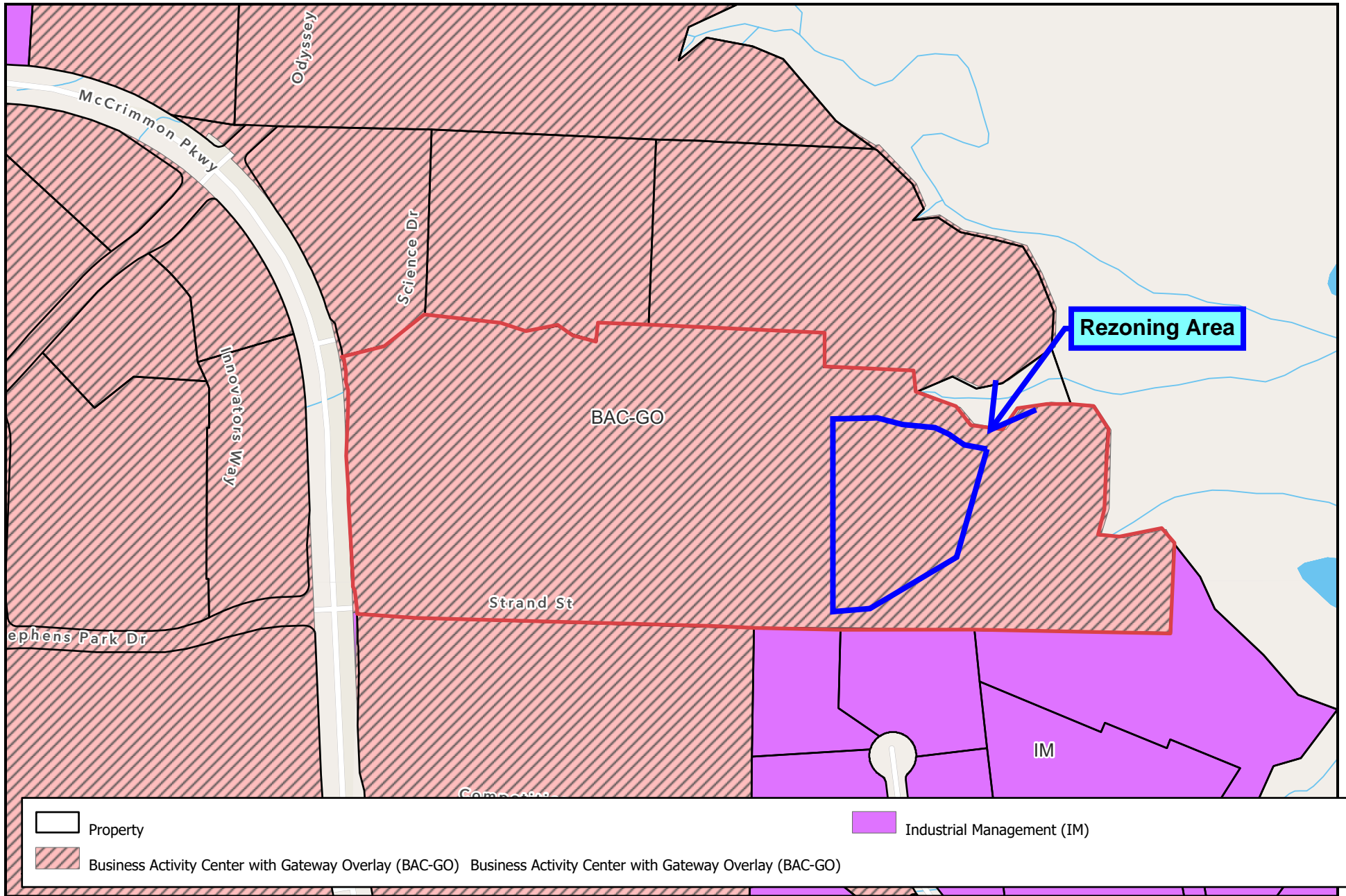
COMMENCING AT AN EXISTING IRON PIPE LOCATED N 88°42'06"W A DISTANCE OF 10.91 FEET FROM THE SOUTHWESTERN PROPERTY CORNER OF LOT 4 AS SHOWN ON BOOK OF MAPS 2025, PAGES 105-114, WAKE COUNTY REGISTRY, AND BEING LOCATED ON THE OLD EASTERN RIGHT-OF-WAY LINE OF MCCRIMMON PARKWAY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 762,261.21 FEET AND E: 2,053,445.15 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S 88°42'06"E A DISTANCE OF 10.91 FEET TO A NEWLY SET IRON PIPE LOCATED ON THE NEW EASTERN RIGHT-OF-WAY LINE OF MCCRIMMON PARKWAY AND BEING THE SOUTHWESTERN PROPERTY CORNER OF LOT 4 AS SHOWN ON BOOK OF MAPS 2025, PAGES 105-114, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY LINE N 89°44'35"E A DISTANCE OF 1,429.22 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE N 00°00'00"W A DISTANCE OF 580.50 FEET TO A POINT; THENCE N 90°00'00"E A DISTANCE OF 133.02 FEET TO A POINT; THENCE S 75°49'33"E A DISTANCE OF 81.78 FEET TO A POINT; THENCE S 83°34'16"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE S 67°55'25"E A DISTANCE OF 40.59 FEET TO A POINT; THENCE S 52°13'23"E A DISTANCE OF 59.41 FEET TO A POINT; THENCE S 83°05'54"E A DISTANCE OF 67.31 FEET TO A POINT; THENCE S 15°54'04"W A DISTANCE OF 339.56 FEET TO A POINT; THENCE S 58°48'51"W A DISTANCE OF 302.52 FEET TO A POINT; THENCE S 86°44'48"W A DISTANCE OF 111.42 FEET TO THE POINT OF BEGINNING, CONTAINING 4.6501 ACRES.



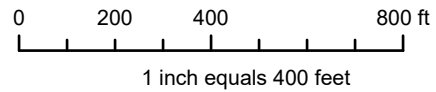
Map A - Aerial Map



**Disclaimer**  
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



**Map B - Zoning Map**

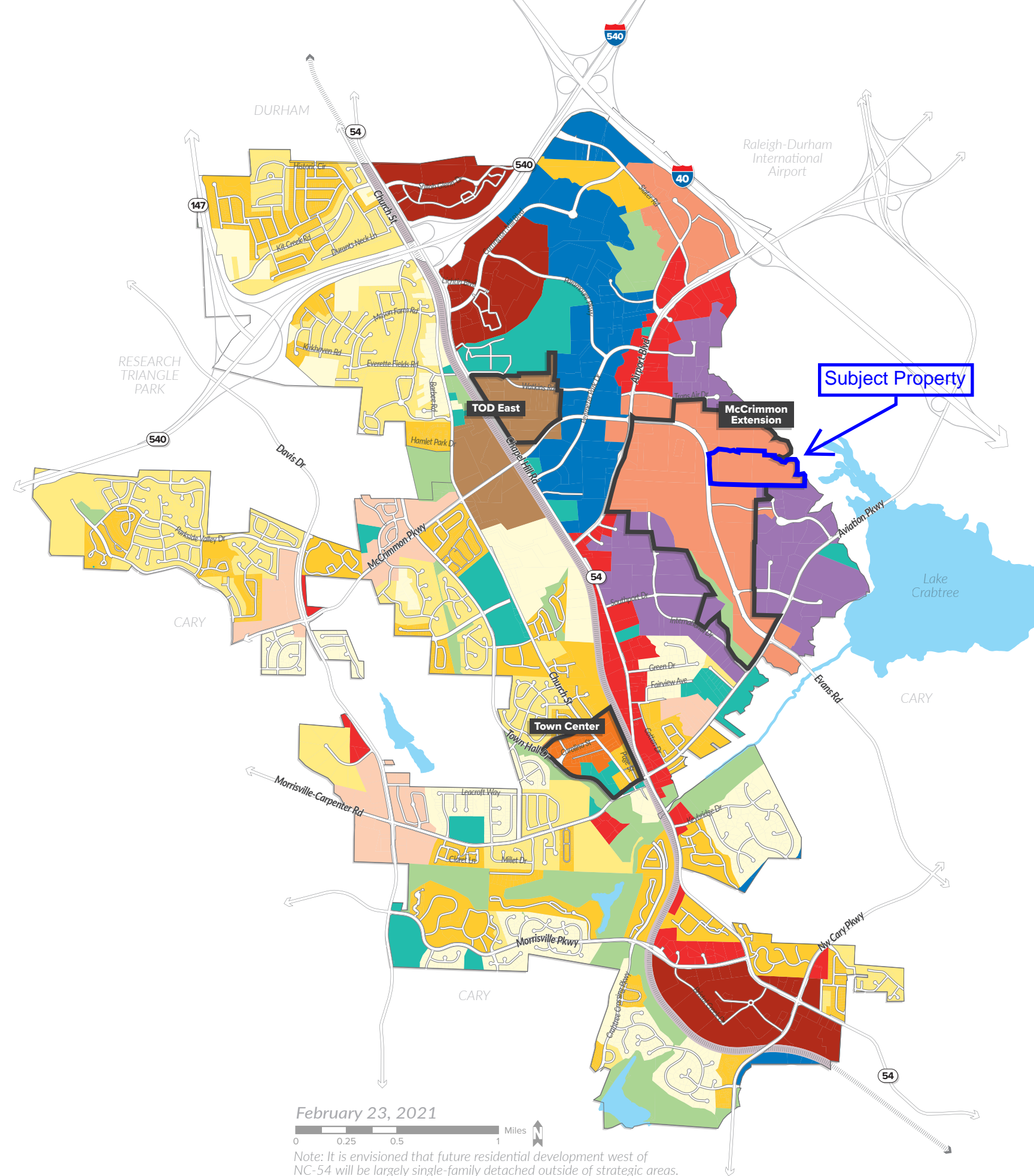


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# Map C- Future Land Use Map

The Future Land Use Map establishes the foundation for the use and development of land within the Town of Morrisville over the next 10 to 20 years. All land parcels within the Town's planning jurisdiction are assigned one of 13 future land use designations, each defining preferred uses, a desired density and character of development. Elements such as future streets, landscape buffers, private open spaces, tree preservation areas and other important considerations, though not illustrated here, are discussed in this and subsequent chapters.

- Low Density Residential**  
Low Density Residential includes neighborhoods of single-family detached homes, typically 4.5 or less dwelling units per acre. These areas are characterized by large lots and the lowest residential density in Morrisville.
- Medium Density Residential**  
Medium Density Residential includes neighborhoods of single-family attached and detached homes, typically between 4.5 and 7.5 dwelling units per acre. These areas are characterized by medium-sized lots and a moderate density of development.
- High Density Residential**  
High Density Residential includes neighborhoods of single-family attached and detached homes as well as multi-family developments, typically 7.5 or greater dwelling units per acre. These areas are characterized by small lots and the highest residential density in Morrisville.
- Neighborhood Activity Center**  
Neighborhood Activity Center features a mix of uses that provide convenient, walkable retail and service options for adjacent neighborhoods. These areas include commercial, residential, entertainment, and office uses that are compatible with the scale and intensity of adjacent areas.
- Business Activity Center**  
Business Activity Center features a mix of uses that provide convenient, walkable retail and service options for adjacent offices and employment centers. These areas include commercial, residential, and office uses in mixed-use centers that are compatible with the scale and intensity of adjacent areas.
- Regional Activity Center**  
Regional Activity Center features a mix of uses that create regional destinations, typically located at key intersections along major transportation corridors. These areas include concentrations of large regional employers, commercial, entertainment, and high density residential along with education and healthcare facilities.
- General Commercial**  
General Commercial includes commercial centers that provide a variety of goods and services to meet local and regional needs, typically located along primary transportation corridors.
- Town Center**  
Town Center features a vibrant mix of uses near Morrisville's historic crossroads that create a destination and focal point for the community. This includes a dense, urban concentration of uses, including residential, commercial, office, entertainment, cultural, and institutional uses with a focus on mixed-use development.
- Office**  
Office includes a broad spectrum of local and regional employment centers in high quality and desirable environments.
- Industrial**  
Industrial includes light- and heavy-industrial uses that contribute to employment opportunities and Morrisville's tax base. Location, visibility, and compatibility with adjacent areas are critical to industrial uses.
- Institutional**  
Institutional accommodates public and semi-public activities such as government buildings, schools, and places of worship.
- Parks & Open Space**  
Parks, Greenways, and Open Space includes all parcels of land exclusively used for outdoor green spaces, recreational areas, and environmental amenities. These provide recreational opportunities to residents and enhance the Town's character. This category does not include private parks and open spaces that are incorporated as supporting uses on larger properties or developments or greenways.
- Transit Oriented Development**  
Transit Oriented Development features a critical mass of development and mix of uses necessary to support nearby transit options. Uses include commercial, residential, institutional, and employment concentrated in pedestrian-scaled environments, with a focus on mixed-use development.





1/20/2026

Michele Stegall  
Planning Director  
Town of Morrisville

Re: Justification Letter for The Conditional Rezoning of Pathway Triangle Building #7

Dear Michele,

In an effort to streamline the drug delivery process for United States consumers and patients, Novartis has made a commitment to the manufacturing of drugs in the United States. As part of that commitment, Novartis is proposing to manufacture all key Novartis Small Molecule products (oral solid doses) at the Pathway Triangle campus, establishing a domestic US production hub for oncological, immunological, cardiolovascular and renal medicines.

To establish a manufacturing hub for all key Small Molecule products at Pathway Triangle, King Combs LLC (c/o King Street Properties) and Novartis are requesting a conditional rezoning. This will allow for the construction of a drug substance production facility and associated solvent storage facility at Building 7 on the Pathway Triangle campus. The modern drug substance production process necessitates a specialized facility which requires some targeted deviations from the Unified Development Ordinance.

Building 7 will be an approximately 54,000 SF (28,000 SF footprint) facility for the manufacturing of oligonucleotide and chemical drug substances. The building will have a minimum of two levels. Roughly half of the building is planned to be 80' tall and the remainder is planned to be 50' tall. The drug substance production facility is a critical element in the small molecule drug production process that Novartis plans to carry out at Pathway Triangle both in the proposed Building 7 (drug substance production) and Building 2 (Drug Product manufacturing and final packaging). The drug substances produced in Building 7 will be used as ingredients in the manufacturing process Building 2 to produce finished Drug Products (medicines) for US patients. Novartis intends to co-locate the Drug Substance and Drug Product & Final Packaging manufacturing facilities on the Pathway Triangle campus provided that the requested Conditional Rezoning can be obtained. The Conditional Rezoning for Building 7 and the solvent storage facility is a key milestone for Novartis to bring the end-to-end Small Molecule manufacturing process to Morrisville. It is also a key milestone for final location selection and to close-out the competitive site selection process.

The drug substance production process requires an approximately 10,000 SF above ground, enclosed solvent storage facility. The solvent storage facility will feed fresh solvents into the manufacturing process in Building 7 for use in the production of the Drug Substances.

The specific relief from the UDO being requested and justifications for each are detailed below.

<b>Requested Relief</b>	<b>Applicable Ordinance Section</b>	<b>Justification</b>
Allow above-ground storage of flammable and hazardous materials	Unified Development Ordinance Section 3.8.2.C.2	The proposed pharmaceutical manufacturing facility requires certain flammable and hazardous materials to be stored in above-ground tanks to meet current industry standards and operational safety requirements. Above-ground solvent storage is a widely accepted best practice in pharmaceutical manufacturing, as it allows for enhanced inspection, monitoring, leak detection, maintenance access, and emergency response capabilities that are not achievable with underground storage. All tanks will be designed and installed in compliance with applicable fire, building, and safety codes and will incorporate safety measures that exceed minimum code requirements, along with visual screening to ensure compatibility with surrounding development.
Allow a building height of up to 80 feet over an unlimited portion of the building (approximately 50% anticipated)	Unified Development Ordinance Section 3.4.3 Section F1 - Business Activity Center (BAC) zoning height standards	The requested building height is necessary to accommodate a gravity-driven material flow system, which is an industry-standard design approach for pharmaceutical manufacturing facilities. This vertical process flow is essential to maintaining product quality, operational efficiency, and regulatory compliance by allowing materials to move through the production process using gravity rather than mechanical conveyance. The increased height is driven by internal process requirements and does not increase site intensity, occupancy, or external impacts. The proposed height is consistent with the scale and function of advanced manufacturing facilities envisioned for the BAC zoning district.
Provide relief from façade wall length and design requirements of UDO Section 5.95(B), including the 3% recess requirement	Unified Development Ordinance Section 5.95(B)	The façade recess requirement would adversely impact the highly specialized interior program of the proposed drug substance manufacturing facility, including cleanroom layouts, structural systems, and mechanical and utility infrastructure critical to the manufacturing process. Pharmaceutical manufacturing buildings must prioritize

		functional integrity, safety, and regulatory compliance, which limits the ability to introduce façade recesses without compromising internal operations. The building will nevertheless incorporate high-quality materials, architectural detailing, and appropriate screening to achieve an attractive and compatible appearance consistent with the intent of the Ordinance.
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The following justifications are offered in support of the proposed conditional rezoning request consistent with the requirements of the Ordinance.

**Is consistent with the Comprehensive Plan**

The proposed conditional rezoning request related to Building 7 at Pathway Triangle is consistent with the Town’s Comprehensive Plan. The conditional rezoning reinforces Novartis’ commitment to investing in Morrisville and establishing a hub for small molecule pharmaceutical manufacturing in the United States. The proposed rezoning supports the Town’s vision for the McCrimmon Corridor as a premier life science and employment center. The project advances key Comprehensive Plan objectives by promoting high-quality job creation, strengthening the local tax base, and encouraging the development of advanced manufacturing and research uses in areas planned for employment-intensive development. The proposed use is compatible with surrounding and planned land uses and incorporates site design, buffering, and infrastructure improvements that align with adopted land use and economic development policies, thereby furthering the Town’s long-term planning goals for sustainable growth and economic vitality.

**Is consistent with any provisions of this Ordinance or the Code of Ordinances**

The proposed conditional rezoning is consistent with the intent and applicable provisions of the Town of Morrisville Ordinance and Code of Ordinances. The rezoning meets most standards of the Town’s code and seeks minor deviations that are necessary for the state of the art pharmaceutical manufacturing that is proposed. The deviations are limited to three items: (1) above-ground storage of flammable and hazardous materials; (2) building height up to 80 feet; and (3) façade wall design. As set forth above, these deviations are necessary to accommodate the specialized operational and safety requirements of a drug substance manufacturing facility. The proposed deviations are also narrowly tailored, supported by technical and operational justifications, and will not alter the fundamental intent of the BAC zoning district. The project will otherwise comply with all applicable development standards, performance criteria, and regulatory requirements, and will be developed in a manner that remains consistent with the overall purpose and framework of the Ordinance and Code of Ordinances.

**Is required by changed conditions**

The proposed conditional rezoning is required by changed conditions that have occurred since the establishment of the Business Activity Center (BAC) zoning district. While pharmaceutical manufacturing is a use permitted by right in the BAC district, the zoning standards were adopted based on generalized assumptions about industrial and employment uses and could not have anticipated the evolving and highly specialized building, safety, and operational requirements associated with modern drug substance manufacturing. Since



adoption of the BAC standards, the McCrimmon Corridor has emerged as a premier life science hub, attracting advanced pharmaceutical manufacturers whose facilities require a greater building height, specialized façade configurations, and regulated above ground material storage to meet current industry, safety, and regulatory standards. These evolutions in market demand, technology, and industry practices constitute changed conditions that necessitate limited, targeted deviations from the ordinance to allow a permitted use to be reasonably developed. Absent the requested conditional rezoning, the site would be constrained in a manner inconsistent with current economic development realities and the Town's evolving life science objectives.

#### **Addresses a demonstrated community need**

The proposed conditional rezoning addresses a demonstrated community need by supporting the continued growth of Morrisville's life science sector and reinforcing the Town's role as a center for advanced pharmaceutical manufacturing. The project will create high-quality, skilled employment opportunities, strengthen the local and regional economy, and contribute to the resilience of domestic drug manufacturing capacity. In addition, the substantial private investment associated with the project will expand the Town's tax base, supporting public services and infrastructure that benefit the broader community. By enabling a permitted use to be developed in a manner consistent with current industry standards, the conditional rezoning responds directly to documented economic development objectives and the community's interest in attracting and retaining innovative, high-value employers.

#### **Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;**

The proposed conditional rezoning is compatible with both existing and planned uses surrounding the subject property and represents the appropriate zoning district for the site. The proposed pharmaceutical manufacturing use is permitted by right within the Business Activity Center (BAC) zoning district and is consistent with the established development pattern of the Pathway Triangle campus, where multiple buildings are already occupied by pharmaceutical manufacturers. This development further reinforces the campus and the McCrimmon Corridor as a regional life science hub, consistent with surrounding employment-oriented and research-focused uses. The project will be developed with appropriate site design, buffering, and operational controls to ensure compatibility with adjacent properties. Accordingly, the BAC zoning district remains the appropriate classification for the subject land.

#### **Would result in a logical and orderly development pattern**

The proposed conditional rezoning would result in a logical and orderly development pattern consistent with the original planning and phased development of the Pathway Triangle campus. The proposed building will be located on a parcel that was intentionally planned and reserved for manufacturing use and will be served by existing public infrastructure, including Strand Street and established utility systems. The project builds upon prior development approvals and investments, reinforcing an integrated campus layout rather than introducing a new or incompatible development pattern. By utilizing existing transportation and utility networks and advancing development within an already planned employment center, the conditional rezoning supports efficient land use and orderly growth consistent with adopted planning objectives.

#### **Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities)**



The proposed conditional rezoning would result in development that is adequately served by existing and planned public facilities and services. The site is located in an area with access to public streets designed to accommodate anticipated traffic volumes, and the project will be supported by existing or readily available potable water and sanitary sewer infrastructure with sufficient capacity to serve the proposed use. Stormwater will be managed on site in accordance with adopted design standards, and solid waste collection and disposal will be provided through private services. The proposed pharmaceutical manufacturing use will generate minimal demand on schools and parks while contributing positively to the local tax base that supports public services. Police, fire, and emergency medical services are available to the site and will be further supported by the project's compliance with fire code requirements.

**Would avoid significantly adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.**

The proposed conditional rezoning would avoid significantly adverse impacts on the natural environment through the implementation of regulated, enclosed pharmaceutical manufacturing operations and compliance with all applicable local, state, and federal environmental standards. The facility will be designed to manage air emissions, noise, and lighting within established regulatory thresholds, with all production activities occurring indoors. Stormwater will be handled through engineered best management practices that meet or exceed current regulatory requirements, ensuring no degradation of downstream water quality. The site plan incorporates required buffers, limited disturbance areas, and protection measures for existing vegetation and any jurisdictional wetlands, preserving natural features to the greatest extent practicable. Collectively, these measures ensure that the project will not disrupt wildlife habitats or the natural functioning of environmental systems and will avoid significant adverse environmental impacts.

**Would not adversely affect the property values in the area**

The proposed conditional rezoning for the project is not anticipated to adversely affect surrounding property values. The facility represents a substantial investment by an internationally recognized pharmaceutical manufacturer and will be developed with high-quality architectural standards, controlled access, and appropriate buffering to ensure compatibility with adjacent uses. Pharmaceutical manufacturing operations are conducted within fully enclosed, highly regulated facilities and do not generate off-site impacts such as noise, vibration, odor, or emissions that would negatively influence nearby properties. Additionally, the project will expand the local tax base, create high-wage employment opportunities, and support long-term economic development objectives, all of which are factors commonly associated with maintaining or enhancing surrounding property values. The proposed conditions of approval, including site design standards and operational controls, further ensure that the development will be harmonious with the surrounding area and will not diminish the value of adjacent properties.

**Would be consistent with the public interest and the purposes and intent of this Ordinance**

The proposed conditional rezoning is consistent with the public interest and with the purposes and intent of the Town of Morrisville Ordinance. The request enables the reasonable development of a use that is permitted by right within the Business Activity Center zoning district while maintaining the overall intent of the district to accommodate high-quality employment, advanced manufacturing, and economic development uses. The proposed conditions and limited deviations are narrowly tailored to address the specialized requirements of pharmaceutical manufacturing and do not undermine the Ordinance's goals related to compatibility, public

safety, environmental protection, or infrastructure adequacy. By facilitating significant private investment, high-wage job creation, and long-term economic stability while ensuring compliance with applicable standards and performance requirements, the conditional rezoning advances the public interest and upholds the intent and purpose of the Ordinance.

For the reasons outlined above, the proposed conditional rezoning satisfies the applicable findings for approval and is consistent with the Town of Morrisville Comprehensive Plan, the purposes and intent of the Unified Development Ordinance, and the public interest. The request enables the reasonable development of a permitted pharmaceutical manufacturing use while ensuring compatibility with surrounding uses, protection of public health and safety, and adequate provision of public facilities and infrastructure. The limited and targeted deviations requested are necessary to accommodate current industry standards and will not result in adverse impacts. Accordingly, your consideration and approval of the conditional rezoning is respectfully requested.

Sincerely,

King Street Properties



Updated 4/2/2026:

Pathway Triangle Building #7 Zoning Conditions:

1. The development shall be constructed in substantial conformance with the petitioner's application packet including the sketch plan, attached hereto as Exhibit A and the representations made at the Town Council public hearing. Locations shown for committed elements including, but not limited to, greenways, streets, parking areas, and open areas shown on the sketch plan, may be adjusted to conform to the UDO requirements or as permitted as a minor adjustment by the Planning Director.
2. The proposed conditional rezoning shall apply only to the area on the attached Exhibit B – Legal Description.
3. Outdoor Aboveground Storage Tanks containing hazardous materials may be located above ground if all other local, state, and federal requirements related to above ground storage of hazardous materials are met.
4. Aboveground Storage Tanks are prohibited within special flood hazard areas and/or 50-foot riparian buffers.
5. Secondary containment shall be provided for all outdoor Aboveground Storage Tanks containing hazardous materials. The secondary containment system shall have sufficient capacity to contain a minimum of 150% of the volume of the largest tank in each tank enclosure plus firefighting volume based off a minimum of the requirements established in the North Carolina Fire Code. The method of secondary containment must be approved by the Fire Marshal and Town Engineer. Any future changes to the containment methods must be reviewed and approved by the Fire Marshal and Town Engineer.
6. Outdoor Aboveground storage tanks or other vessels containing hazardous materials shall be located in the drainage area of the Stormwater Control Measure on site.
7. Outdoor storage of hazardous materials and the associated secondary containment system(s) for hazardous materials shall not connect to the sanitary sewer system.
8. The total storage space for hazardous materials stored in outdoor Aboveground Storage Tanks shall not exceed 290,000 gallons on the Building 7 parcel, including waste.
9. The area containing the Aboveground Storage Tanks and the associated loading area shall be access controlled.
10. All outdoor Aboveground Storage Tanks shall meet the requirements of UDO Sec. 4.3.5.B.20, except as otherwise provided in these zoning conditions. In addition, Aboveground Storage Tanks shall be screened from off-site view and the greenway by a louvered or solid wall, which shall be at least as tall as the tallest proposed Aboveground Storage Tanks. The limits of the full height screen walls are shown on the Sketch Plan attached hereto as Exhibit A.

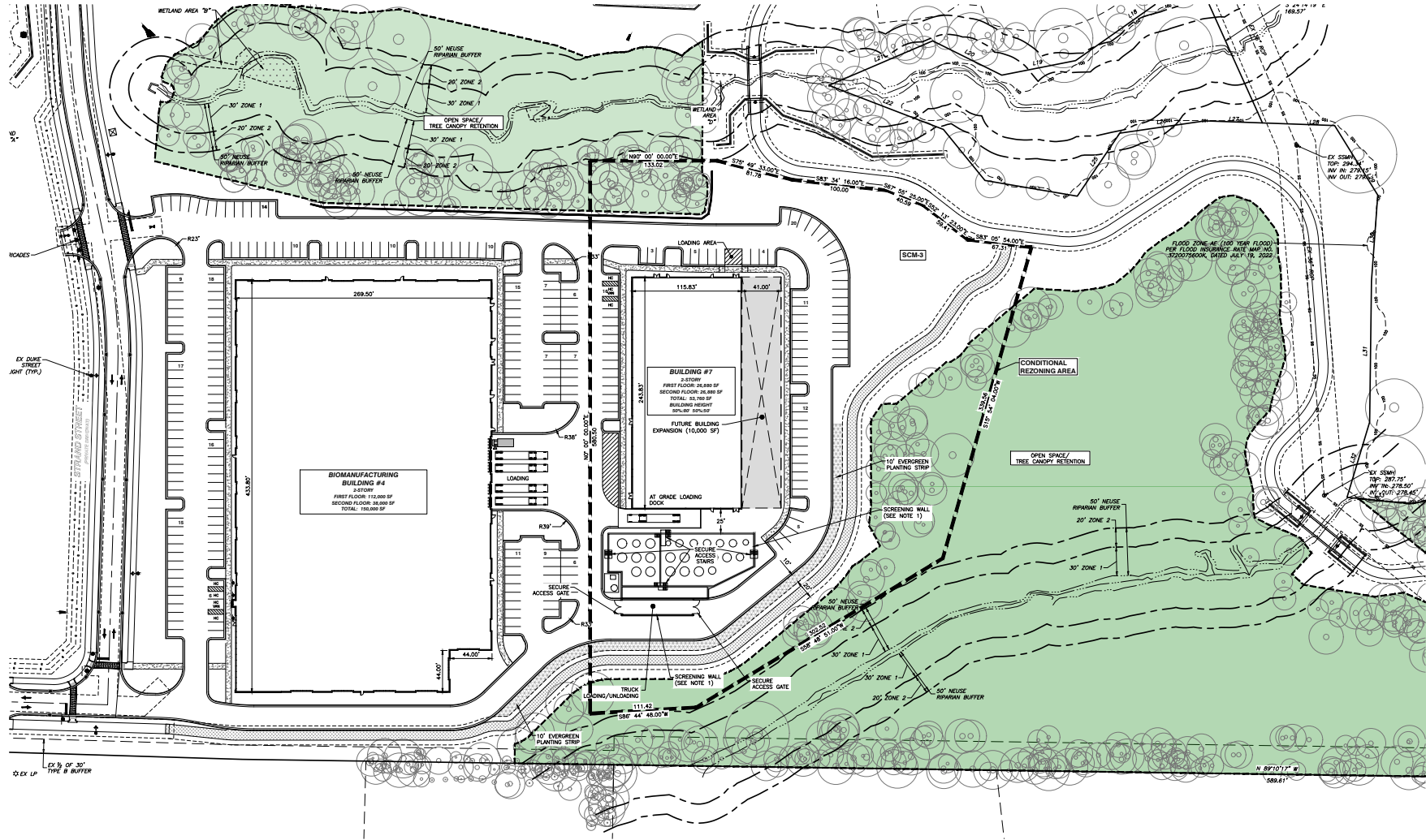
11. Building 7, as shown on the attached sketch plan, is exempt from UDO Sec. 5.9.5.B. Façade Wall – Length and Sec. 5.9.5.D Facade Wall – Features.
12. The maximum height for building 7 shall be up to 83 feet tall.
13. If exterior lighting is proposed, an exterior lighting plan shall be reviewed and approved prior to the issuance of a Certificate of Completion for the shell of building 7.
14. Facility staff for Building 7 shall be onsite 24 hours a day, 365 days a year whenever the plant is in operation. In the rare instance of a production shutdown when the plant would not be in operation, daily walkthroughs of the complete plant would be conducted.
15. The greenway trail shall be shifted at least 10' away from the parking lot and drive aisles adjacent to the Aboveground Storage Tank enclosure, as shown on the Sketch Plan attached hereto as Exhibit A, and have sufficient evergreen landscape screening to minimize views of the tank enclosure from the greenway.
16. At least 75% of the landscaping planted on this site shall be native species or cultivars.
17. The lower roof of building 7 shall be designed and constructed to support a load equivalent to a future solar panel installation covering at least 25% of the roof top.
18. All rainwater that collects within the secondary containment area for the Aboveground Storage Tanks shall be tested prior to removal. If the tested water exceeds applicable state or federal requirements, it shall be safely and appropriately disposed of off-site in accordance with all state and federal regulations. If the tested water meets applicable state or federal requirements, it may be pumped into the SCM on site. Testing logs shall be available to Town staff upon request and kept for a period of 5 years. Additionally, a sample shall be tested annually from the SCM forebay and the results sent to the Town for compliance with the stormwater permit.
19. A fountain or aerator device shall be installed in the wet pond that Building 7 drains to and shall be maintained as long as hazardous materials are stored in outdoor Aboveground Storage Tanks at Building 7.

*Andrew Castraberti*

Andrew Castraberti

Director – King Street Properties

**EXHIBIT A - SKETCH PLAN**



**PARKING CALCULATIONS:**

BUILDING SIZE:	
BUILDING 4:	150,000 SF
BUILDING 7:	62,980 SF
TOTAL:	212,980 SF
<b>PARKING REQUIRED (BIOMANUFACTURING - 1 SP/1,000 SF):</b>	
BUILDING 4 (150,000 @ 1 SP/1,000 SF):	150 SPACES
BUILDING 7 (62,980 @ 1 SP/1,000 SF):	63 SPACES
TOTAL REQUIRED:	213 SPACES
PARKING PROVIDED:	218 SPACES

\* THE PARKING SHOWN IS PRELIMINARY. THE FINAL PARKING PROVIDED WILL SATISFY THE MINIMUM TOWN OF MORRISVILLE PARKING REQUIREMENTS.

**NOTES:**

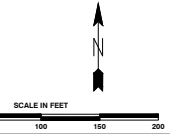
1. FULL HEIGHT SCREENING WALLS SHALL BE REQUIRED AROUND THE ABOVE GROUND STORAGE TANK CONTAINMENT AREA AND TRUCK LOADING/UNLOADING AREA AS SHOWN. THE SCREENING WALLS AROUND THE TANKS SHALL BE AT LEAST AS TALL AS THE TALLEST ABOVE GROUND STORAGE TANK. THE SCREENING WALLS AROUND THE TRUCK LOADING/UNLOADING AREA SHALL BE AT LEAST AS TALL AS THE TALLEST TRUCK ACCESSING THE AREA.

**ACCESSIBILITY NOTE**

IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS, THE RUNNING SLOPE OF WALKING SURFACES CANNOT BE STEEPER THAN 1:20 AND CROSS SLOPE OF WALKING SURFACES CANNOT BE STEEPER THAN 1:48, WHICH INCLUDES CROSSWALKS.

**WETLANDS EXIST ON-SITE**

**NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF MORRISVILLE AND NCDOT**



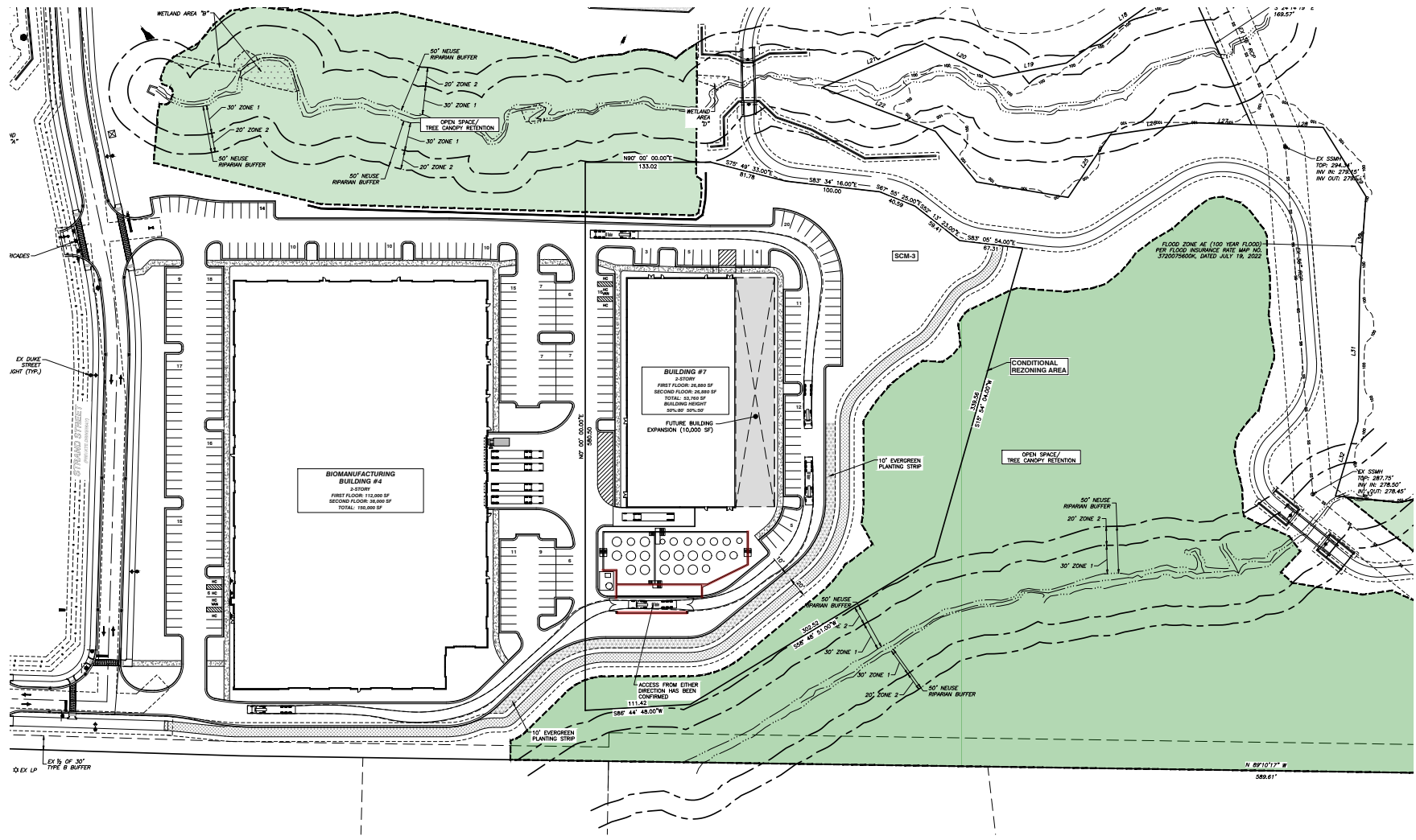
**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
 CERTIFICATION NUMBERS: NCEBLS (C-0110), NCBOLA (C-0287)

NO.	DATE	DESCRIPTION	BY

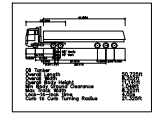
**PATHWAY TRIANGLE**  
**PHASE 2A/2B**  
**MCCRIMMON PARKWAY**  
 TOWN OF MORRISVILLE, WAKE COUNTY, NORTH CAROLINA

**SHEET**  
**C1.1**

2022 BASS, NIXON & KENNEDY, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF BASS, NIXON & KENNEDY, INC.



**ACCESSIBILITY NOTE**  
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**WETLANDS EXIST ON-SITE**  
 NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF MORRISVILLE AND NCDOT



**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
 CERTIFICATION NUMBERS: (C-50110), (NCBOLA C-6267)

NO.	DATE	DESCRIPTION	BY

**PATHWAY TRIANGLE**  
**PHASE 2A/2B**  
**TANKER TRUCK**  
**TURN EXHIBIT**  
 SCALE: 1" = 50'  
 TOWN OF MORRISVILLE, WAKE COUNTY, NORTH CAROLINA

**SHEET C1.2**

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

TOWN OF MORRISVILLE PROJECT NO.

## Exhibit B - Legal Description

### **AREA TO BE REZONED:**

COMMENCING AT AN EXISTING IRON PIPE LOCATED N 88°42'06"W A DISTANCE OF 10.91 FEET FROM THE SOUTHWESTERN PROPERTY CORNER OF LOT 4 AS SHOWN ON BOOK OF MAPS 2025, PAGES 105-114, WAKE COUNTY REGISTRY, AND BEING LOCATED ON THE OLD EASTERN RIGHT-OF-WAY LINE OF MCCRIMMON PARKWAY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 762,261.21 FEET AND E: 2,053,445.15 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S 88°42'06"E A DISTANCE OF 10.91 FEET TO A NEWLY SET IRON PIPE LOCATED ON THE NEW EASTERN RIGHT-OF-WAY LINE OF MCCRIMMON PARKWAY AND BEING THE SOUTHWESTERN PROPERTY CORNER OF LOT 4 AS SHOWN ON BOOK OF MAPS 2025, PAGES 105-114, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY LINE N 89°44'35"E A DISTANCE OF 1,429.22 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE N 00°00'00"W A DISTANCE OF 580.50 FEET TO A POINT; THENCE N 90°00'00"E A DISTANCE OF 133.02 FEET TO A POINT; THENCE S 75°49'33"E A DISTANCE OF 81.78 FEET TO A POINT; THENCE S 83°34'16"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE S 67°55'25"E A DISTANCE OF 40.59 FEET TO A POINT; THENCE S 52°13'23"E A DISTANCE OF 59.41 FEET TO A POINT; THENCE S 83°05'54"E A DISTANCE OF 67.31 FEET TO A POINT; THENCE S 15°54'04"W A DISTANCE OF 339.56 FEET TO A POINT; THENCE S 58°48'51"W A DISTANCE OF 302.52 FEET TO A POINT; THENCE S 86°44'48"W A DISTANCE OF 111.42 FEET TO THE POINT OF BEGINNING, CONTAINING 4.6501 ACRES.

C. Principal Use Table

<p><b>Table 4.2.4: Principal Use Table</b>                      P = Permitted as exempt from Site Plan Approval or with Site Plan Approval by Town staff                      S = Allowed as a Special Use                      A = Allowed subject to a PD Plan/Agreement                      Blank Cell = Prohibited (except Overlay Districts) X = Prohibited (Overlay Districts only)</p>																													
Use Category	Use Type	Base/Conditional Districts																	PD District		Overlay Districts			Use-Specific Standard					
		B&O	MLDR	LDR	MDR	HDR	NAC	BAC	CAC	RAC	TOD	HCV	MS	TCC	TCR	RT	RNP	CC	OI	IM	MUPD	MSPD	AO-A		AO-B	FO	GO		
<b>Agricultural and Animal Related Uses</b>																													
Agricultural Uses	Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A					4.2.5.B.1.a		
	Farm, Small		P	P							P										P	A					4.2.5.B.1.b		
	Farm, Large																				P	A					4.2.5.B.1.c		
	Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A					4.2.5.B.1.c		
	Garden Center																	P	P	P	A						4.2.5.B.1.d		
Animal Related Uses	Greenhouse/Nursery										P							P		P	A						4.2.5.B.1.d		
	Kennel, Indoor						P	P	P	P								P	P	P	A						4.2.5.B.2.a		
	Kennel, Outdoor																			P	A						4.2.5.B.2.b		
	Stables	P	P																	P	A						4.2.5.B.2.c		
Veterinary Clinic/Hospital	Veterinary Clinic/Hospital						P	P	P	P	P							P	P	P	A						4.2.5.B.2.c		
	<b>Residential Uses</b>																												
	Household Living Uses	Bungalow Court																										4.2.5.C.1.a	
		Dwelling, Duplex			P	P	P																A		X			4.2.5.C.1.b	
Dwelling, Live/Work					P	P	P	P	P	P	P											A		X			4.2.5.C.1.b		
Dwelling, Manufactured Home																								X			4.2.5.C.1.c		
Dwelling, Multi-family		≤50 du					P	P	P	P	P												A	A	X			4.2.5.C.1.d	
		>50 du					P	P	P	P	P													A	A	X		4.2.5.C.1.d	
Dwelling, Single-Family Attached					P	P	P	P	P	P													A	A	X		X	4.2.5.C.f	
Dwelling, Single-Family Detached			P	P	P	P																	A		X		X	4.2.5.C.f	
Family Care Home			P	P	P	P	P	P															A		X		X	4.2.5.C.1.e	
Pocket Neighborhood																											4.2.5.C.1.f		
Group Living Uses	Congregate Living Facility					P	P	P	P	P													A		X		X	4.2.5.C.2.a	
	Continuing Care Retirement Community						S	S	S															A		X		X	4.2.5.C.2.b
	Dormitory						P	P	P	P													P	P	P	A		4.2.5.C.2.c	
	Rooming House																								X			4.2.5.C.2.d	

Table 4.2.4: Principal Use Table																												
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Use Category	Use Type	Base/Conditional Districts																PD District		Overlay Districts		Use-Specific Standard						
		BGO	MLDR	LDR	MDR	HDR	NAC	BAC	CAC	RAC	TOD	HCV	MS	TCC	TCR	RT	RNP	CC	OI	IM	MUPD		MSPD	AO-A	AO-B	FO	GO	
<b>Institutional Uses</b>																												
Community and Government Service Uses	Club or Lodge				P	P	P			P			P	P	P		P	P	P	A		X						
	College or University						P	P	P	P			P				P	P	P	A							4.2.5.D.1.a	
	Community Center					P	P	P	P	P		P	P	P	P		P	P	P	A	A							
	Cultural Facility						P	P	P	P	P	P	P	P			P	P	P	A	A	X						
	Day Care Center				P	P	P	P	P	P			P				P	P		A	A	X					4.2.5.D.1.b	
	Emergency Services					P	P	P	P	P	P	P	P	P			P	P	P	A	A							
	Government Services, Administrative					P	P	P	P	P	P	P	P	P			P	P	P	A	A							
	Government Maintenance, Storage, or Distribution Facility																	P	P	P	A		X				4.2.5.D.1.c	
	Place of Worship, Community					P	P	P			P	P		P				P	P	P	A		X				4.2.5.D.1.d	
	Place of Worship, Neighborhood		P	P	P	P	P	P			P	P		P	P	P	P	P	P	P	A		X				4.2.5.D.1.e	
	Public Park or Recreation Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A						
	School, Elementary			P	P	P	P	P	P	P	P			P	P	P			P		A		X					
	School, Middle				P	P	P	P	P	P	P			P	P	P			P		A		X	[1]				
	School, High					P	P	P	P	P	P			P	P	P			P		A		X	[1]				
	School, Business or Vocational						P	P	P	P	P	P		P	P	P		P	P	P	A							
Sports Academy							P											P	P	A								
Health Care Uses	Hospital						P	P	P								P	P	P	A		X						
	Nursing Home					P	P	P	P	P			P		P		P	P		A		X					4.2.5.D.2.a	
	Office, Medical/ Dental						P	P	P	P	P	P					P	P	P	A	A							
	Office Park, Medical/ Dental							P	P	P								P	P	P	A							
	Urgent Care Facility						P	P	P	P	P		P	P			P	P	P	A	A							
	Wellness Center						P	P	P	P	P		P	P			P	P	P	A	A							
Transportation and Utility Uses	Bus Station						P	P	P	P								P	P	A								
	Central Utility Plant						P	P	P	P							P	P	P	A							4.2.5.D.3.a	
	Heliport																		S									
	Office, Utility						P	P	P	P	P						P	P	P	A								
	Park and Ride Terminal								P	P	P							P	P	P	A							

		<b>Table 4.2.4: Principal Use Table</b>																										
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Use Category	Use Type	Base/Conditional Districts																			PD District		Overlay Districts		Use-Specific Standard			
		PGO	VLDR	LDR	MDR	HDR	NAC	BAC	CAC	RAC	TOD	HCV	MS	TCC	TCR	RT	RNP	CC	OI	IM	MUPD	MSPD	AO-A	AO-B		FO	GO	
	Parking Deck or Lot (as a principal use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A						4.2.5.D.3.b
	Railroad Yard																				S							
Transportation and Utility Uses	Solar Energy Collection System (as a principal use)																				P	A						4.2.5.D.3.c
	Transit Station						P	P	P	P				P					P	P	P	A						
	Utility Facility, Major				S	S	S	S	S	S				S					S	S	S	A						
	Utility Facility, Minor		P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	A						
Telecommunication Uses	Antenna collocation or combination on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A						4.2.5.D.4.a

<p align="center"><b>Table 4.2.4: Principal Use Table</b></p> <p align="center">P = Permitted as exempt from Site Plan Approval or with Site Plan Approval by Town staff                      S = Allowed as a Special Use                      A = Allowed subject to a PD Plan/Agreement                      Blank Cell = Prohibited (except Overlay Districts) X = Prohibited (Overlay Districts only)</p>																												
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		PGO	VDDR	LDR	MDR	HDR	NAC	BAC	CAC	RAC	TOD	HCV	MS	TCC	TCR	RT	RNP	CC	OI	IM	MUPD		MSPD	AO-A	AO-B	FO	GO	
	Broadcasting Station																	P	P	P	A							
	Broadcast Studio							P	P	P	P		P	P				P	P	P	A	A						
	Concealed attached antenna				S	P	P	P	P	P		S	P					P	P	P	A	A					4.2.5.D.4.b	
	Non-concealed attached antenna (private utility easement)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A					4.2.5.D.4.c	
	Non-concealed dual-function tower (private utility easement)				P	P	P	P	P	P			P					P	P	P	A						4.2.5.D.4.d	
	Concealed towers (town-owned property)	S	S	S	S	P	P	P	P	P	S	S	P	S	S	S	P	P	P	A	A						4.2.5.D.4.e	
	Non-concealed towers (town-owned property)					S	S	S	S	S			S					S	S	S	A						4.2.5.D.4.e	
	Antenna collocation or combination on existing tower					P	P	P	P	P		S	P					P	P	P	A	A					4.2.5.D.4.e	
	Non-concealed towers (private property)						S	S	S	S			S					S	S	S	A						4.2.5.D.4.e	
	DAS Node		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A					4.2.5.D.4.f	
	DAS Wired Hub		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A					4.2.5.D.4.g	
	<b>Commercial Uses</b>																											
Eating and Drinking Establishment Uses	Restaurant							P	P	P	P	P	P	P	P					P	P	P	A	A				4.2.5.E.1.a
	Specialty Eating or Drinking Establishment							P	P	P	P	P	P	P						P	P	P	A	A				
	Bar or Lounge							P	P	P	P	P	P							P	P		A	A				
Office Building							P	P	P	P		P	P						P	P	P	A	A					

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	Office Park							P	P	P									P	P	A						
Recreation Uses	Country Club		P	P	P	P															A						
	Golf Course	P	P	P	P	P															A						4.2.5.E.3.a
	Private Recreation Facility, Indoor					P	P	P	P	P			P	P				P	P	P	A	A					
	Private Recreation Facility, Outdoor						P	P	P	P				P				P	P	P	A						4.2.5.E.3.b
	Sports Training Facility, Indoor							P												P	P	A					
	Sports Training Facility, Outdoor							P												P	P	A					
Entertainment Uses	Adult Establishment																			S							4.2.5.E.4.a
	Banquet Hall						P	P	P	P	P			P				P	P	P	A						
	Private Entertainment Facility, Indoor					P	P	P	P	P			P	P				P	P	P	A	A					
	Private Entertainment Facility, Outdoor						P	P	P	P				P				P	P	P	A						
Funeral Related Uses	Funeral Home						P							P				P		P	A						
	Cemetery		P											P				P	P	P	A						
	Crematorium																			P	A						
	Stonecutting/Monument Sales																			P	A						

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Use Category	Use Type	Base/Conditional Districts															PD District		Overlay Districts		Use-Specific Standard							
		PGO	VLDLDR	LDR	MDR	HDR	NAC	BAC	CAC	RAC	TOD	HCV	MS	TCC	TCR	RT	RNP	CC	OI	IM		MUPD	MSPD	AO-A	AO-B	FO	GO	
Retail Sales and Service Uses	Convenience Store						P	P	S	S	P							P	P	P	A							
	Farmers' Market							P	P	P	P	P	P					P	P	P	A	A					4.2.5.E.6.a	
	Retail Store	< 3,000 sf						P	P	P	P	P	P						P	P	P	A	A					
		3,000 to < 20,000 sf						P	P	P	P	P	P						P	P	P	A	A					
		20,000 to < 50,000 sf						P	P	P	P	P	P						P	P	P	A	A					
		50,000 to < 75,000 sf								P	P								P		P	A						
		≥ 75,000 sf								P	P								P		P	A						
	Tobacco and/or Hemp									P																		4.2.5.E.6.b
	Service Establishment						P	P	P	P	P	P	P					P	P	P	A	A						
	Service Establishment, Personal						P	P	P	P	P	P	P					P	P	P	A	A						4.2.5.E.6.c
Shopping Center, Major								P	P										P	P	A							
Shopping Center, Neighborhood						P	P	P	P	P								P		P	A							
Vehicle/ Equipment Sales and Service Uses	Automobile Repair, Major																			P	A							4.2.5.E.7.a
	Automobile Repair, Minor								P	P								P		P	A							4.2.5.E.7.b
	Automobile Sales or Rental																	P		P	A							4.2.5.E.7.c
	Automobile Service Station								S	S								P		P	A							4.2.5.E.7.d
	Car Wash/Detailing						P											P	P	P	A							4.2.5.E.7.e
	Recreational Vehicle Sales, Rental, or Service																			P	A							4.2.5.E.7.f
	Taxi or Limousine Service																		P		P	A						4.2.5.E.7.g
	Tire Capping and Retreading																				P	A						4.2.5.E.7.h
	Vehicle Fleet Storage																				P	A						4.2.5.E.7.i
	Vehicular Towing Service																				P	A						4.2.5.E.7.j
Visitor Accommodation	Bed and Breakfast										P	P									A							4.2.5.E.8.a
	Hotel/Motel							P	P	P	P							P	P	P	A	A						

<p align="center"><b>Table 4.2.4: Principal Use Table</b></p> <p align="center">P = Permitted as exempt from Site Plan Approval or with Site Plan Approval by Town staff</p> <p align="center">S = Allowed as a Special Use</p> <p align="center">A = Allowed subject to a PD Plan/Agreement</p> <p align="center">Blank Cell = Prohibited (except Overlay Districts) X = Prohibited (Overlay Districts only)</p>																														
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<b>Industrial Uses</b>																														
Industrial and Service Uses	Construction-Related Activities																			P									4.2.5.F.1.a	
	Flex Space, Major																				P									
	Flex Space, Minor													P				P	P	P										
	Industrial Park																			P										
	Industrial Equipment Sales and Rental																			P									4.2.5.F.1.b	
	Mini-Storage													P						P									4.2.5.F.1.c	
	Motor Freight Terminal, Small																			P										
	Motor Freight Terminal, Large																			S										
	Outdoor Equipment Performance Testing Facility																			P									4.2.5.F.1.d	
	Research Laboratory							P			P								P	P									4.2.5.F.1.f	
	Tank Farm																			S			X							
	Warehousing/Distribution																			P										
	Wholesale Food Preparation														P			P	P									4.2.5.F.1.e		
	Wholesale Establishment																			P										
Manufacturing Uses	Brewery/Distillery						P							P			P	P	P											
	Industrial Assembly, Light													P			P	P												
	Industrial Assembly, Heavy																		P									4.2.5.F.2.a		
	Manufacturing, Custom						P	P						P			P	P	P											
	Manufacturing, Light						P												P											
	Manufacturing, Medium																		P											
	Manufacturing, Heavy																		S									4.2.5.F.2.a		
	Bio-manufacturing						P												P											
	Micro-Brewery						P	P	P	P			P	P				P	P	P			A							
	Micro-Winery						P	P	P	P			P	P				P	P	P			A							
Winery						P											P	P	P											

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Use Category	Use Type	Base/Conditional Districts																		MUPD	MSPD	AO-A	AO-B	FO	GO				
		PGD	VDDR	LDR	MDR	HDR	NAC	BAC	CAC	RAC	TOD	HCV	MS	TCC	TCR	RT	RNP	CC	OI								IM		
Extraction and Landfill Uses	Composting Facility																				S							4.2.5.F.3.a	
	Extraction of Earth Products																					S							4.2.5.F.3.b
	Hydraulic Fracturing																					S							4.2.5.F.3.c
	Junkyard or Recycling Facility																					S							4.2.5.F.3.d
	Landfill, Construction and Demolition Debris																					S							4.2.5.F.3.e
	Landfill, Municipal Solid Waste																					S		X					4.2.5.F.3.f
	Landfill, Land Clearing and Inert Debris																					S							4.2.5.F.3.g

**Notes:**  
 [1] Existing and new public college and university facilities used for public school students in joint or cooperative programs such as middle or early college programs and dual enrollment programs, in accordance with G.S. 115D- 41, are not prohibited.  
 (Ord. No. 2014-016, 06/24/2014; Ord. No. 2014-022, 06/24/2014; Ord. No. 2014-051, 11/10/2014; Ord. No. 2015-002, 04/29/2015, Ord. No. 2015-083, 01/26/2016; Ord. No. 2016-001, 05/10/2016)

## 4.2.5. Principal Use-Specific Standards

### A. General

Standards for a specific principal use shall apply to the particular individual principal use regardless of the zoning district in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This section sets forth and consolidates the standards for all principal uses for which a reference to this section is provided in the “Use-Specific Standards” column of the principal use table in Section 4.2.4.C, Principal Use Table, and in the same order as they are listed in the table. These standards may be modified by other applicable standards or requirements in this Ordinance.

### B. Standards for Specific Agricultural and Animal Related Uses

#### 1. Agricultural Uses

##### a. Community Garden

- (1) Overhead lighting is prohibited.
- (2) Accessory buildings shall be limited to sheds for the storage of tools, greenhouses, and seasonal farm stands. The combined area of all buildings and other structures shall not exceed 15 percent of the area of the parcel.



Michael J. Landguth, A.A.E.  
President & CEO

1000 Trade Drive • P.O. Box 80001 • RDU Airport, NC 27623  
tel: (919) 840-7700 • fax: (919) 840-0175 • www.rdu.com

PERMIT

<p>Issued To:     King Combs, LLC                   Attn: Andrew Castraderti                   800 Boylston St, Suite 2400                   Boston, MA 02199</p>	<p>Issued By:     Raleigh-Durham Airport Authority                   1000 Trade Drive                   P. O. Box 80001                   RDU Airport, NC 27623</p>
---	---

Permit No.     RDU 26-04

Permit Use:    New Building (Permanent Structure)

Location of Permitted Use:

Latitude:	Longitude:
35-50-44.89N	78-48-56.21W
35-50-45.12N	78-48-48.52W
35-50-41.22N	78-48-46.94W
35-50-39.95N	78-48-54.86W

Height of Permitted Use:     288-314 feet Site Elevation (SE)  
                                      85 feet Above Ground Level (AGL)  
                                      373-399 feet Above Mean Sea Level (AMSL)

Conditions of Permit Issuance: The Permitted Use shall not create interference with navigational signals or radio communications between Raleigh-Durham International Airport (“Airport”) and aircraft, make it difficult for pilots to distinguish between Airports lights and others, result in glare in the eyes of pilots using the Airport, impair the visibility of the Airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the Airport. If marking and lighting are done voluntarily, it is recommended that King Combs, LLC (the “Sponsor”) mark and light the building in accordance with FAA Advisory Circular 70/7460-1 M Change 1. This Permit is not transferable.

Other information: The Permitted Use utilized the OE/AAA Pre-Screening Tool to determine that notice was not required to be filed with the FAA.

Raleigh-Durham Airport Authority Board Members

CITY OF DURHAM  
Tammie Hall-Roberts, Chair  
Nana Asante-Smith

CITY OF RALEIGH  
Nina Szlosberg-Landis, Vice Chair  
Shelley Winters, Treasurer

DURHAM COUNTY  
Yesenia Polanco-Galdamez, Secretary  
Indranil Ghosh

WAKE COUNTY  
Ellis Hankins  
David Kushner



Michael J. Landguth, A.A.E.  
President & CEO

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The Airport has reviewed the application and determined that the maximum building height of 85 feet AGL is below the Airport's Part 77 Inner Approach Surface and Transitional Surface by 174-199 feet.

Issued by my hand at Raleigh-Durham International Airport this 12th day of February 2026.

*Michael J. Landguth*

Michael J. Landguth, A.A.E.  
President & CEO

**Raleigh-Durham Airport Authority Board Members**

**CITY OF DURHAM**  
Tammie Hall-Roberts, *Chair*  
Nana Asante-Smith

**CITY OF RALEIGH**  
Nina Szlosberg-Landis, *Vice Chair*  
Shelley Winters, *Treasurer*

**DURHAM COUNTY**  
Yesenia Polanco-Galdamez, *Secretary*  
Indranil Ghosh

**WAKE COUNTY**  
Ellis Hankins  
David Kushner



**TOWN OF MORRISVILLE PLANNING AND ZONING BOARD  
STATEMENT OF PLAN CONSISTENCY AND  
REASONABLENESS OF ACTION ITEM 2026-98-0 PROPOSED  
AMENDMENT TO THE ZONING MAP FOR A PORTION OF 1800  
STRAND ST (REZ-26-0019)**

In accordance with NC GS 160D-604, the Town of Morrisville Planning and Zoning Board finds the proposed Zoning Map Amendment to be consistent with the Town of Morrisville's Comprehensive Plan and hereby recommends approval of Ordinance 2026-98-0 of the Morrisville Town Council Approving a Zoning Map Amendment for a portion of 1800 Strand St, approximately 4.65 acres of property located east of the intersection of Strand Street and McCrimmon Parkway subject to the conditions proposed in the petitioner's application.

The proposed Amendment to the Zoning Map for a portion of 1800 Strand St is reasonable, consistent with the Comprehensive Plan, and in the public interest because:

1. The proposed Conditional - Business Activity Center – Gateway Overlay (C-BAC-GO) zoning district is compatible with surrounding zoning districts.
2. The requested Zoning Map amendment would allow for development that is compatible with the developments in the surrounding area thereby resulting in a logical and orderly development pattern.
3. The requested rezoning is consistent with the Land Use Plan's vision and the goal of promoting fiscally responsible development by strategically managing and promoting development that will bring high paying jobs and economic development to benefit the town's residents and property owners.
4. By including zoning conditions that both permit flexibility to the UDO standards and support public safety and environmental protections, the proposed rezoning upholds the Town's Strategic Plan Goal of promoting a business-friendly environment to diversify the economic base and attract an educated and highly skilled workforce.

*Michele Stegall*  
Michele Stegall, Board Secretary

*4/2/2026*  
Date

Date

*Lee Langston*

Lee Langston, Chairperson

*4-2-2026*  
Date

Date



Morrisville Planning and Zoning Board  
March 12, 2026, 6:30 pm

---

NOTE: Minutes are summaries only, reflecting committee action and main points of discussion.

**1. Call to Order**

*Chairman Langston* called the meeting to order at 6:30 p.m.

Members Present

Chairman Lee Langston  
Vice-Chairman Chris Robuck  
Member Sanjay Acharya  
Member Arthur Blue  
Member Kristen Richardson  
Alternate Member Sushama Pradhan

Members Absent

Alternate Member Narkie Nartey

Staff Present

Michele Stegall, Planning Director  
Brittany Johnson, Planning Manager  
Shelly Mayo, Planner III  
Cathy Lewis, Development Services Coordinator

**2. Pledge of Allegiance**

**3. Adoption of March 2026 Agenda**

**Motion:** *Member Richardson* made a motion to approve the agenda as submitted.

**Second:** *Vice-Chairman Robuck* seconded the motion.

**Vote:** Unanimous

**4. Approval of February 12, 2026, PZB Minutes**

**Motion:** *Member Acharya* made a motion to approve the February 12, 2026 minutes as submitted.

**Second:** *Member Richardson* seconded the motion.

**Vote:** Unanimous.

**5. Presentations**

**5a. Town of Morrisville Communication & Outreach Department**

*Communications and Outreach Director Erin L. Hudson* gave a presentation on the Communications Department and its role in the Town. She overviewed the mission of the department, their influences, activities, and highlights, current communications initiatives, and an invitation to engage on social media.

## **6. New Business with Public Comment**

### **6a. Staff Presentation**

*Planner III Shelly Mayo* introduced a proposed amendment to the Zoning Map for Pathway Triangle Building 4. Ordinance 2026-98-0 of the Morrisville Town Council Approving a Zoning Map Amendment for a portion of 1800 Strand Street, to the Conditional - Business Activity Center - Gateway Overlay Zoning District (REZ-26-0019).

*Planner III Mayo* summarized and described the background information, which is that the applicant, King Street Properties, requested approval of this zoning map amendment for a portion of 1800 Strand Street (Wake Co. PIN 07456-42-5643), which totals approximately 4.65 acres and is located along the eastern side of McCrimmon Parkway just north of the Wake Competition Center. *Planner III Mayo* showed images of aerial and zoning maps to illustrate exactly where the property involved in the rezoning request is situated. She also showed maps of the surrounding area, including zones, businesses in the vicinity, nearby environmental features, and a future land use map (2021). She also showed a sketch plan of the proposed site.

This is an economic development project to bring Novartis to the town. Novartis is a global healthcare company headquartered in Bannockburn, Illinois, with parent company Novartis AG, headquartered in Basel, Switzerland. It's known for developing innovative medicines that address a wide range of diseases, from cancer and cardiovascular conditions to neurological, autoimmune and rare disorders. Novartis Gene Therapies plans to establish an operation that will expand national capabilities in the production of solid dosage tablets and capsules, including packaging for key lifesaving medicines. The business will be located on Pathway Triangle's life science campus. Novartis has committed to locate in an existing building on the site that will house 100 new full-time jobs within five years of operation, with an average wage of at least \$121,080 excluding bonuses and benefits. Novartis plans to begin hiring in 2026. With an investment of \$231,000,000 the Town will realize significant increased tax revenue annually. The proposed rezoning would allow additional expansion and investment beyond what is already planned.

As a part of this project, Novartis needs to be able to store large quantities of chemicals on site. The industry safety standards require those chemical storage tanks to be aboveground so that they can be more easily and frequently inspected and repaired: The Town's UDO does not permit storage tanks in excess of 1,000 gallons to be stored aboveground. It also does not permit aboveground storage of

any hazardous materials in the Airport Overlay Districts. As a part of this rezoning, the applicant is seeing relief from these two standards. Zoning condition number 3 addresses this. The applicant and tenant have offered zoning conditions 4-11 and 15 to address issues regarding safety, environmental impact, and screening.

The applicant also requested relief from 3 architectural standards for this building, including maximum building height, facade wall length, and facade wall features.

- The maximum building height in this zoning district is 60 feet. The applicant is requesting an increase to 83 feet. Staff supports this request because the topography of the site is significantly lower than the adjacent Strand St. and the building is expected to be about 12 feet lower than the road. Another building is also expected to be constructed between Strand St. and the site of the rezoning. This will reduce the visual impact of the Novartis building even further. The applicant has coordinated with RDU Airport and obtained approval from them for the increased height.
- UDO Sec. 5.9.5.B Facade Wall - Length requires that building facades longer than 100 feet will include recesses and projections to provide architectural interest for larger buildings. King Street and Novartis are requesting relief from this requirement because changes in facade depth will make it more difficult to maximize the efficiency of the interior layout. Staff supports this request as a reasonable concession in the economic development package and because of the building's location at the far rear of the site with limited off-site visibility.
- UDO Sec. 5.9.5.D Facade Wall - Features require that all facades of the building incorporate architectural elements (e.g. windows, doors, accent materials, awnings, recesses, etc.) to increase the visual interest on the building facade and reduce monotony. King Street and Novartis are requesting relief from this requirement because changes in facade depth will make it more difficult to maximize the efficiency of the interior layout. Staff supports this request as a reasonable concession in the economic development package and because of the building's location at the far rear of the site with limited off-site visibility.

There are a number of conditions included in this rezoning request, intended to support safe and responsible chemical storage, relief from some architectural standards, improved site experience, and additional sustainability standards. Planner III Mayo reviewed the proposed conditions with the Board.

Staff recommended approval of the requested zoning map amendment from Business Activity Center – Gateway Overlap (BAC-GO) to Conditional – Business Activity Center – Gateway Overlap (C-BAC-GO) for the following reasons:

1. The proposed Conditional – Business Activity Center – Gateway Overlap (C-BAC-GO) zoning district is compatible with surrounding zoning districts.

2. The requested Zoning Map amendment would allow for development that is compatible with the developments in the surrounding area thereby results in a logical and orderly development pattern.
3. The requested rezoning is consistent with the Land Use Plan's vision and the goal of promoting fiscally responsible development by strategically managing and promoting development that will be high paying jobs and economic development to benefit the town's residents and property owners.
4. By including zoning conditions that both permit flexibility to the UDO standards and support public safety and environmental protections, the proposed rezoning upholds the Town's Strategic Plan Goal of promoting a business-friendly environment to diversify the economic base and attract an education and highly skilled workforce.

#### **6b. Public Comment (Presentation by Novartis)**

Representatives of companies involved in this project from Novartis Pharmaceuticals, King Street Properties and Arcadis Chemical Engineering gave a presentation. Speakers included *Robert Zamboldi (Novartis)*, *Andrew Castraberti (King Street Properties)* and *Jeff Lewis (Arcadis Chemical Engineering)*.

*Robert Zamboldi* gave an overview of Novartis as a company and highlighted their long history of stewarding human health, equity, and the environment as corporate philosophies. He explained how this site in Morrisville would manufacture medicines to benefit humanity and the cooperation with the planning department and Town was one of the reasons this site beat out possible sites in other states like Texas. He also emphasized that Novartis has consistently enforced more stringent safety and environmental/sustainability standards than are typically required by federal, state, and city regulations.

*Andrew Castraberti* described how this conditional rezoning request for the site of building 7 fits into other development by Novartis that has occurred on the properties owned by King Street Properties.

*Jeff Lewis* shared a mock-up rendering of what the building might look like. The rendering was not fully developed but gave an idea of what the walls would look like. He also gave an overview of the specifications and construction of the containers as well as more details on the chemicals stored inside, which are Class 1B flammable liquids. He also outlined how the safety measures of the chemical storage area will work, including safeguards, automation and backups, and access controls into the facility. He described the safeguards to be installed which go beyond current regulations in the case of a spill or vapor escape.

There were no additional public comments.

## 6c. Board Discussion and Questions

*Chairman Langston* opened the floor to questions from the Board to the Town planners as well as the corporate representatives.

*Member Richardson* asked if Morrisville had plants like this already here. *Planner III Mayo* shared that there are other similar bio-manufacturers here. Some are smaller but there are definitely larger ones within RTP. *Member Richardson* asked why these are built above-ground and not underground. *Mr. Zamboldi* shared that above-ground is the best way to do this because of environment, safety, and maintenance purposes. It is easier to access and do possible cleanup if it is not buried. *Mr. Zamboldi* also confirmed that this is a 24/365 operation, locked at all times for limited access, and not visible from the street.

*Member Acharya* asked that beyond being flammable, what else with the liquid could be hazardous. He wondered if breathing it or having it in the air could be unsafe. *Mr. Lewis* (who is a chemical engineer), explained that the vapor and the liquids being flammable is the main hazard. As far as a level of toxicity, the primary hazard is flammability over smell or inhalation and of course ingestion would be hazardous but that is not a concern. There is ventilation in the unit as well scrubbers and other filters to remove any volatile organics from the environment. He described that within the tanks, there is empty space above the liquid chemicals to allow for safety if there are vapors. *Member Acharya* asked if the facility would be following current or prior EPA standards. The representatives replied that everything would be built according to standard and beyond, as is practice with Novartis. He also asked about lighting and why that is included in this request. *Planner III Mayo* answered that the plan of the facility lighting will come in later in the building process but they included here to allow for flexibility.

*Vice-Chairman Robuck* asked how much traffic will be coming to the tanks. *Mr. Lewis* summarized that there are 22 tanks total, 5 being for waste and 17 for raw material. He estimated there would be roughly one truck per month for delivery with waste going out once a day. All these would be external deliveries during normal business hours. He clarified that the chemicals are mostly solvents in the manufacturing process and the waste is pumped into the storage tank and then taken offsite. *Planner III Mayo* shared that a traffic analysis was done and expected traffic fits within the Pathways parameters.

*Chairman Langston* asked how the material gets into the business park and *Mr. Lewis* shared that it is in a drum of sorts. He confirmed that this storage facility is fully enclosed.

*Alternate Member Pradhan* asked where offsite the used solvent and wastewater go. *Planner III Mayo* and *Mr. Lewis* shared that it will be disposed of appropriately by proper methods, whether that be an incinerator or disposal by a third party. It may be

closed or reused or disposed of, but there is not a contract in place at this time. It will be properly and appropriately disposed of.

*Member Blue* had no questions but stated that this proposal seems like it makes sense with the Town goals.

**Motion:** *Member Richardson* motioned to approve the proposed amendment to the Zoning Map for Pathway Triangle Building 4. Ordinance 2026-98-0 of the Morrisville Town Council Approving a Zoning Map Amendment for a portion of 1800 Strand Street, to the Conditional - Business Activity Center - Gateway Overlay Zoning District (REZ-26-0019)

**Second:** *Vice-Chairman Robuck* seconded the motion.

**Vote:** Unanimous in favor

#### 7. Staff Comments

*Planning Director Michele Stegall* welcomed new PZB member *Arthur Blue* and new Planning staff member and Development Services Coordinator *Cathy Lewis* to the Town. She reviewed the February 2026 activities and planning newsletter. There were three development applications submitted, including the Mason Manor subdivision at 1040 Church Street, the new planned middle school on Paramount Parkway adjacent to Wake Technical Community College, and a 1,700-space parking deck at 4773 McCrimmon Parkway, which is on Spark Campus.

*Planning Director Stegall* shared that the Town Council accepted the Alternative Transit Study.

*Planning Director Stegall* announced that a Minor Modification was approved for 401 Southport (Forge Nano) to construct a 77,000 sf expansion. In other news, the let date for the McCrimmon and NC54 widening has been delayed from May 2027 to July 2027. Construction on the Airport Boulevard Phase I project is expected to commence in April 2026. The next round of engagement for the Comprehensive Transportation Plan (CTP) update will run from March 23 – April 24, 2026.

#### 8. Committee Comments

*Vice-Chairman Robuck* thought the Novartis presentation was good but it would've been good to have it in advance. *Planning Director Stegall* shared that we can ask them to do earlier presentations in the future. *Member Acharya* agrees that it would help to have had that presentation earlier. *Member Blue* is glad to be here in his first meeting.

#### 9. Adjournment

**Motion:** *Member Acharya* made a motion to adjourn the meeting.

**Second:** *Vice-Chairman Robuck* seconded the motion.  
**Vote:** Unanimous

Meeting adjourned at 7:49 pm.

\_\_\_\_\_  
Lee Langston  
Chair Planning and Zoning Board

\_\_\_\_\_  
Cathy Lewis  
Acting Secretary to the Board

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



**Morrisville**  
Live connected. Live well.

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**2026-98-0**

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**Consideration of Items to Amend the Zoning Map for  
1800 Strand Street to the Conditional – Business  
Activity Center – Gateway Overlay**

**Shelly Mayo – Planner III**

# Vicinity Map



# Aerial Map

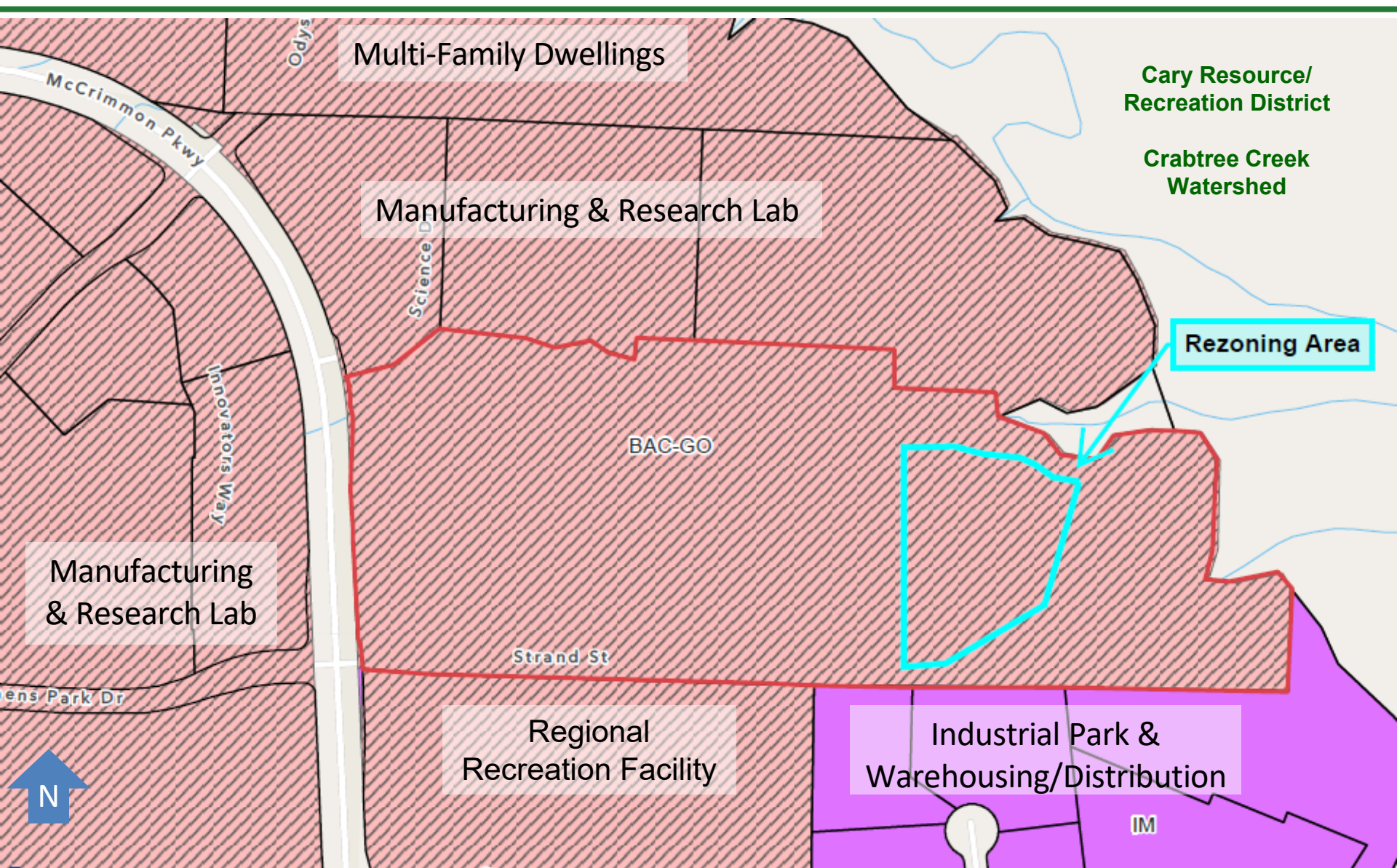


Rezoning Area

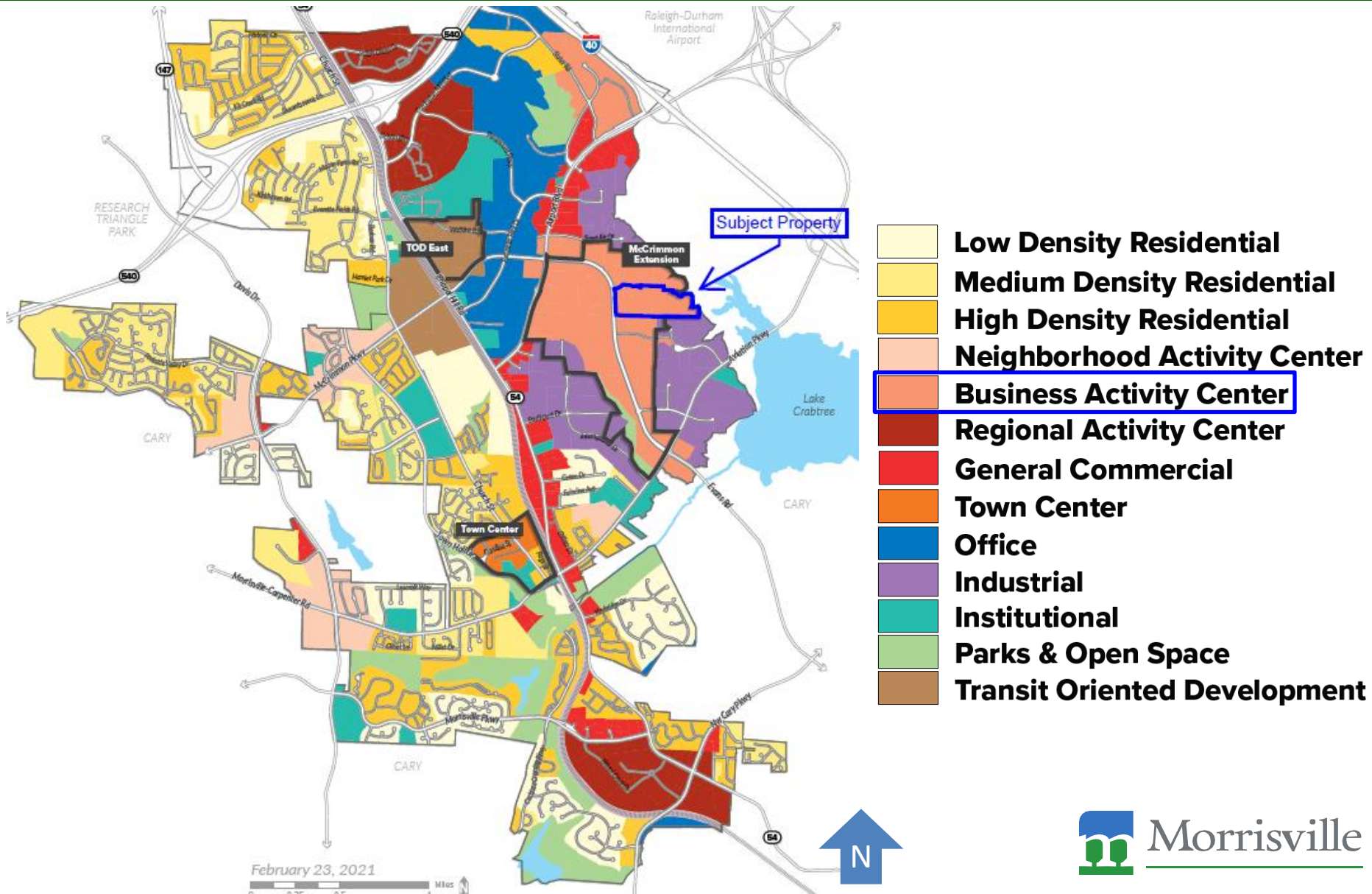
# Property Information

<b>Property Owner &amp; Petitioner:</b>	King Street Properties
<b>Address:</b>	1800 Strand St
<b>Wake County PIN:</b>	0756-42-5643
<b>Site Acreage (total):</b>	Approximately 4.65 acres
<b>Land Use Plan Designation:</b>	Business Activity Center
<b>Zoning:</b>	Business Activity Center - Gateway Overlay (BAC-GO)
<b>Proposed Zoning:</b>	Conditional - Business Activity Center - Gateway Overlay (C-BAC-GO)
<b>Current Use:</b>	Vacant
<b>Proposed Use:</b>	Biomanufacturing
<b>Town Limits:</b>	Inside corporate limits

# Existing Zoning & Uses



# 2021 Future Land Use Map



# Project Profile

This rezoning request is part of an economic development project to bring Novartis to the Town to manufacture advanced pharmaceuticals. There's an existing commitment for another building in the Pathway Development (Building 2) to bring:

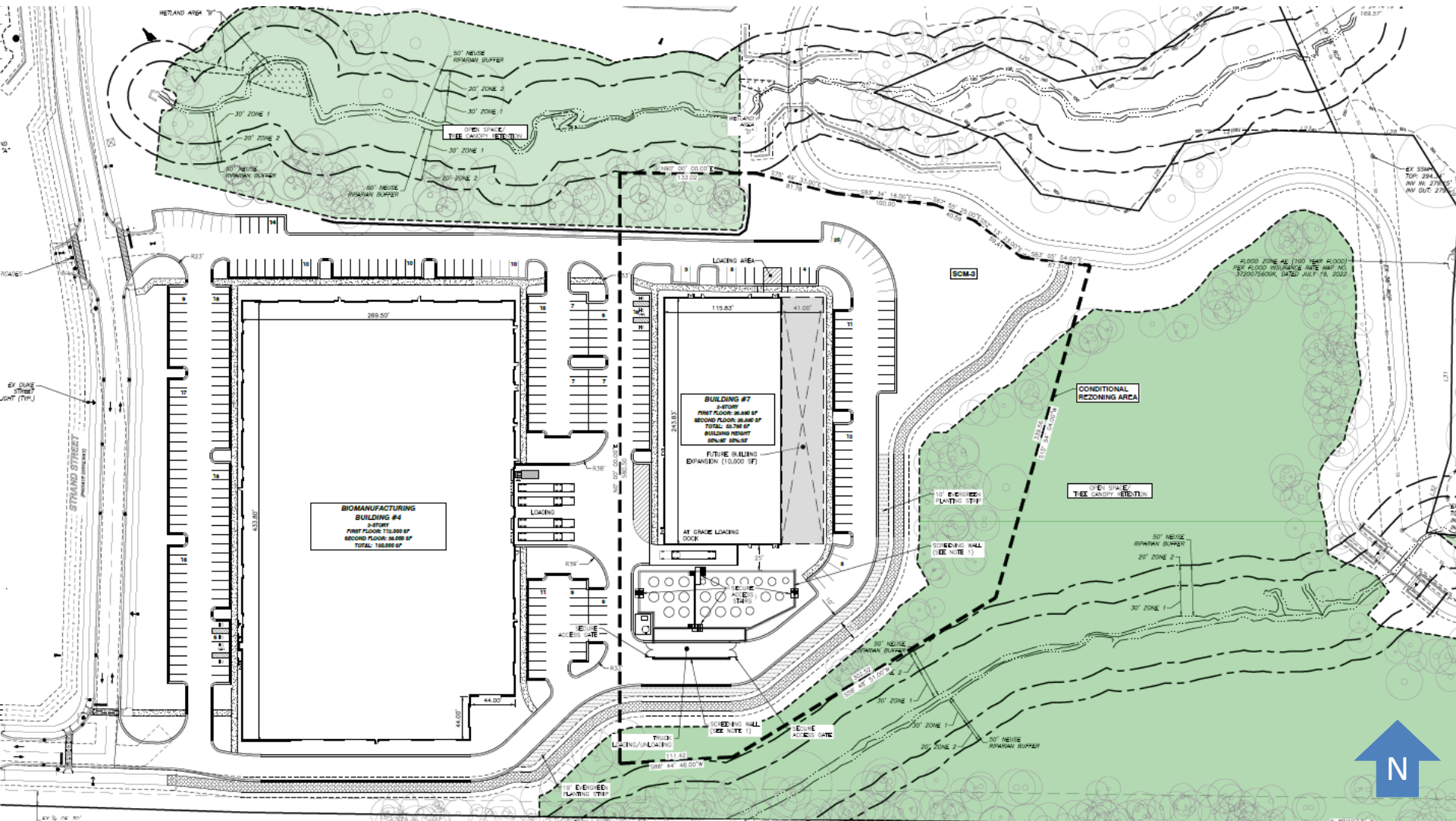
- 100 new jobs
- Average wage: \$121,080 excluding bonuses and benefits
- \$231,000,000 capital investment

If this rezoning is approved, it will bring additional jobs and investment to the Town.

As a part of the overall manufacturing process, Novartis needs to be able to store large quantities of chemicals in aboveground tanks. This is currently prohibited by the UDO in the Airport Overlay district and the outdoor storage section.

A conditional zoning allows Town Council to both loosen and tighten standards in the UDO on a site-specific level, instead of trying to write broad standards for the entire town.

# Sketch Plan



# Proposed Conditions

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The following conditions are intended to support safe and responsible chemical storage, relief from some architectural standards, improved site experience, and additional sustainability standards.

1. The development shall be constructed in substantial conformance with the petitioner's application packet including the sketch plan, attached hereto as Exhibit A and the representations made at the Town Council public hearing. Locations shown for committed elements including, but not limited to, greenways, streets, parking areas, and open areas shown on the sketch plan, may be adjusted to conform to the UDO requirements or as permitted as a minor adjustment by the Planning Director.
2. The proposed conditional rezoning shall apply only to the area on the attached Exhibit B – Legal Description.
3. Outdoor Aboveground Storage Tanks containing hazardous materials may be located above ground if all other local, state, and federal requirements related to above ground storage of hazardous materials are met.
4. Aboveground Storage Tanks are prohibited within special flood hazard areas and/or 50-foot riparian buffers.

# Proposed Conditions

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5. Secondary containment shall be provided for all outdoor Aboveground Storage Tanks containing hazardous materials. The secondary containment system shall have sufficient capacity to contain a minimum of 150% of the volume of the largest tank in each tank enclosure plus firefighting volume based off a minimum of the requirements established in the North Carolina Fire Code. The method of secondary containment must be approved by the Fire Marshal and Town Engineer. Any future changes to the containment methods must be reviewed and approved by the Fire Marshal and Town Engineer.
6. Outdoor Aboveground storage tanks or other vessels containing hazardous materials shall be located in the drainage area of the Stormwater Control Measure on site.
7. Outdoor storage of hazardous materials and the associated secondary containment system(s) for hazardous materials shall not connect to the sanitary sewer system.

# Proposed Conditions

8. The total storage space for hazardous materials stored in outdoor Aboveground Storage Tanks shall not exceed 290,000 gallons on the Building 7 parcel, including waste.
- ~~9. All Aboveground Storage Tanks containing hazardous materials shall be covered by a roof, unless otherwise prohibited by state or federal regulations.~~
9. The area containing the Aboveground Storage Tanks and the associated loading area shall be access controlled.
10. All outdoor Aboveground Storage Tanks shall meet the requirements of UDO Sec. 4.3.5.B.20, except as otherwise provided in these zoning conditions. In addition, Aboveground Storage Tanks shall be screened from off-site view and the greenway by a louvered or solid wall, which shall be at least as tall as the tallest proposed Aboveground Storage Tanks. The limits of the full height screen walls are shown on the Sketch Plan attached hereto as Exhibit A.

# Proposed Conditions

11. Building 7, as shown on the attached sketch plan, is exempt from UDO Sec. 5.9.5.B. Façade Wall – Length and Sec. 5.9.5.D Façade Wall – Features.

## **UDO Sec. 5.9.5.B. Façade Wall – Length:**

1. A facade wall greater than 100 feet in length, measured horizontally, shall:
  - a. Incorporate wall plane projections or recesses having a depth of at least three percent of the length of the longest segment of the facade wall. Said projections or recesses shall extend at least 20 percent of the length of the facade wall.
  - b. Not exceed 100 feet in uninterrupted length.
2. As an alternative to complying with the facade wall length requirement in subsection 1 above, office buildings may have a minimum of ten corners.

## **UDO Sec. 5.9.5. D Façade Wall – Features:**

1. Facades Adjacent to a Public or Private Street Right-of-Way  
Ground floor facade walls adjacent to an existing or proposed public or private street shall have entry areas, awnings (fabric or metal, no plastic), windows, recessed areas for seating or gathering, or similar features designed to provide visual interest along no less than 60 percent of the horizontal length of the wall.
2. Side and Rear Facades  
Although the front facade of a principal building is expected to be the primary focal point in terms of architectural character and features, all sides of a building shall incorporate architectural detailing (e.g., windows, doors, accent materials, and other features) that complement the front facade and provides visual interest.

# Proposed Conditions

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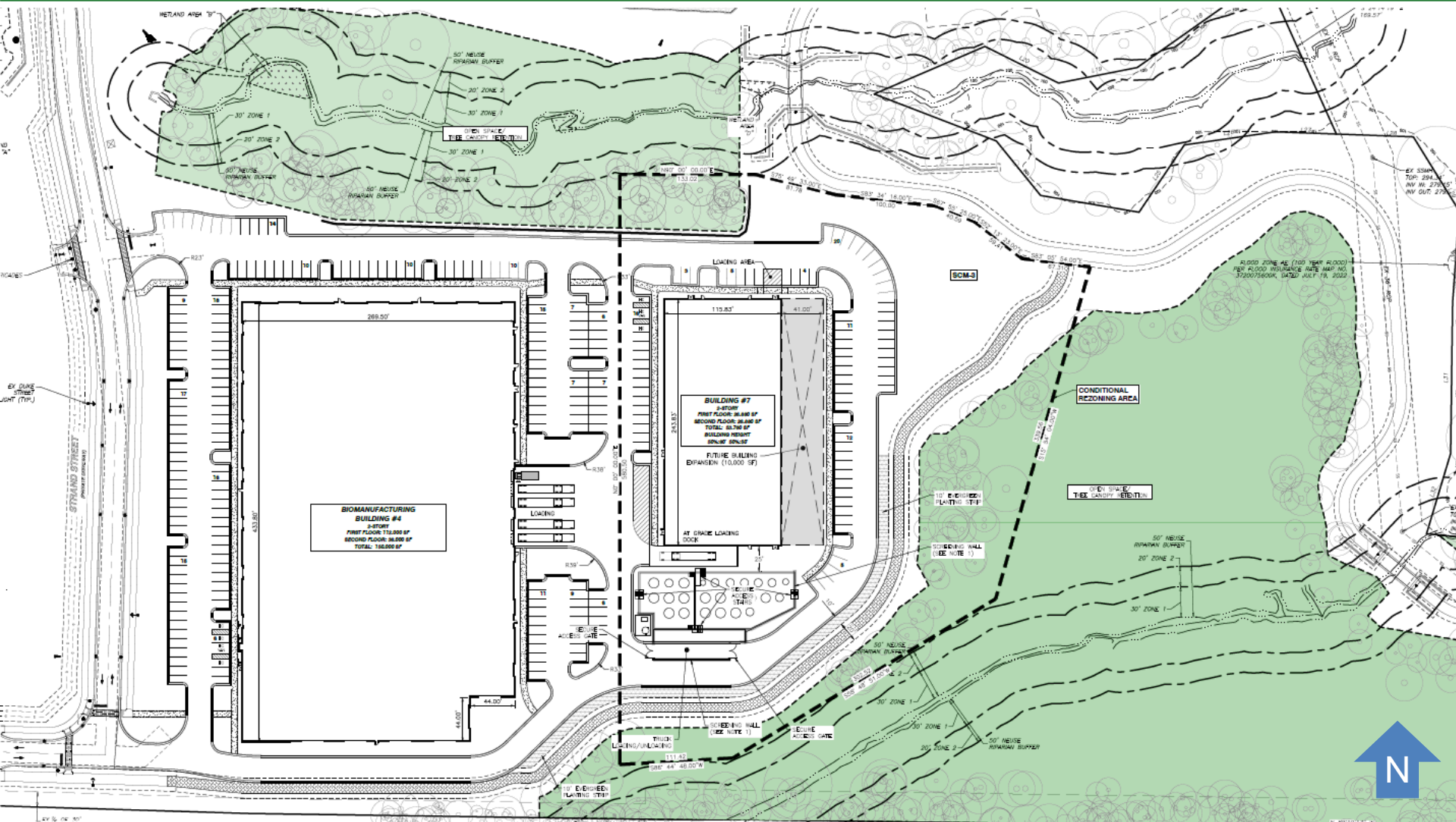
12. The maximum height for building 7 shall be up to 83 feet tall.
13. If exterior lighting is proposed, an exterior lighting plan shall be reviewed and approved prior to the issuance of a Certificate of Completion for the shell of building 7.
14. Facility staff for Building 7 shall be onsite 24 hours a day, 365 days a year whenever the plant is in operation. In the rare instance of a production shutdown when the plant would not be in operation, daily walkthroughs of the complete plant would be conducted.
15. The greenway trail shall be shifted at least 10' away from the parking lot and drive aisles adjacent to the Aboveground Storage Tank enclosure, as shown on the Sketch Plan attached hereto as Exhibit A, and have sufficient evergreen landscape screening to minimize views of the tank enclosure from the greenway.
16. At least 75% of the landscaping planted on this site shall be native species or cultivars.
17. The lower roof of building 7 shall be designed and constructed to support a load equivalent to a future solar panel installation covering at least 25% of the roof top.

# Proposed Conditions

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18. All rainwater that collects within the secondary containment area for the Aboveground Storage Tanks shall be tested prior to removal. If the tested water exceeds applicable state or federal requirements, it shall be safely and appropriately disposed of off-site in accordance with all state and federal regulations. If the tested water meets applicable state or federal requirements, it may be pumped into the SCM on site. Testing logs shall be available to Town staff upon request and kept for a period of 5 years. Additionally, a sample shall be tested annually from the SCM forebay and the results sent to the Town for compliance with the stormwater permit.
19. A fountain or aerator device shall be installed in the wet pond that Building 7 drains to and shall be maintained as long as hazardous materials are stored in outdoor Aboveground Storage Tanks at Building 7.

# Sketch Plan



# PZB Recommendation

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At the March 12 meeting, the Planning and Zoning Board unanimously recommended approval of the proposed rezoning.

# Staff Recommendation

Staff recommends approval of the requested zoning map amendment from Business Activity Center - Gateway Overlay (BAC-GO) to Conditional - Business Activity Center - Gateway Overlay (C-BAC-GO) for the following reasons:

1. The proposed Conditional - Business Activity Center – Gateway Overlay (C-BAC-GO) zoning district is compatible with surrounding zoning districts.
2. The requested Zoning Map amendment would allow for development that is compatible with the developments in the surrounding area thereby resulting in a logical and orderly development pattern.
3. The requested rezoning is consistent with the Land Use Plan’s vision and the goal of promoting fiscally responsible development by strategically managing and promoting development that will bring high paying jobs and economic development to benefit the town’s residents and property owners.
4. By including zoning conditions that permit flexibility to the UDO standards and support public safety and environmental protections, the proposed rezoning upholds the Town’s Strategic Plan Goal of promoting a business-friendly environment to diversify the economic base and attract an educated and highly skilled workforce.

# Action Item

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Ordinance 2026-98-0 of the Morrisville Town Council Approving a Zoning Map Amendment for a portion of 1800 Strand Street, a property located east of the Intersection of McCrimmon Parkway and Strand Street, to the Conditional – Business Activity Center – Gateway Overlay zoning district (REZ-26-0019)

# **Morrisville, NC Town Council Meeting**

## **Project Titan**

### **Novartis Small Molecules Drug Substance**

#### **Pathway Triangle, Morrisville, NC**

April 14, 2026

# Novartis is a Patient Focused Innovative Medicines company



## Highlights | 2025

**75 267** Employees

**48%** Women in management

**120** Countries Served

**\$54.5B** 2025 Revenue

**\$10.3B** Core R&D Spend

**#1**

Access to Medicine Index (2024)

**Climate leader**

CDP Double A ranking for the third consecutive year for Climate Change and Water Security

**Investing in US**

\$23B investment in US Manufacturing and R&D. Bringing manufacturing of key brands such as Kisqali<sup>®</sup> and Cosentyx<sup>®</sup> to NC.

## Strengthening Our US Presence with \$23B Investment in Manufacturing and R&D

April 10, 2025

Hello everyone,

Today, we are taking a significant step forward toward our aspiration to be a top player in the US. We have announced a planned \$23 billion investment in US-based infrastructure over the next 5 years, ensuring all key Novartis medicines for US patients will be made in the United States. We are the first pharmaceutical company headquartered outside of the US to announce a substantial investment in the US this year, demonstrating our steadfast commitment to building our US leadership position as we have been doing consistently over the past few years.

This investment will enable us to expand on our current US manufacturing, research and technology presence across the country with 10 facilities, including 7 brand new facilities, creating nearly 1,000 new jobs at Novartis and indirectly supporting approximately 4,000 additional US jobs.

You can read more information about our announcement [here](#).

This planned investment supports our continued growth in the US and our work on behalf of US patients, recognizing the importance of the market for Novartis and enabled by a US regulatory and policy environment that values pharmaceutical innovation. We are making investments and working across the healthcare ecosystem to help ensure that the US remains a place where we can bring the best science to life for patients.

We hope you join us in our excitement for the growth ahead.

Best Regards,

Victor Bultó  
President, US

Courtney Piron  
Head, US Public Affairs, on behalf of the US  
Country Leadership Team







# Novartis Focus on Health & Safety, Environment & Society

Novartis is proud to have one of the most aggressive climate policies in the industry. We are pleased to report that we have achieved our Environmental sustainability targets set for 2025.

## Environmental sustainability targets

2025 target 



			2025 target 
 <b>Climate</b>	 <b>Carbon emissions</b>	Carbon neutral in own operations (Scope 1 and 2) <sup>2, Δ</sup>	-75% reduction (-100% with offsets)
		Environmental criteria in all supplier contracts <sup>3, Δ</sup>	80% scope 3 covered with ES criteria + tail-end (20% emissions) covered via TPC
 <b>Nature</b>	 <b>Water</b>	Water consumption reduced by half in our operations	-50%
		No water quality impacts from manufacturing effluents <sup>4</sup>	Own sites*: 100% Suppliers: 100%
	 <b>Waste</b>	Eliminate PVC in secondary and tertiary packaging	100%
Waste disposal reduced by half in our operations		-50%	



TPC – Third Party Code. PVC – Poly Vinyl Chloride. 2025 target % reduction vs 2016 (baseline year). Δ. Unassured but will be included in 2025 audit scope. 1. Q3-2025 performance vs. 2016 baseline is based on rolling 12 months performance (i.e. Q4-2024 to Q3-2025) vs 2016 baseline. 2. Percentage reflects absolute reduction in emissions from energy sources; carbon neutrality allows for neutralization of emissions that cannot be further reduced. 3. Percentage of Scope 3 emissions covered by environmental criteria in suppliers' contracts as of end September 2025. 4. Assessment based on the water maturity ladder for own sites and prioritized suppliers. Target refers to achievement of Level 3 (L3) (L1: training, legal compliance, L2: quantification and risk assessment, L3: PEC/PNEC<1), PEC = Predicted Environmental Concentration and PNEC = Predicted No Effect Concentration, ensuring environmental concentrations remain below levels posing risk to aquatic environments. 5. As of end December 2024 (data reported yearly). 6. Driven by higher production.

\*97% is officially reported figure for water quality impact of own sites, but target is considered met - One Novartis site is located in a campus owned by others and not influenced by Novartis.

# Novartis Small Molecule Program Background

## Small Molecule Program on Pathway Triangle

- Novartis will manufacture all key Novartis Small Molecule products on the Pathway Triangle campus, establishing domestic US production for oncological, immunological, cardiovascular and renal medicines for patients in the United States

## Building 7 Drug Substance Manufacturing

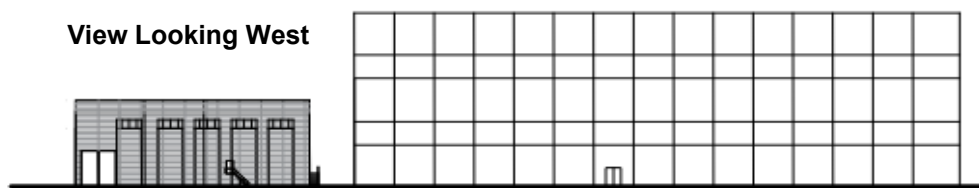
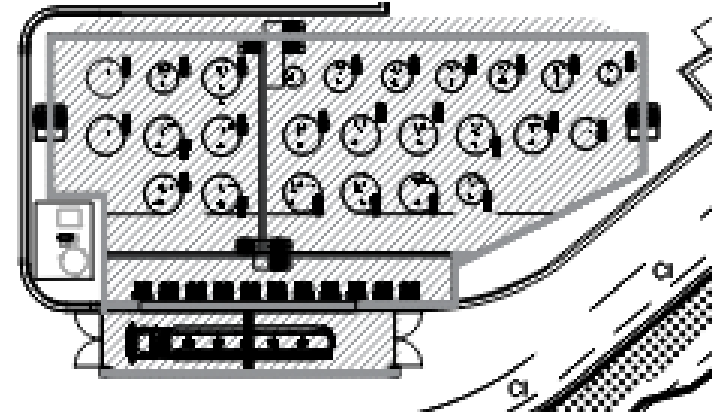
- Building 7 will be an approximate 28,000 SF (footprint) facility for manufacturing of pharmaceutical active ingredients (drug substances). These drug substances will be used in Building 2 for production of the final product.
- Portion of the Building 7 requires height of 80 feet to enable industry standard gravity driven material flow processes. This is the portion that requires relief.
- The Utility portion of the building on the left will be approximately 50 ft high. This portion is in line with current zoning.
- All design concepts meet or exceed code standards.
- There are no PFAS chemicals used in the drug substance manufacturing nor storage facility .
- The facility will operate under the following permits:
  - A minor source air permit issued by NC DEQ and contains regulations by US EPA and NC DEQ.
  - RCRA ID# for shipping of waste for disposal
  - Stormwater discharge permit issued by NC DEQ with delegated authority by the US EPA



# Novartis Small Molecule Program Background

## Storage Facility

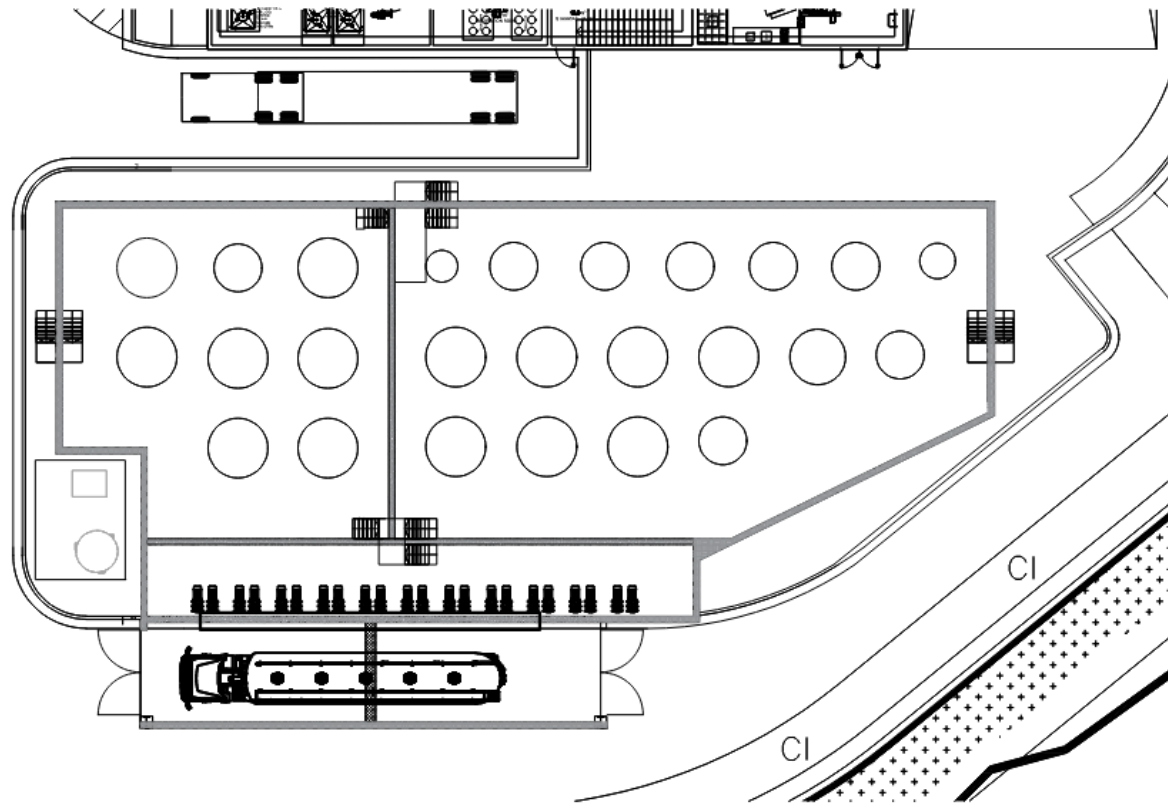
- Solvent Storage Facility holds fresh and spent solvents. Fresh solvents are fed to the manufacturing process and spent solvents are transferred back to the storage facility for holding prior to offsite disposal through an approved third-party waste treatment and disposal vendor.
- The 7,000 SF facility will have 22 vessels ranging from 660 gallons to 13,200 gallons. There will be 17 vessels for fresh solvents and 5 vessels for spent solvents.
- The structure will consist of louvered and/or solid walls for complete screening of vessels from greenway path. The vessels, pumps, instruments, valves and electrical will all be designed, specified and constructed for outdoor operation. The structure will have a maximum height of 40 ft.
- Tanker truck loading/ unloading frequency is expected to be up to three truck deliveries per day when plant is in full operation. Truck deliveries would be scheduled by Novartis Supply Chain and supplemented with production schedule and telemetrics (instrumentation detailing tank levels and expected usage).
- None of the chemicals stored within the storage facility are contained in the OSHA Toxic Industrial Chemicals List, nor are any of the chemicals included on OSHA's List of Highly Hazardous Chemicals, Toxics and Reactives
- None of the chemicals are included on the EPA's List of Extremely Hazardous Substances
- None of the chemicals are characterized as toxic by International Building Code (IBC) or International Fire Code (IFC) from a vapor perspective. There are chemicals present in the tank farm that meet the IBC and IFC criteria for toxic in regards to ingestion and dermal; however, all processes within the storage facility and the main drug substance facility are classified as closed process.



# Site Plan



# Process Safeguards



## Philosophy:

- Detailed Process Hazardous Analysis (PHA) will be conducted
- Facility design will exceed code requirements
- Superior materials of construction for tanks including 316L stainless steel and glass-lined vessels<sup>1</sup>
- Storage tanks will operate via closed process. The headspace of the storage tanks will be blanketed with nitrogen, thus removing oxygen and an explosive atmosphere in the tank<sup>1</sup>
- Electrical components within the storage tank facility will be designed to not cause ignition and be outdoor-rated.
- All equipment and piping will be bonded and grounded to prevent ignition from static electricity.
- Multiple independent layers of protection with safety interlocks<sup>1</sup>
- Vapor (LEL) Monitoring and Fire Alarm safety interlocks<sup>1</sup>

Note 1 – Novartis Design Requirement that exceeds Code minimum.

# Solvent Storage Facility Safeguards

## Fire Protection:

- Separation distances between tanks will exceed code required minimums to ensure that all tanks are accessible for emergency response and fire fighting<sup>1</sup>
- Automatic fire detection and alarm systems will be provided
- There will be fixed deluge system for fire suppression. This will include high flow rate sprinkler heads.<sup>1</sup>
- There will be fire protection zoning around tank rings. Each tank will have its own deluge zone<sup>1</sup>
- Firewater containment basin/vault for collection of firewater to prevent runoff during activation will be provided. Sized for a minimum of 20 minute of sprinkler collection plus 1.5x largest tank volume.<sup>1</sup>
- The duration is subject to Novartis risk assessment and Insurance Underwriter requirements. This could be required to store the entire duration of a sprinkler event

Note 1 – Novartis Design Requirement that exceeds Code minimum.

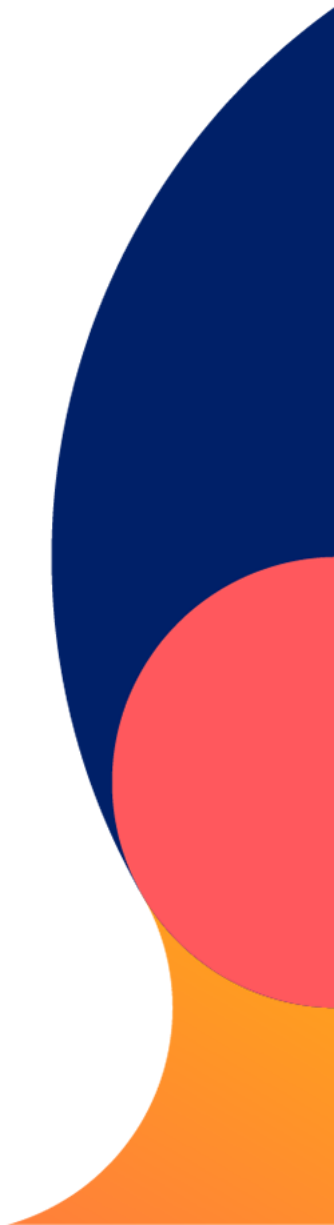


# In Summary: Conditional Rezoning : Relief Being Sought

- **80 ft. building height** (~50% of building) : Supports gravity-driven material flow
- Relief from 3% **Façade wall recess requirement** : Allows for efficient design and space utilization.
- Allow **above ground storage tanks**. The above ground solution is better environmentally and from safety/maintenance perspective.



# Thank you



# Town Council Agenda Item Report

Agenda Item No. 12.a

Submitted by: Tiffany McNeill

Submitting Department Economic Development

Meeting Date: April 28, 2026

## **SUBJECT**

Economic Development Policy Recommended Updates

Tiffany McNeill, Economic Development Director

Presentation - April 28

Public Hearing and Action - May 12

## **Recommendation:**

Staff recommends that Town Council conduct the required public hearing and consider formal adoption of the updated Economic Development Incentives Policy by resolution.

## **Updates/History of Briefing:**

Not Applicable

## **Executive Summary and Background Information:**

The Town of Morrisville's existing Economic Incentives Policy has been in place since 2006. During the February 26, 2026, Town Council Work Session, Council reviewed the current policy structure, discussed challenges with implementation, and identified key areas for improvement. Staff was directed to bring back a revised policy that addresses Council feedback, strengthens clarity and accountability, and ensures the Town remains competitive for high-impact business attraction and expansion projects.

Following the February work session, staff clarified additional questions related to wage quality, taxable value-based payments, job creation and investment thresholds, depreciation impacts, and overall alignment with industry and project types. A compilation of Council's questions and staff responses is included in the agenda packet to confirm the full record.

Economic Incentives Policy refinements:

- Establishes clearly defined, mutually exclusive project categories (Innovation, New Industry, Existing Industry, and Corporate Headquarters)
- Aligns minimum investment and job creation thresholds with each project category
- Maintains the Town's Wake County Average Wage requirement

- Maintains 8-year grant payment terms
- Introduced payment safeguards by limiting annual payments to the lesser of the installment or actual tax revenue generated
- Clarifies that normal fluctuation of taxable value of new investment does not constitute non-compliance once investment commitments are met as long as other requirements are met
- Improves transparency, predictability, and consistency for applicants and Town decision-making
- The recommended policy reflects Council's direction, staff recommendations, consultation with the Town attorney and observed best practices

**Advisory Board/Committee Review:**

None

**Insert Date of Advisory Board/Committee Review:**

**Advisory Board/Committee Recommendation and/or Vote:**

None

**Potential Options:**

None

**Staff Recommendation:**

None

**ATTACHMENTS**

- [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](#)



**RESOLUTION 2026-146-0 OF THE MORRISVILLE TOWN  
COUNCIL ADOPTING THE ECONOMIC DEVELOPMENT  
INCENTIVE POLICY**

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**WHEREAS**, the Town Council of Morrisville recognizes the importance of supporting economic development efforts that expand and diversify the tax base, promote private investment, support the creation and retention of quality jobs; and

**WHEREAS**, the Town of Morrisville seeks to encourage private investment and strengthen the local economy by attracting new businesses and supporting the expansion of existing employers within its corporate limits; and

**WHEREAS**, the Town Council desires to establish a clear, consistent, and fiscally responsible framework for evaluating and awarding economic development incentives; and

**WHEREAS**, the Economic Development Incentive Policy provides guidelines for eligibility, evaluation criteria, and performance-based incentive structures to ensure accountability and alignment with the Town's economic goals; and

**WHEREAS**, the Policy establishes safeguards to ensure that incentive payments are tied to verified investment, job creation and applicable tax revenue generated by the project, thereby protecting the Town's financial interests; and

**WHEREAS**, the Policy supports the Town of Morrisville Economic Development Strategy by aligning incentive decisions with targeted industries and long-term economic objectives; and

**WHEREAS**, the Town Council has conducted a public hearing in accordance with North Carolina General Statute 158-7.1 and has considered public input regarding the proposed Economic Development Incentive Policy.

**NOW, THEREFORE, BE IT RESOLVED THAT THE MORRISVILLE TOWN COUNCIL** hereby adopts the Economic Development Incentive Policy, as attached to this resolution as Exhibit A.

Adopted this the 12<sup>h</sup> day of May 2026.


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TJ Cawley, Mayor

ATTEST:

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Kayla Bertling, Town Clerk

 <b>Morrisville</b> Live connected. Live well.	<b>ECONOMIC DEVELOPMENT POLICY</b>	
	Economic Development	<b>Effective:</b> May 12, 2026
<b>Name</b> Town of Morrisville Economic Development Incentive Policy Version # 2	<b>Supersedes:</b> Version # 1	
	<b>Prepared By:</b> Tiffany H. McNeill, Economic Development Director	
	<b>Approved By:</b> Brandon Zuidema, Town Manager	

## I. Purpose

The Town of Morrisville (“Town”) establishes this Economic Development Policy (“Policy”) to support the Town’s long-term economic vitality by diversifying and strengthening the tax base, enhancing employment opportunities for residents, and fostering the growth of the business and industrial community. This Policy provides the framework through which the Town Council may consider and award economic development incentives to encourage the location of new industries within the Town and to support the expansion of existing businesses. The purpose of this Policy is to expand and diversify the tax base, promote private investment, support the creation and retention of quality jobs, align incentive decisions with the Town’s strategic economic goals as identified in the Town of Morrisville Economic Development Strategy (2023), and ensure accountability through measurable performance outcomes.

## II. Authority and General Provisions

This Policy is adopted pursuant to North Carolina G.S. 158-7.1 and other applicable laws. All incentives provided under this Policy are performance-based and require a formal written agreement between the Town and the company.

The Town requires that all companies be current in the payment of any and all Town taxes, fees, and charges prior to the disbursement of any incentive funds. Each agreement shall include provisions requiring repayment of incentives if the company fails to meet the terms of the agreement.

The Town Council retains sole discretion to approve, modify, or deny any incentive request. All approvals must occur at a duly noticed public meeting following a public hearing, as required by statute.

The Town may amend or terminate this Policy at any time, provided that any previously executed agreements remain in effect in accordance with their terms. All incentive decisions are subject to the availability of funds.

### **III. Program Administration**

The Town of Morrisville Incentive Program is implemented through contractual agreements between the Town and eligible new or existing industries. Each project shall be evaluated on an individual basis, taking into consideration the specific economic and community benefits associated with the proposed investment.

Incentives shall be considered only when it is determined that the project would not occur within the Town, or would occur in the Town at a reduced scale, but for the provision of an incentive. Town staff will negotiate incentive terms in accordance with this Policy and applicable guidelines and will provide recommendations to the Town Council. Final approval of any incentive agreement shall be made by the Town Council in a public meeting prior to execution.

All agreements shall require compliance with applicable laws, policy provisions, and contractual terms. Failure to meet agreed upon performance obligations may result in modification, suspension, or repayment of incentive funds, as outlined in the agreement.

### **IV. Incentive Policy Criteria & Considerations**

A. The opportunity to apply for the Incentive Program will be available to new and existing industries planning to locate or located within the Town's municipal limits. Existing industries qualify only for that portion of expansion that represents "new" investment.

B. In reviewing incentive requests, the Town will take into consideration the following criteria:

1. Alignment with key sectors such as advanced manufacturing, business/financial services, clean technology, life sciences, and technology. Consideration may be given to projects outside these areas if they demonstrate substantial community and economic impact.
2. Number of new full-time jobs being created
3. Average wage rate
4. Amount of new investment in the community
5. Whether the company provides benefits to its employees
6. Whether there is State or County participation in the project
7. Competitive nature of the project
8. Alignment with Town plans
9. Timeframe for investment/job creation

C. Project Categories:

For purposes of eligibility and evaluation, projects are classified into one of the following mutually exclusive categories, as determined by the Town based on the primary characteristics of the project:

1. **Innovation:** Defined as projects that include businesses engaged in technology, life sciences, research and development (R&D), and professional services, or other similar employment-generating uses aligned with the Town's targeted industries. Projects in this category must commit to investing at least \$2,000,000 in real and tangible personal property and to creating at least 20 new full-time jobs.
  2. **New:** Defined as new business establishments or significant new investment activities that expand the Town's tax base and contribute to long-term economic growth. Projects in this category must commit to investing at least \$5,000,000 in real and tangible personal property and to creating at least 30 new full-time jobs.
  3. **Existing industry:** Defined as expansions or reinvestment by existing employers that increase total employment at the project site and enhance the Town's economic stability. Projects in this category must commit to investing at least \$3,000,000 in real and tangible personal property and must retain its existing full-time workforce and demonstrate a substantial net increase in employment at the project site. Projects that result in a net reduction in employment at the project site are not eligible for incentives under this category.
  4. **Corporate HQ:** Defined as projects where a company locates or expands its principal corporate, regional, or divisional headquarters, hosting executive leadership and strategic operations as described in North Carolina G.S. 55-1-40 (17). The Town will consider a one-half percent (.5%) higher incentive to corporate headquarters. Projects in this category must commit to investing at least \$5,000,000 in real and tangible personal property. The Town requires that the corporate headquarters have at least fifty (50) or more full-time employees who are located in that building or buildings. If the project is an expansion, the expansion must employ fifty (50) or more new full-time employees.
- D. The project must not have started prior to formal incentive approval.
- E. Collectively, all new full-time project jobs must pay an average wage rate equal to or greater than the most recent Wake County Average Wage, as reported by the North Carolina Department of Commerce using Quarterly Census of Employment and Wages (QCEW) data.
- F. All new jobs must be full-time (at least 35 hours per week and wages subject to withholding) and employers must offer health insurance to full-time employees, paying at least 50% of employee premium.
- G. The timeframe to meet performance criteria shall typically be no longer than five (5) years and the timeline for the incentive to be paid shall be no longer than eight (8) years.
- H. No incentives are recommended for businesses that are exclusively retail or exclusively warehouse/distribution.
- I. A payment schedule will be outlined in the contractual agreement. Incentives will be paid after the current year's ad valorem taxes are paid by the project requested.

- J. Other criteria for consideration may include but are not limited to: site specific issues that have an impact upon local infrastructure responsibilities, site specific issues that have an impact upon other local resources such as public safety, public works, etc.
- K. Industries that meet the established criteria and wish to receive the incentive must submit a written request to the Town's Economic Development Director or coordinate their request through an economic development partner.
- L. Upon request by an applicant industry, and subject to approval by the Town Council, the Town may modify or waive the established criteria when the proposed investment is determined to be of significant importance to the local economy. Such consideration may be granted when the applicant provides documentation demonstrating that the project will create a substantial number of permanent jobs and that additional significant investment, beyond the initial proposal, and is scheduled for implementation in the immediate future.
- M. The industry must enter into a binding contractual agreement with the Town of Morrisville and is therefore subject to any reporting or repayment ("clawback" provision) requirements contained therein.
- N. The Town Council will hold the necessary public hearing as required under statute G.S. 158-7.1 to consider approval of the contract between the Town and the requesting industry.
- O. The project addresses stewardship of the natural environment, including incorporation of alternative energy technologies, use of recycled materials in construction, as well as other "green" building concepts.
- P. The project demonstrates innovation in design concept and plan.
- Q. The project supports Town planning goals, including downtown growth, greenways, recreation, alternative transportation, and mixed-use development.


## **V. Incentives**

- A. A standard of one per cent (1%) of the total committed project investment in real and tangible property shall be used by staff to guide discussions and make total incentive recommendations to the Town Council. For qualifying corporate headquarters projects, the Town may consider a total incentive of one and one-half percent (1.5%) of the total committed project investment in real and tangible property. The total approved incentive amount shall represent the maximum financial obligation of the Town.
- B. Other incentives could be considered in the form of public infrastructure improvements.

## **VI. Incentive Calculation and Payment Terms**

- A. The total incentive amount shall be established at the time of Town Council approval based on the committed taxable investment in real and personal property. This approved amount shall represent the maximum incentive obligation of the Town.

- B. The total approved incentive shall be distributed in equal annual installments over the term of the agreement. The annual installment shall be calculated by dividing the total approved incentive by the number of years in the agreement term.
- C. Prior to the issuance of any annual incentive payment, the Town shall verify the continued presence of the investment through review of assessed taxable values as reported by Wake County property tax records.
- D. For purposes of determining the annual incentive payment, the amount of the ad valorem tax revenue attributable to the project shall be calculated by applying the Town's adopted property tax rate to the assessed taxable value of the project, as reported by Wake County.
- E. The annual incentive payment shall be equal to the lesser of:
  - 1. The fixed annual installment amount; or
  - 2. The amount of ad valorem tax revenue attributable to the project for that year.
- F. Any adjustments to assessed taxable value as determined by Wake County shall be reflected in the calculation of subsequent annual payments, as applicable.
- G. Once investment commitments are met, normal fluctuations in assessed taxable value, shall not, in and of themselves, constitute non-compliance, provided all other requirements of this policy and any associated agreement are satisfied.
- H. All incentive payments are performance-based and require verification of job creation, wage levels, and investment, and be in continued good standing with the Town, Wake County or State of North Carolina (if receiving State incentives) prior to payment.

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	Economic Development	<b>Effective:</b> May 12, 2026
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- H. All incentive payments are performance-based and require verification of job creation, wage levels, and investment, and be in continued good standing with the Town, Wake County or State of North Carolina (if receiving State incentives) prior to payment.

## Town Council Work Session: Economic Development Incentives Follow- Up Questions & Responses

Presented below is a summary of the inquiries discussed at the February 26, 2026, Town Council Work Session regarding the evaluation of the Town's economic development policy. Please note that duplicate topics have been consolidated and incorporated into related questions.

### 1. How much does it cost to live in Morrisville?

- The estimated cost of living for the Raleigh-Cary metro area is approximately \$77,088 annually, is based on consumer expenditure data adjusted using Regional Price Parities (RPP) from .US Government Bureau of Economic Analysis. This estimate reflects average household spending patterns and regional price differences.
- The Wake County Average wage is approximately \$80,616, and Morrisville's mean earnings for full-time, year-round workers are approximately \$99,002 (Source: U.S. Census Bureau, American Community Survey, 2019-2025 5-Year Estimates)
- For illustrative purposes, an annual salary of \$80,616 exceeds the estimated cost-of-living threshold and would allow a single employee to live in Morrisville; however, it remains below both county and local average earnings.

### 2. Provide a scenario where depreciation goes under new tax growth model and explain the benefit the Town receives. *Please note this question pertains to a model previously discussed, not the staff-proposed incentive model.*

#### *Assumptions*

- Total Investment: \$200,000,000 (\$100,000,000 real property, \$100,000,000 tangible property)
- Tax Rate: \$0.35 per \$100 valuation
- Incentive: 50% of actual new tax generated annually
- Term: 5 years

*Expected*

Year	Real Property	Tangible Property	Total Assessed Value	Tax Revenue	Incentive (50%)	Net to Town
1	\$100,000,000	\$100,000,000	\$200,000,000	\$700,000	\$350,000	\$350,000
2	\$100,000,000	\$100,000,000	\$200,000,000	\$700,000	\$350,000	\$350,000
3	\$100,000,000	\$75,000,000	\$175,000,000	\$612,500	\$306,250	\$306,250
4	\$100,000,000	\$56,250,000	\$56,250,000	\$546,875	\$273,437	\$273,437
5	\$100,000,000	\$42,187,500	\$142,187,500	\$497,656	\$248,828	\$248,828

- Modeling incorporates accelerated depreciation assumptions consistent with NC DOR schedules, particularly for machinery and equipment, where early-year value declines can approach 20-30%, and average about 25%.
- Net to Town represents the portion of new tax revenue generated by the project that is retained by the Town after incentive payments.
- Using the % of new tax growth model, the depreciation here reduces the Town’s financial obligation over time. Over 5 years, the Town receives approximately \$1.5M+ in net new revenue.

**3. Provide an example of the current incentive structure vs. the new tax growth model. Please note this question pertains to a model previously discussed, not the staff-proposed incentive model.**

Existing Policy – Assuming 1% of Investment Model (\$2.31M) /Proposed Policy Refinement							
Year	Expected Value - Real Property	Expected Value - Tangible Property (Depreciation Begins Year 2)	Total Assessed Value	Tax Revenue (0.0035)	Existing Policy (Fixed Amount)	Net to Town	Meets Commitment
1	\$73,000,000	\$158,000,000	\$231,000,000	\$808,500	\$288,750	\$519,750	Yes
2	\$73,000,000	\$118,500,000	\$191,500,000	\$670,250	\$288,750	\$381,500	No
3	\$73,000,000	\$88,875,000	\$161,875,000	\$566,563	\$288,750	\$277,813	No
4	\$73,000,000	\$66,656,250	\$139,656,250	\$488,797	\$288,750	\$200,047	No
5	\$73,000,000	\$49,992,188	\$122,992,188	\$430,473	\$288,750	\$141,723	No
6	\$73,000,000	\$37,494,141	\$110,494,141	\$386,729	\$288,750	\$97,979	No
7	\$73,000,000	\$28,120,605	\$101,494,141	\$353,922	\$288,750	\$65,172	No
8	\$73,000,000	\$21,090,454	\$94,090,454	\$329,317	\$288,750	\$40,566	No

Total Town Revenue: \$4,034,551

Total Incentive Paid: \$2,306,160

Total Net to Town: \$1,728,391

The Town maintains a positive return each year.

Assuming % of New Tax Growth Model							
Year	Expected Value – Real Property	Expected Value - Tangible Property (Depreciation Begins Year 2)	Total Assessed Value	Tax Revenue (0.0035)	Incentive (50%)	Net to Town	Running Incentive
1	\$73,000,000	\$158,000,000	\$231,000,000	\$808,500	\$404,250	\$404,250	\$404,250
2	\$73,000,000	\$118,500,000	\$191,500,000	\$670,250	\$335,125	\$335,125	\$739,375
3	\$73,000,000	\$88,875,000	\$161,875,000	\$566,563	\$283,281	\$283,281	\$1,022,656
4	\$73,000,000	\$66,656,250	\$139,656,250	\$488,797	\$244,398	\$244,398	\$1,267,055
5	\$73,000,000	\$49,992,188	\$122,992,188	\$430,473	\$215,236	\$215,236	\$1,482,291
6	\$73,000,000	\$37,494,141	\$110,494,141	\$386,729	\$193,365	\$193,365	\$1,675,656
7	\$73,000,000	\$28,120,605	\$101,120,605	\$353,922	\$176,961	\$176,961	\$1,852,617
8	\$73,000,000	\$21,090,454	\$94,090,454	\$329,317	\$164,658	\$164,658	\$2,017,275

Total Town Revenue: \$4,034,550

Total Incentive Paid: \$2,017,275

Total Net to Town: \$2,017,275

*Note: A 50% participation rate is conservative relative to peer communities, which provide higher ranges.*

While a tax growth model can be a competitive tool, even at a conservative participation rate it can result in higher total payments and lower net return over time. The 1% model provides greater predictability and long-term fiscal consistency while continuing to deliver a positive return.

- 4. How can the Town be considerate of projects where most employees earn less than the county wage standard, yet a few high salaries raise the annual average? Conversely, how do we ensure job opportunities**

**for those below the average, so the Town does not overlook projects that help employees advance career ladders?**

Potential to add language that indicates:

- To ensure alignment with community wage goals, projects must demonstrate that job creation meets both average wage thresholds and minimum distribution standards.
- In addition to meeting the required average wage, projects shall be evaluated based on the distribution of wages across all proposed positions.
- The Town may require that a defined percentage of jobs meet or exceed the applicable wage threshold, ensuring that incentive-supported projects provide broad-based economic benefit.
- Projects that rely on a limited number of high-wage positions to meet average wage requirements, while a significant portion of jobs fall below the thresholds, may receive reduced consideration or be deemed ineligible.
- We are not eliminating projects that include lower wage entry-level roles, we are ensuring that those roles are part of a broader structure that supports upward mobility and overall wage quality.

**5. What is the average job creation per industry?**

<b>2025 – Present - Project Announcements - Morrisville</b>	
Industries	Avg New Jobs Announced
Advanced Manufacturing	641
Life Sciences	574

<b>2025 – Present - Project Announcements - Wake County (As reported by WCED based on WCED assisted projects)</b>	
Industries	Avg New Jobs Announced
Advanced Manufacturing, Biotech, and Pharma	170

Advanced Manufacturing	155
Software/IT/HQ	235

## 6. How can we create incentives for B Corporations?

A B-Corp is not a legal entity type in North Carolina. It is a certification by B Lab. Companies are still structured as LLCs, C-Corps, S-Corps. From a policy standpoint, a B-Corp is a company with verified social/environmental standards, not a different legal structure. The question doesn't become can we incentivize but should we treat companies with verified social/environmental impact differently within our incentive frameworks? Neither the existing nor current policy include the community impact modifier. This is not the staff-proposed incentive model. Below are two potential approaches to incentivizing B corporations:

### 1) Use Baseline Approach

- a. B Corps qualify under:
  - i. Job thresholds
  - ii. Wage thresholds
  - iii. Investment thresholds
- b. No special treatment

### 2) Community Impact Modifier

- a. Add a scoring or bonus factor tied to:
  - i. Workforce practices
  - ii. Environmental sustainability
  - iii. Community investment
- b. B Corps would naturally qualify, as well as many others.
- c. Example Structure:
  - i. Base Incentive: % of a committed capital investment (payout % of assessed value)
  - ii. + .5% bonus eligibility for:
    - 1. Third-party verified ESG practices (B Corp)
    - 2. Local hiring pipelines
    - 3. Sustainability benchmarks

**7. Is there potential to adjust thresholds based on different industries/ or project types?**

Yes. The updated incentive policy directly addresses this by establishing four clearly defined project types, each with its own minimum investment and job creation requirements. This structure allows the Town to differentiate thresholds based on the nature of the project.

**8. How many projects are we aware of where incentives played a role in the company not locating in the Town?**

The Town's economic development department was established in October 2024, with formal tracking of projects commencing in November 2025. To date, there have been no instances where a project declined to locate in the community due to incentives. It is important to note, however, that comprehensive data on this metric is limited, as such outcomes were not systematically measured prior to the department's formation. As tracking protocols are now in place, future reporting will offer more complete insights into the impact of incentives on project decisions.

# **ECONOMIC DEVELOPMENT INCENTIVES POLICY**

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## **Staff Recommended Policy Updates**

April 28, 2026

Tiffany Hall McNeill, MPA, CEcD  
Economic Development Director



**Morrisville**  
Economic Development

# Purpose

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- Present the refined Economic Incentives Policy based on Council feedback
- Outline the staff-recommended policy structure, thresholds, and performance standards
- Prepare Council for consideration and adoption at the May 12 meeting



# Work Session Review

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The February work session addressed:

- The Town's existing economic incentive policy
- Challenges in implementation
- Regional benchmark comparisons
- Areas requiring refinement



# Policy Intent

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- Expand and diversify the tax base
- Promote private investment
- Support the creation and retention of quality jobs
- Align incentive decisions with the Town's economic goals as identified in the Town of Morrisville Economic Development Strategy (2023)
- Ensure accountability through measurable performance outcomes



# Current Policy

Component	Current Policy
Incentive Structure	% of Capital Investment
Standard %	1.0% (Industry) / 1.5% (HQ)
Minimum Investment	\$10 Million (New) \$ 5 Million (Existing)
Minimum Jobs	50 Jobs (New)
Payout Term	8 Years
Value Consideration	Fixed at time of agreement



# Policy Refinement Goal

- Maintain Morrisville's competitiveness in business attraction and retention.
- Improve alignment with current market conditions.
- Establish clear project categories, thresholds, and performance standards.
- Strengthen fiscal safeguards and accountability.



# Key Refinements



Defined clear project categories (Innovation, New, Existing Industry and Corporate HQ)



Updated minimum investment and job thresholds by project type



Refined existing industry eligibility to support reinvestment and retention

# Key Refinements



Established a defined incentive structure with fixed total value and annual installments



Introduced payment safeguards by limiting annual payments to the lesser of the installment or ad valorem tax revenue attributable to the project for that year



Clarified that normal fluctuations in taxable value of new investment does not constitute non-compliance once investment commitments are met, provided all other requirements are met

# Proposed Policy

Component	Proposed Policy
Incentive Structure	% of New Taxable Investment
Standard %	1.0% (industry) / 1.5% (HQ)
Minimum Investment	\$ 2 Million (Innovation Industry) \$ 3 Million (Existing Industry) \$ 5 Million (New) \$ 5 Million (Corporate HQ)
Minimum Full-Time Jobs	20 created (Innovation Industry) Substantial Net New Jobs (Existing Industry) 30 created (New) 50 created (Corporate HQ)
Payout Term	8 Years
Value Consideration	Fixed at time of agreement; annual payments structured as installments and limited to actual tax revenue generated
Verification	Annual verification of investment through Wake County property tax records

# Project Categories

Project Type	Definition
<b>Innovation</b>	Projects engaged in technology, life sciences, research and development (R&D), and professional services, or other similar employment-generating uses aligned with the Town's targeted industries
<b>Existing Industry</b>	An existing company expanding or reinvesting
<b>New</b>	Location of a new operation within the Town
<b>Corporate HQ</b>	Locating or expanding principal corporate, regional, or divisional headquarters, hosting executive leadership and strategic operations

# Target Industries

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- Priority given to industries aligned with the Town's economic development strategy, including:
  - Advanced Manufacturing
  - Business & Financial Services
  - Clean Energy
  - Life Sciences
  - Technology
- Retail, warehousing, and distribution uses are not eligible under this policy



# Retention Safeguards

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- Minimum \$3M reinvestment required
- Must retain existing full-time workforce
- Must demonstrate a substantial net increase in employment at project site
- Projects with net job loss are not eligible
- Ensures incentives support stability and growth, not downsizing



# Incentive Payment

- Incentive amount is established at approval as a percentage of total investment and represents the maximum obligation of the Town
- Annual payments are structured as fixed installments over the term of the agreement
- Actual annual payments are calculated as the lesser of:
  - The fixed annual installment
  - The amount of ad valorem tax revenue attributable to the project for that year
- Payments are issued only after annual verification of investment, as confirmed through Wake County property tax records, along with job creation and wage compliance



# How the Incentive Policy Applies

Proposed Policy							
Yr	Expected Value - Real Property	Expected Value - Tangible Property (Depreciation Begins Yr 2)	Total Assessed Value	Tax Revenue (0.0035)	Scheduled Installment Payment	Actual Payment (Lesser of Installment or Applicable Tax Revenue)	Net to Town
1	75,000,000	\$125,000,000	\$200,000,000	\$700,000	\$250,000	\$250,000	\$450,000
2	75,000,000	\$93,750,000	\$168,750,000	\$590,625	\$250,000	\$250,000	\$340,625
3	75,000,000	\$70,312,500	\$145,312,500	\$508,594	\$250,000	\$250,000	\$258,625
4	75,000,000	\$52,734,375	\$127,734,375	\$447,070	\$250,000	\$250,000	\$197,070
5	75,000,000	\$39,550,781	\$114,550,781	\$400,928	\$250,000	\$250,000	\$150,928
6	75,000,000	\$29,663,086	\$104,663,086	\$366,321	\$250,000	\$250,000	\$116,321
7	75,000,000	\$22,247,314	\$97,247,314	\$340,365	\$250,000	\$250,000	\$90,365
8	75,000,000	\$16,685,486	\$91,685,486	\$320,899	\$250,000	\$250,000	\$70,899



# Incentive Payment

- Normal fluctuation in taxable value of new investment (e.g., machinery/equipment depreciation) does not constitute non-compliance once investment commitments are met
- Total incentive payments cannot exceed the approved maximum incentive amount
- Annual payments are limited to the actual tax revenue generated by the project



# Policy Refinement Outcomes

- Establishes a clear and consistent incentive framework
- Aligns incentives with verified investment, job outcomes, and fiscal performance
- Provides fiscal predictability through defined maximums and annual payment controls
- Supports the Town's ability to compete for high-impact projects
- Maintains flexibility to evaluate unique opportunities



# Staff Recommendation

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- Staff recommends the policy as presented
- Requests Council feedback on any major revisions
- Pending Council direction, return for a public hearing and potential adoption on May 12, 2026



# Questions & Discussion



# Town Council Agenda Item Report

Agenda Item No. 15.a

Submitted by: Jeanne Hooks

Submitting Department Administration

Meeting Date: April 28, 2026

## **SUBJECT**

FY27 Budget Preview Work Session

Brandon Zuidema, Town Manager

Byron Hayes, Chief Financial Officer

## **Recommendation:**

Receive information and provide guidance in the development of the FY27 Annual Operating Budget.

## **Updates/History of Briefing:**

4/9/2026 - Update:

Town Council discussed information provided by Staff to prompt essential input for guiding the development of the FY2027 budget. Key takeaways included:

- Council agreed to move forward with most FY26 onetime projects, such as ADA accessibility updates, park security cameras, police digital forensics tools, and equipment replacements.
- The only item removed from funding was the O&I Small Area Plan; Council members prefer to wait until property owners are willing to partner financially.
- Staff shared early projections for the FY27 budget, including expected revenues, reserve balances, and both recurring and onetime costs. Council requested clearer visuals and additional data such as trend information, appeal history, and cost savings analyses to guide decisions.
- Members discussed the impact of recent property tax appeals, economic uncertainty, and the best approach to maintaining reserves.
- Council emphasized prioritizing core services, staff support, sustainability initiatives, public safety, and thoughtful planning for the Town Center project.

Council offered feedback and requested additional information. To allow continued discussion, the consensus was to reschedule the presentation of a recommended budget to May 12 and to hold another work session on April 28, 2026 for further discussion.

Staff has taken in Council's feedback and reframed into scenarios meant to prompt further

discussion and guidance for the April 28th work session.

**Executive Summary and Background Information:**

Staff will present the FY27 budget preview. The discussion has four main objectives:

- Secure agreement from the Council on staff's proposal to release FY26 Held Funding Items.
- Present a Budget Preview and gather Council input to help shape development of a recommended budget.
- Clarify Council's preferred funding levels.
- Determine if there are particular areas where Council requires additional details before/when the budget is proposed April 28.

**Advisory Board/Committee Review:**

None

**Insert Date of Advisory Board/Committee Review:**

**Advisory Board/Committee Recommendation and/or Vote:**

None

**Potential Options:**

Receive information.  
Discuss collectively.  
Provide feedback.

**Staff Recommendation:**

None

**ATTACHMENTS**

- [2026-134-0 ATTH 01 Combined FAQ FY2027 Budget CIP](#)
- [2026-134-0 PRES FY27 Budget Work Session](#)



## FY2027 BUDGET DEVELOPMENT FREQUENTLY ASKED QUESTIONS

The information provided is supplemental information and responses to questions and requests captured through the Town Council’s Retreat and Budget work session process. The information is meant to complement and inform the Town Council’s decision-making processes. Future additions will be highlighted in **Yellow**.

### **Questions/Requests from – Retreat & Budget Work Session March 10th**

#### **1. Provide an outline of a Bond Referendum process.**

The Bond Referendum process generally begins with identifying and evaluating capital needs by the municipality or governing body. These needs are then prioritized and organized into a list of proposed projects. Once the scope and estimated costs are established, the proposed bond package is formally presented to the public—often through informational sessions and outreach efforts—to ensure transparency, awareness, and community engagement.

After gathering public input, the governing body votes on whether to place the bond referendum on the ballot. A voter referendum asks residents to authorize the use of General Obligation (GO) Bonds as the financing mechanism for the community investments outlined on the ballot. During the referendum, eligible voters determine whether to approve or reject the proposed bond package.

If the referendum passes, the municipality is authorized to issue bonds, secure funding, and begin work on the approved projects according to the identified priorities and timelines. If the referendum does not pass, the local government is not authorized to use GO Bonds; however, this does **not** prevent the government from exploring other financing or funding solutions. It simply reflects that GO Bond financing was not supported by a majority of voters.

Typical Overall Duration:

A complete bond referendum process in NC often spans 6 months (aggressive) to 18+ months (more typical):

Breakdown:

2–6 months needs assessment & packaging

1–4 months public engagement

2–4 months LGC process

2–3 months ballot lead times

(These phases can overlap.)

Once a General Obligation (GO) bond referendum is approved, the Town has a 7-year authorization period to issue the bonds — and this period can be extended to 10 years before expiration.

Please see [Appendix A](#) for a more in-depth outline of the Bond Referendum FAQ document.

**2. Provide a list of Bond Projects associated with the last two referendums.**

The following is a breakdown of the last two Bond Referendums and the associated projects:

Bond Referendum 2012 = \$20M – Fully Issued and Projects Complete		
Streets Bonds: McCrimmon Parkway Extension	Complete	\$14.3M 2016 Issued \$10M for Phase I 2018 Issued \$4.3M for Phase II
Parks Bonds Morrisville Aquatics & Fitness Center	Complete	\$5.7M 2018 Issued for full Amount

Bond Referendum 2021 = \$37M – Fully Issued, Some Projects are Complete and Others are In Progress		
Public Safety Bonds: Harris Mills Fire Station Three	Complete	\$8M 2022 Issued for Full Amount
Parks Bonds: Morrisville Community Park Phase III	Complete	\$17.3M 2022 Issued \$2M
Future Parks/Open Space Land Acquisition: Shiloh Park Land Marcom Land (pending/others TBD)	Complete	2022 Issued \$2.3M; 2024 Issued 4.3M 2026 Purchased
Town Center Green	In Progress	2024 Issued \$8.7M
Streets Bonds: Airport Boulevard Ext. Phase I	ROW, Design, & Utility Relocation Construction in Progress	\$11.7M 2022 Issued \$3.2M; 2024 Issued \$2M
Intersection Improvements II	In Progress	2024 Issued \$2M
Town Center Phase I	In Progress	2024 Issued \$3.5M
Sidewalk Gaps (Sorrels Grove, Church Street,	Design, ROW, Others in Progress	2022 Issued \$1M

### 3. Current Peer Community Data.

The following are the current property tax rates for all municipalities in Wake County. Staff are continuing to solicit comparative data, including proposed tax rates, from neighboring communities and are awaiting responses. This information will be provided when complete.

#### Tax Rates

TAXING UNIT	2025	2024*	2023	2022	2021	2020*	2019	2018	2017	2016*
WAKE COUNTY <sup>1</sup>	.5171	.5135	.6570	.6195	.60	.60	.7207	.6544	.615	.6005
ANGIER <sup>2</sup>	.49	.49	.49	.49	.53	.53	.53	.53	.53	.53
APEX	.356	.34	.44	.41	.39	.38	.415	.415	.38	.38
CARY	.34	.325	.345	.345	.345	.35	.35	.35	.35	.35
CLAYTON	.49	.65	.60	.60	.58	.58	.58	.58	.55	.55
DURHAM	.4371	.5962	.5577	.5577	.5517	.5317	.5317	.5786	.5786	.5607
FUQUAY VARINA	.358	.358	.455	.425	.395	.395	.4325	.4325	.4325	.4325
GARNER	.52	.52	.6270	.5521	.5121	.4971	.56	.5325	.5325	.5325
HOLLY SPRINGS	.3435	.3435	.4216	.4216	.4216	.4216	.4825	.4325	.4325	.4325
KNIGHTDALE	.44	.44	.45	.45	.42	.42	.43	.43	.43	.43
MORRISVILLE <sup>2,4</sup>	.35	.35	.39	.39	.36	.36	.39	.39	.39	.39
RALEIGH <sup>2</sup>	.3550	.3550	.4330	.3930	.3730	.3552	.4382	.4382	.4253	.4183
ROLESVILLE <sup>5</sup>	.40	.40	.46	.46	.46	.46	.48	.48	.48	.48
WAKE FOREST <sup>2,7</sup>	.42	.42	.505	.495	.495	.495	.52	.52	.52	.52
WENDELL <sup>3,6</sup>	.42	.42	.47	.47	.47	.47	.49	.49	.49	.49
ZEBULON	.577	.577	.575	.575	.55	.55	.592	.592	.575	.575

\* Real Estate revaluation effective.

1 Properties not located within a municipality may be subject to a fire district tax and the RTP special district tax in addition to county taxes.

2 May be subject to a special district tax in addition to the municipal rate.

3 All property within this municipality is also subject to the current fire district tax.

4 Beginning with tax year 2012, the town assesses a stormwater fee on certain real estate properties.

5 Beginning with tax year 2019, the town included a solid waste fee on certain real estate properties.

6 Beginning with tax year 2021, the town included a stormwater fee on certain real estate properties.

7 Beginning with tax year 2024, the town included a stormwater fee on certain real estate properties.

**4. Provide details of the allocated but held FY26 Budget items to be considered in April for release.**

<b>Request</b>	<b>Description</b>	<b>Amount</b>
ADA Accessibility Study	The second phase of the ADA Transition Plan would fund the development of a plan for ADA compliance for Town facilities and programs.	65,000
Security Cameras	Additional security cameras to be purchased and installed at various park facilities, such as Morrisville Community Park, Shiloh Park, and Cedar Fork.	67,000
Digital Forensics Equipment	The Digital Forensic Lab allows MPD to process digital devices to effectively serve our community members through proactive, thorough, and timely investigative practices. This lab will allow investigators to seize digital evidence immediately versus relying on LEO partners to search the digital storage of these devices to seize this evidence (dependent on warrants), as other agencies are backlogged with requests.	36,000
Rifles	The PD Rifle Program will outfit each officer with a Patrol Rifle. This program is designed to outfit every officer over a four-year phase in system, with FY26 being the second year.	24,500
Drone Expansion	The Drone Expansion request would equip the Town with one drone with infrared technology and three mini-drones, to all serve different response needs, such as locating missing children or assisting with community event observation in emergency situations.	19,000
MAFC Pool Shade	Adding a large shade structure will enhance the environment for pool participants, including those renting the facility for birthday parties or using it as a gathering space. Currently, shade coverage is limited to two large umbrellas, making additional shade a valuable improvement for comfort and usability.	6,000
Athletic Scoreboards	The baseball scoreboards at Morrisville Community Park, installed during Phase II of the park's development in 2004, are now in need of frequent repairs and increasingly hard-to-source replacement parts. Despite being repainted twice, the lettering has faded again, and maintaining the aging equipment is becoming more challenging as newer models replace older components Note - This project was already completed due to the current scoreboards in a state of failure and the cost effectiveness of	19,000
Pitching Mounds	The large portable baseball mound at Morrisville Community Park has experienced significant wear and deterioration due to increased use. A new mound would provide greater flexibility for various age groups and support potential softball program expansion. Upgrading the mound would also enhance player safety and demonstrate our commitment to facility improvements.	4,000
Smart Sensor Expansion	Installation of sensors on basketball courts along with a custom system that allows players to request additional players for a pick-up game.	44,000
Greenway Maintenance Equipment	Request for a brush cutter attachment for greenway maintenance. This attachment would allow staff to better maintain the vegetative growth along greenways without having to use contractors.	11,000

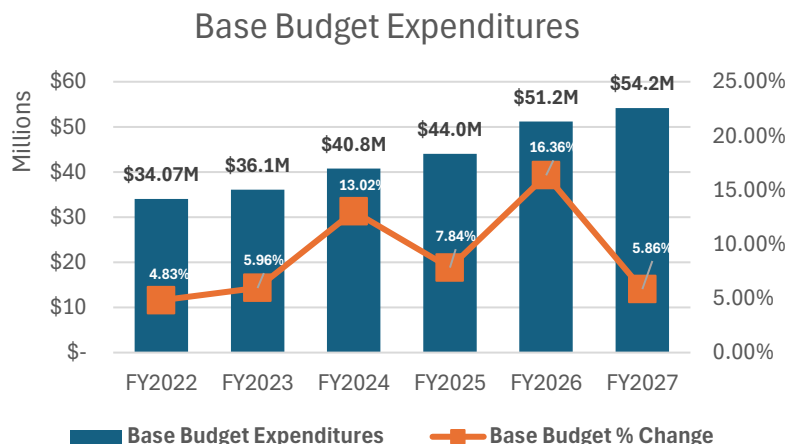
Grounds and Facility Equipment Replacements	Request for an enclosed trailer for the streets division and a new cricket roller for Church Street Park. An enclosed trailer would allow a secure and mobile solution to keep their supplies in a convenient location. This would reduce prep/cleanup time, employee injuries, and lost/forgotten supplies. A new cricket-specific roller for Church Street Park to complete pitch preparations faster than the current town-owned roller. This would allow staff more time to complete other maintenance tasks and also utilize the existing roller for other streets division needs.	65,000
O&I Small Area Plan	During April 9 <sup>th</sup> Council Work Session, direction was given to repurpose the FY26 funding held to address some of the items requested by staff in FY27 submittals. The Town Manager was given the green light to proceed.	150,000
<b>Total</b>		<b>\$510,500</b>

**5. Outline the factors contributing to the FY2027 Base Budget Expenditure (recurring expenses) increase. How did the evaluation of Base Budget adjust the projection?**

**Recurring Cost Drivers** - The primary factors contributing to growth in the Base Budget from year to year are the addition of new recurring expenses. These include new personnel cost increases from the previous fiscal year, such as market adjustments and new positions as well as new recurring initiatives approved by Council in the previous fiscal year. Inflationary pressures also affect operating expenses that must be carried forward. Notable areas of impact are typically service contracts for utilities, landscaping, IT hardware, and other non-discretionary costs essential for maintaining core municipal services.

**Base Budget Evaluation and Adjustments** - The last review of the Base Budget occurred in 2024. Staff typically does a deep scrub every two years to right-size operational and project base needs. That evaluation led to a 2% decrease in base budget operating expenses. The audit processes this year facilitated the clean-up of budget details providing a more refreshed basis to begin budget development.

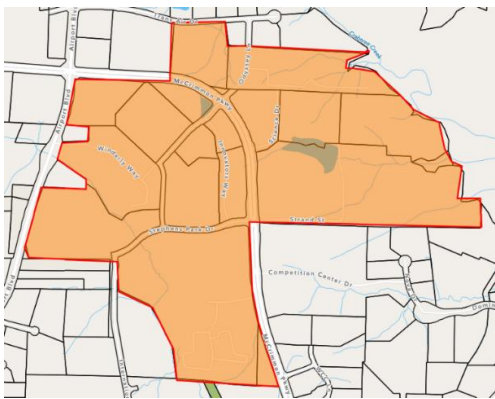
By assessing spending trends, basis for estimating cost projections, and enhancing details, staff was able to repurpose existing budgets enough to absorb inflationary pressures and reduce expenditures, cutting approximately \$252,000. For example, staff has projected an increase in utility costs in the upcoming fiscal year, as some facility additions and expansions are occurring in



FY27. However, staff also reviewed current utility bill accuracy and utilization, allowing some facility utility costs to be projected lower as a result of the cleanup. This produces an overall 6% increase, with approximately \$60,000 in offsetting utility cost reductions. These exercises in collaboration among departments create additional budget capacity to reapply towards the FY2027 budget development.

**6. What can we estimate in tax base growth from the projects like Pathway, and Spark? Are we receiving any current tax base benefit now?**

The Town’s strategic investment in the McCrimmon Corridor, executed in partnership with NCDOT, has resulted in measurable growth to the local tax base. This expansion is attributed to the increased accessibility and development opportunities that have followed the opening of the corridor.



**McCrimmon Corridor Growth**

Analysis of the remaining vacant parcels and upfit potential within the corridor around the Spark/Pathways development, as highlighted on the referenced map, indicates that the Town can anticipate continued tax base growth over the next three to four years. This growth is expected to arise from the progression of existing projects currently in the development pipeline. The total area evaluated is estimated at 230 acres, which will further contribute to the Town’s expanding tax base

as these projects are realized.

Est. Fiscal Year Impact	Tax Base Growth	Zoning	Use Types	Square Footage Built or Acreage	Increased Building/ Equipment Value	Land Value	Est. Ad Valorem Revenue
2025-2026	Current Realized Development Tax Base	BAC-Go District	Industrial; Warehouse; Advanced Manufacturing	1,177,889 sq ft – 60 acres	\$145M	\$12M	\$600K
2026-2027	Development In Progress	BAC-GO District:	Industrial; Warehouse; Apartments	Vacant or in Construction – 40 acres	\$455M	\$22M	\$1.7M
2028/Beyond	Future Development Potential	BAC-GO District	Industrial; Advanced Manufacturing; Parking Deck; Warehouse	Vacant – 130 acres	\$532M	\$14M	\$2M
						Total	\$4.3M

Disclaimer: These are projections built on a set of conservative assumptions and are susceptible to change as development continues to occur in this area. Values are dependent on resulting zoning, use type, market conditions at the time the development occurs, addition of major equipment, and building cost of upfits/new builds.

**Projection Assumptions -**

- The projections account for existing tax revenue, all known economic development projects and incentives.
- Assumptions are incorporated regarding the impact of major equipment values on existing and projected facilities.
- Assumes the fiscal year in which development projects are anticipated to begin impacting tax revenues.
- Comparable properties are used as a basis for estimating property values.

**Other Factors to Consider -**

- An increase in workforce is expected to improve sales tax revenues in Morrisville and Wake County.
- The addition of new facilities will contribute to other state distributed tax revenue like utility sales tax.
- There will likely be a positive impact on the local small business economy, particularly for businesses that provide support services to larger industries.

**7. Provide a list of the \$8.6M in Budget Requests by Focus Area including any offsetting revenue including expected and potential grants.**

Please see [Appendix B](#) for an updated Master Budget Request List. This was updated to include additional details and items not moved forward in Staff's review process as requested during April 9<sup>th</sup> work session. The list is organized by department and in alphabetical order.

**8. What is local government's taxing fee authority? What role does the local government play in tax value appeals?**

In North Carolina, local governments do NOT have independent taxing authority. Their authority is granted only by the NC General Assembly. This means a county or municipality may levy taxes or fees *only when state law explicitly permits it*.

Typical examples include:

Property Taxes (Ad Valorem Taxes) is the primary local tax source and represents about 52% of Morrisville total recurring revenues.

- Cities and counties set their own property tax rates, but they must follow state rules on assessment, billing, and collection.
- All taxable property is assessed at 100% of market value as required by state law.

Local Fees, Local governments may charge fees only where authorized by statute, such as:

- Utility fees (water, sewer, stormwater)
- Development-related fees (permitted within limits set by the General Assembly)
- Solid waste fees

- User fees for parks, recreation, or other services
- They cannot independently create new fee types or tax instruments without statutory authority.

Sales Tax is the secondary revenue source and represents about 18% of recurring revenues.

- Local sales taxes exist, but counties may levy them only through voter approval and within the structures allowed by state law.
- Municipalities do not levy their own sales taxes; they receive distribution from county-level levies.

In North Carolina, property value appeals are handled at the county level, not by municipalities. Here's how the process works:

County Tax Assessor's Office:

- Determines property values during the revaluation cycle.
- Handles informal appeals directly from property owners.
- County Board of Equalization & Review (BER) a quasi-judicial board that hears formal appeals.
- The local government (town/city) is not a decisionmaker in valuation.

Role of Municipalities (like a town or city): Municipalities do not set property values and do not participate in appeals decisions. Their role is generally limited to:

- Receiving revenue generated from the county-determined property values and adopted municipal tax rate.
- Answering residents' questions, helping them understand the county's process, and referring them to the correct office.
- Budget planning based on the tax base as established by the county.

Appeals are entirely administered by the county assessor and BER. Municipalities do not value property and do not determine the outcome of appeals; they simply apply their tax rate to whatever value the county assigns.

- Municipal taxes are recalculated automatically and any overpayment is refunded.
- Municipalities receive a monthly Tax Rebate Report from the County as notification of what was approved by the Wake County Board of Commissioners. The municipality is required to affirm or acknowledge.

## **9. What is the current position of Fund Balance? Are we anticipating any usage of Fund Balance in FY26?**

Currently, staff is projecting revenues to equal \$60.7M at year-end in the General Fund, roughly \$900k less than the budgeted amount, excluding fund balance appropriations, of \$61.6M. This is due to the impact of property tax appeals decreasing the projected

property tax total to be received in FY2026.

In contrast, year-end expenditure totals are projected to be \$60.3M in the General Fund, reflecting roughly 92.5% budget utilization for FY2026. While that is slightly lower than the 93-94% the organization has experienced in the two previous fiscal years, this is due to the additional effort of staff to manage spending for the remainder of the fiscal year, only spending on council-directed initiatives, and looking for efficiencies in operations to maintain core services without experiencing large amounts of additional spending (Note – the \$500k in held spending in FY2026 has been factored into the projection total).

As a result, the Town is not currently projecting to use fund balance at the end of the fiscal year, with revenues slightly outpacing expenses by roughly \$400k. Given the growth in expenditures in FY26, staff are cautiously projecting at this time an unassigned fund balance of approximately 31% of projected general fund expenditures (less transfers). As staff continues to review revenues and expenditures for the remainder of the year, this projection will be revised accordingly.

**10. Provide the current reserve balances.**

<b>Capital Reserve Funds</b>	<b>Public Safety</b>	<b>Land Acquisition</b>	<b>Roadway &amp; Transportation</b>	<b>Parks &amp; Recreation</b>
Beginning Balance	\$2,496,685	\$ 176,236	\$4,166,731	\$ 920,204
Net Change	(\$1,262,964)	\$ 701,815	\$ 913,550	\$ 509,890
Ending Balance Measured as of June 30, 2025	\$1,223,721	\$ 878,051	\$5,080,281	\$ 1,430,094
FY27 Funding	\$850,000	\$970,000	\$970,000	\$970,000
Interest Earned	\$39,810	\$24,266	\$128,399	\$41,953
Other Revenue	\$ -	\$ -	\$132,639	\$2,412,569
Transfers Out	(\$2,100,000)	(-\$408,840)		(-3,417,876)
<b>Current Balance as of March 2026</b>	<b>\$23,531</b>	<b>\$1,463,477</b>	<b>\$6,311,319</b>	<b>\$1,436,741</b>

## **Questions/Requests from – Budget Work Session April 9th**

### **11. Provide a summary of the Town Center project timeline.**

As of April 14, 2026, the timeline is as follows:

- The stage, restrooms, and trash enclosure are scheduled to be completed by February 2027.
- The support building is scheduled to be completed March 2027.
- The Town Green and other components of Block C are currently scheduled to be completed by July 2027.

Given this timeline, the PRCR Specialist will need to start in January 2027 to allow time to prepare for the grand opening and subsequent programming. The PW Maintenance Tech could be pushed to April (¼ year vs ½ year) if necessary (reduction of \$29,500).

### **12. What factors justify the Police take home vehicle model? What is the return on investment of Hybrid Police vehicles?**

The Morrisville Police Department has operated a take-home vehicle program for several years. In prior evaluation and reassessments, such a program benefits the agency and the community by providing operational readiness capabilities, reduces fleet costs, and allows the agency to be competitive in recruitment/retention. The following outlines the key factors considered in establishing and managing this vehicle model:

#### **Operational readiness & coverage**

**Improves operational readiness for major incidents:** Ensures sufficient vehicles are available during staff callbacks for major incidents.

- **Reduces risk from single-site fleet storage:** Distributed vehicle locations help preserve response capability if access to the police department is limited during a disaster or hazardous materials incident.
- **Increases coverage during shift changes:** Officers can take calls in town while commuting, reducing service delays that can occur when all officers must report to a central location to pick up vehicles.
- **Supports special events and off-duty traffic control:** Enables reliable staffing for town events and other large venues (e.g., HSNC) where marked vehicles and emergency lighting are required for safe traffic operations.
- **Avoids operational constraints from fleet downsizing:** Prevents a scenario where we need everyone to have a vehicle to cover duties during a large-scale event but there are not enough vehicles, and this reduces our capability to provide an adequate response.

#### **Fiscal impact & fleet lifecycle**

- **Lowers long-term fleet replacement costs:** Public Works analysis indicates moving to a shared fleet would shorten the replacement cycle (from 5.2 years to 4.3 years) and increase costs by an estimated **\$810,000** over 10 years (with potential for higher increases as vehicle costs rise).

- **Extends vehicle life and reduces wear:** Take-home vehicles accrue fewer miles than shared units and benefit from higher day-to-day care and accountability by assigned officers.

**Recruitment, retention & morale**

**Improves recruitment competitiveness:** Aligns Morrisville with surrounding agencies that offer take-home vehicles which is an important factor when competing for quality police officers.

- **Strengthens retention and morale:** Helps retain experienced officers in a market where most agencies have vacancies, offer take-home vehicles and some offer higher starting pay; avoids added turnover costs (e.g., outfitting and onboarding).

Eliminating this program will directly impact the department’s ability to respond to large incidents, provide off-duty coverage at events, raise capital fleet costs, and negatively impact our ability to recruit and retain quality police officers by remaining competitive.

**Hybrid vs Gas Comparison – Town Experience**

The summary below presents a cost comparison of hybrid vehicles in the Town's fleet versus equivalent gas only Town vehicles. A sample of hybrid and gas Ford Explorers from the Police Department were selected for this analysis because they have been in the fleet for multiple years, providing useful and thorough historical data on maintenance and fuel costs. The sample includes five 2021 hybrid Explorers and six 2020 gas Explorers.

Purchase Cost	The hybrid Explorers had a purchase cost of \$42,226 each, which is \$4,658 more than the gas Explorers at \$37,568 each.	
Maintenance Cost	Fleet maintenance data shows the Town's gas Explorers have averaged \$1,415 per vehicle in annual maintenance costs. The hybrid Explorers have averaged \$666 per vehicle annually, representing a difference of \$749 per vehicle per year.	
Fuel Cost	Fuel costs are another area where the Town's hybrid vehicles are outperforming their gas equivalents. The hybrid Explorers in this analysis are averaging 17.3 miles per gallon, while the gas Explorers are averaging 11.8 miles per gallon. When fuel consumption, fuel price per gallon, and miles driven are considered, the hybrid Explorers have an average fuel cost of \$0.17 per mile, while the gas Explorers have an average fuel cost of \$0.26 per mile.	
Lifecycle Cost Comparison	Applying the cost per mile figures above to the Town's replacement threshold of 85,000 miles, the hybrid's fuel savings more than cover the initial purchase price difference.	
	Hybrid 85,000 Miles Explorer (\$0.17/mile)	\$14,450
	Gas 85,000 Miles Explorer (\$0.26/mile)	\$21,250
	<b>Difference</b>	<b>\$6,800</b>

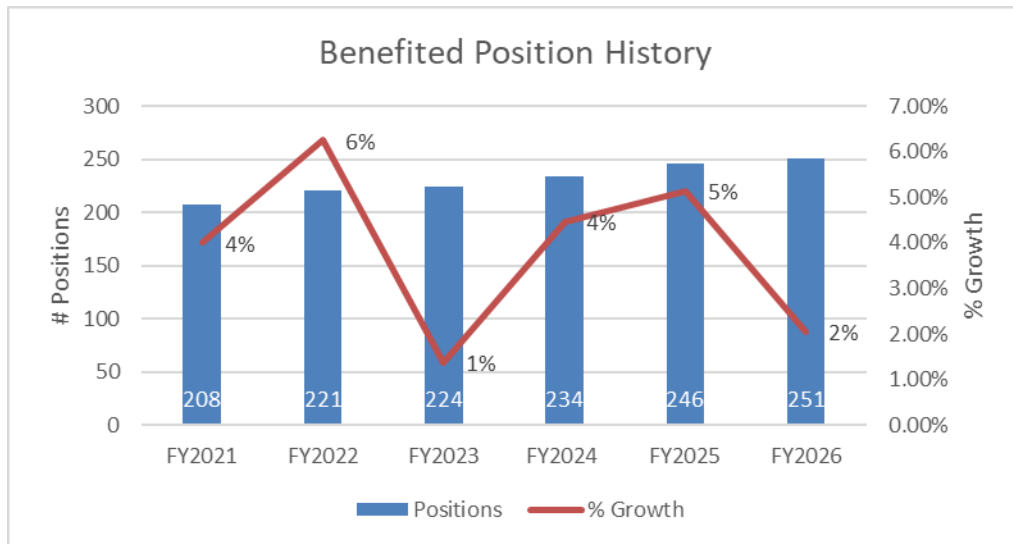
Based on the fuel cost savings above, a hybrid needs to drive approximately 52,000 miles to recoup the \$4,658 purchase price difference. Because breakeven is tied to miles driven rather than years in service, hybrids deliver the strongest return when assigned to high mileage duties.

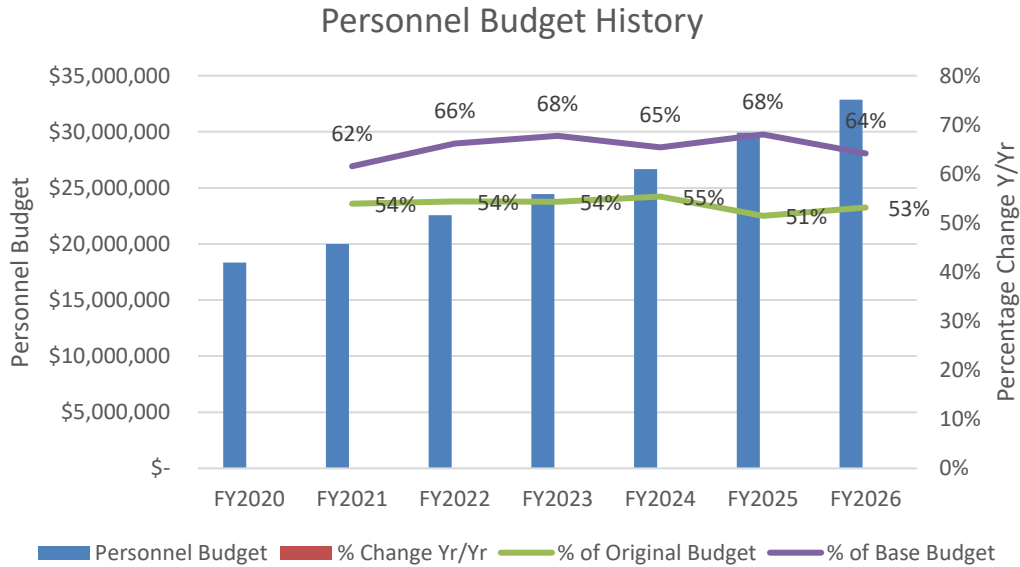
**A Note on Maintenance Savings**

While the maintenance data also shows meaningful savings with the hybrid Explorers, staff is cautious about attributing the full \$749 annual difference directly to the hybrid powertrain. The correlation is clear in the data, but a direct causal relationship has not been confirmed and other factors (assignment type, driver, service intervals) may contribute. Staff recommends treating the fuel savings as the primary financial driver and the maintenance savings as a supporting benefit.

**13. Outline personnel growth over the last 6 years. Show the ratio of the highest to lowest salary positions. Provide the current Living Wage calculation and how it relates to our staff.**

The ratio of the highest to lowest position classification within the Town is 5:1. The Town Manager position represents the highest salary classification. In contrast, the lowest salary classifications are found in Pay Grade 15, which primarily includes Maintenance Technician positions and a Customer Service Representative position.





The [Living Wage calculation for Wake County as of February 2026](#) for an individual is \$26.56 or \$55,244.80 based on 2080 hours per year for full-time work. This calculation represents the value of income one working adult requires to meet basic needs. The living wage should not be confused with the minimum wage, which is the lowest amount of money someone can earn as mandated by law.

**14. Is there an opportunity to increase EV Charger rates and what is the cause and effect of doing so?**

**Background**

The Town owns 10 EV charging ports across eight public locations, available daily from 6:00 a.m. to 10:00 p.m. Two units at the Public Services facility lack the technology required to assess fees or limit session length. The Town does not currently own any electric fleet vehicles, though ChargePoint units can be configured to serve Town fleet at no cost if fleet transition occurs.

Two fee mechanisms are currently in place. A \$10 per hour dwell fee after the initial 3 hours of use, capped at \$100, took effect in FY25 to improve station turnover and accessibility. A usage rate of \$0.20 per kWh took effect in FY26 to provide cost recovery for electricity consumption.

**Current Rate Performance**

The current \$0.20 per kWh rate does not fully recover electricity or other operational costs and provides no capital cost recovery. Year to date, FY26 revenue is \$7,853. Actual energy costs during that time from EV charging is approximately \$8,630. Usage data from the first nine months of the current and previous fiscal years are summarized below. The data shows a 72% consumption decline following rate implementation, indicating that the fee is influencing user behavior and station utilization.

	FY25 (Jul to Mar)	FY26 (Jul to Mar)
EV charging (kWh)	114,516	31,728
Revenue (after ChargePoint fees)	\$1,570.73 (Dwell fees)	\$7,853

**Regional and Private Market Comparison**

Approximately 48 privately owned public access chargers operate within Morrisville, with Level 2 fees ranging from \$0.13 to \$0.35 per kWh. Surrounding municipalities employ varied approaches.

Municipality	# of Chargers	Fee Structure
Morrisville	10	\$0.20 per kWh, dwell fee after 3 hours
Wake Forest	3	Free
Holly Springs	4	\$0.80 per hour (approx. \$0.16 per kWh)
Apex	10	\$0.20 per kWh
Chapel Hill	40	\$0.20 per kWh, \$1 per hour dwell fee

Raleigh and Durham operate under a Charging as a Service (CaaS) model, in which a contractor owns and maintains the assets and shares revenue with the municipality. Cary currently offers free charging at 17 stations and is evaluating both a fee structure and a CaaS option for FY27 adoption.

**Staff Recommendation**

If the Town maintains the current EV charger fee of \$0.20 per kWh, it will continue to subsidize public EV charging by approximately \$1,000 per year, based on current usage and utility rates.

The Town has the authority to set EV charging rates on its chargers, though state general statutes require that any fee be justified as cost recovery for operating and capital expenses. The Town cannot impose an unjustifiable markup on EV charging fees.

Because EV charging infrastructure is still maturing and the Town remains committed to supporting sustainability efforts, staff do not recommend a drastic rate increase at this time. Utilization data indicates that cost changes significantly affect how often the chargers are used. If it is Council’s desire to adjust the rate to achieve 100% cost recovery for electricity, then Staff has calculated a fee of \$0.26 per kWh for FY27. This fee covers the electricity costs associated with providing EV charging and does not attempt to recover maintenance or capital expenses.

Setting a rate that fully recovers electricity costs ensures taxpayer equity and program sustainability while keeping the Town aligned with current market pricing.

**15. What was the purpose of the ADA study? Please provide a copy of the ADA study?**

The ADA Transition Plan study focused on Town-maintained rights-of-way infrastructure, was completed in FY2023. The assessment covered pedestrian assets maintained by the Town, including sidewalks and curb ramps.

The report summarizes (see Appendix C for full report) the assessment process and the transition plan developed to address identified deficiencies. A companion GIS database was created to track each issue and its repair status. More than 10,000 issues were identified, the majority of which are sidewalk height displacements being corrected through sidewalk grinding.

Based on the transition plan, Public Works established a goal of addressing 10% of the issues per year over a 10-year period. A combination of contractor support and work performed by our Streets Division is resolving these items. Public Works is currently ahead of schedule, addressing approximately 12% of issues per year.

The ADA assessment underway this year focuses on Town-owned facilities and programming, ensuring that Town buildings, parks, and programs (both digital and in-person) meet ADA requirements.

#### **16. How much would it cost and what is the return on investment for the LED lighting conversion project at Morrisville Community Park?**

Staff submitted a budget request to replace the field lighting at Morrisville Community Park with energy efficient LED fixtures at a projected cost of \$300,000. Council requested a return on investment analysis to support this decision.

##### Current System

The existing field lighting uses metal halide bulbs with a total connected load of 70.4 kW. During CY2025, the lights operated for approximately 710 hours, consuming 49,769 kWh at a total utility cost of \$12,007. This equates to an effective billing rate of roughly \$0.24 per kWh.

##### Proposed LED System

The replacement LED system has a total connected load of 37.16 kW, representing a 47 percent reduction in electrical demand. Assuming utility rates and field usage hours remain consistent with CY2025, the Town should expect annual consumption to drop to approximately 27,870 kWh at an annual cost of roughly \$6,689. This represents annual savings of approximately \$5,318 compared to the current system.

##### Lifetime Value

Over the 25-year expected service life of the LED system, and assuming similar usage and utility rates, the Town would avoid approximately \$132,950 in energy costs.

##### Considerations Beyond Energy Savings

Energy cost reduction is only one component of the value proposition. Council may also wish to consider reduced maintenance and re-lamping costs associated with LED fixtures. The lighting system the Town is considering also comes with a 25-year full coverage warranty, which essentially eliminates all maintenance costs with the lighting

system. Additional benefits include improved light quality and uniformity on the playing surface, reduced light spill and sky glow for neighboring properties, instant-on capability, and the ability to dim or zone fixtures to match programming needs. Utility rates have also historically trended upward, meaning actual savings are likely to exceed the constant-rate projection shown above.

Staff are exploring grant opportunities and the potential to fund as a capital project.

### **17. Show core service costs and revenue sources in a Sankey diagram.**

The following chart illustrates the revenue distribution to expenses in the balanced budget for FY26.

#### **Restricted Revenue Sources**

Ad Valorem Taxes are primarily allocated to cover debt obligations and fund essential services such as public safety, infrastructure and roadway maintenance, recreation, and general government operations. These taxes serve as a foundational revenue source for the Town's core functions.

#### **Restricted Revenue Sources**

Restricted revenue streams, such as Powell Bill funds and Inspection Fees, are designated for specific purposes and are distributed in accordance with their intended use. This ensures compliance with regulatory and policy requirements governing these sources.

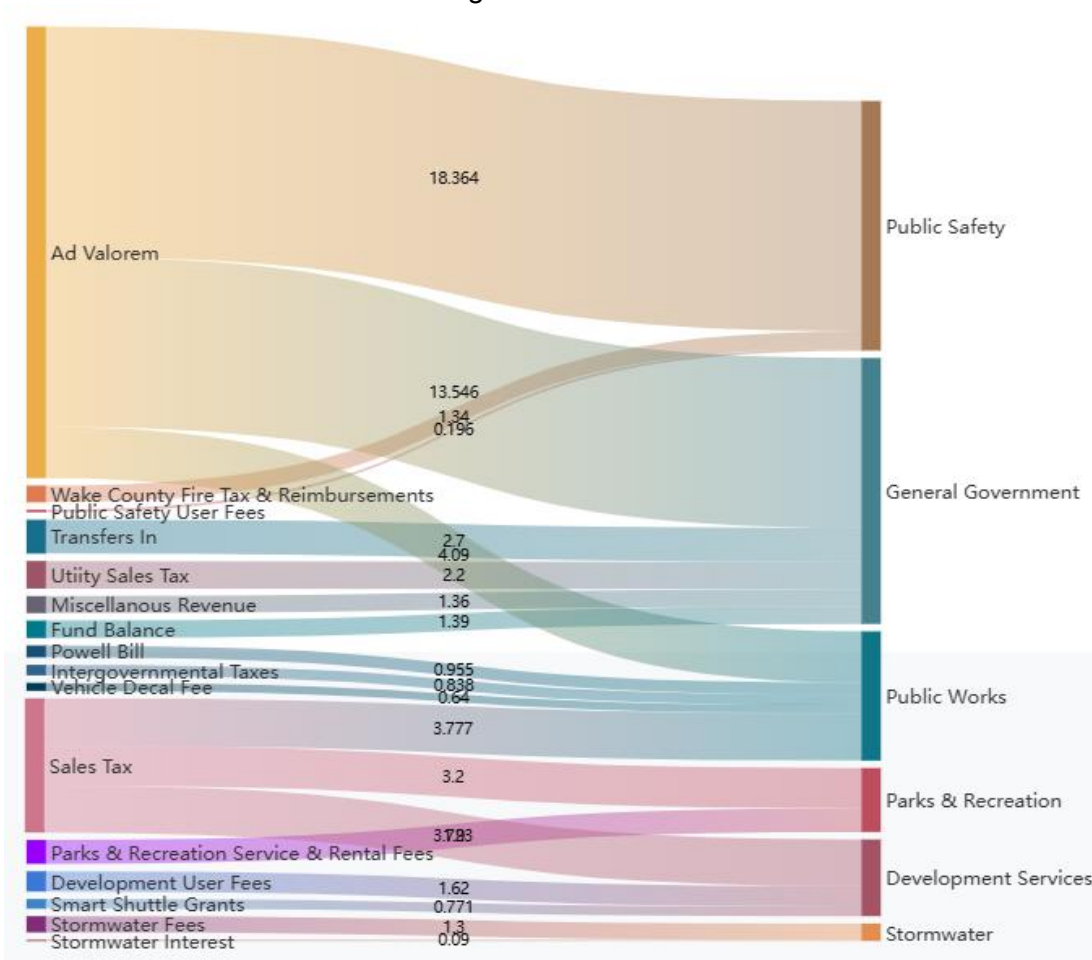
#### **Sales Tax Subsidies**

Parks, Development Services, and Public Works are subsidized from Sales Tax revenue. This alignment serves to offset expenses for these departments, supplementing their operational budgets and supporting ongoing programs and services not fully covered by user fees. *(Note: Inspections is the only development department that fully recovers department expenses through their charged user/permit fees.)*

#### **Fee-Supported Functions**

Stormwater operations are fully funded by fees, making them the only government function, aside from the Inspection Department, to be entirely supported by fee-generated revenue. This model ensures that stormwater management remains financially sustainable through dedicated fee structures to meet state mandates.

FY2026 Budget – Distribution Flow



**18. Provide a list of items not recommended or unfunded items.**

Please refer to the Master Budget Request List in [Appendix B](#). This list will show items that moved forward from initial Staff review for consideration and lists items not funded from submittals.

**19. How has the base budget grown over the last 5 years? Give a breakdown showing the core factors driving the increase in recurring expenses year over year. Provide a summary of the \$1M in repurposed items within the base budget stemming from the internal evaluation.**

FY	BASE BUDGET	AMOUNT CHANGE	% CHANGE	ENDING BASE BUDGET	ADDED RECURRING ANNUAL COST FACTORS YEAR/YEAR
FY2022	\$34.1M	\$2M	5.9%	\$36.1M	<ul style="list-style-type: none"> <li>13 Full-time Positions</li> <li>Shiloh Park Lease Increase</li> <li>Smart Shuttle Full Year Service</li> <li>Increased Fire Maintenance Cost</li> </ul>
FY2023	\$36.1M	\$4.68M	13%	\$40.8M	<ul style="list-style-type: none"> <li>2 Full-time Positions</li> <li>New Debt Issuance (16.5M Bonds)</li> <li>Existing Employees Merit/COLA</li> </ul>

					<ul style="list-style-type: none"> <li>Including Pay Classification Adjustments</li> <li>• Inflationary Increase to Service Contracts</li> <li>• Smart Shuttle Full-Service Year &amp; Additional Amenities</li> <li>• Chamber Lease &amp; Senior Center Lease Increases</li> </ul>
<b>FY2024</b>	\$40.8M	\$3.2M	7.8%	\$44M	<ul style="list-style-type: none"> <li>• 10 Full-time Positions (Includes Mid-Year Additions)</li> <li>• Existing Employees Merit/COLA Including Pay Classification Adjustments</li> <li>• Inflationary Increase to Service Contracts</li> <li>• Expanded Traffic Signal Operations</li> <li>• Wake County Park Land-Lease</li> <li>• Equipment Leases</li> <li>• Smart Shuttle Inflation</li> <li>• Expanded Special Events &amp; Cultural Programs</li> </ul>
<b>FY2025</b>	\$44M	\$7.2M	16.3%	\$51.2M	<ul style="list-style-type: none"> <li>• 11 Full-time Positions</li> <li>• New Debt Issuance</li> <li>• Existing Employees Merit/COLA Including Pay Classification Adjustments</li> <li>• Part-time Employee Market Increase Parks</li> <li>• Balance of Mid-Year Parks Positions in FY2024</li> <li>• Inflationary Increase to Service Contracts</li> <li>• Affordable Housing Annual Allocation</li> <li>• Expanded Smart Shuttle Amenities &amp; Service</li> </ul>
<b>FY2026</b>	\$51.2M	\$3M	5.8%	\$54.2M	<ul style="list-style-type: none"> <li>• 4 Full-time Positions</li> <li>• Expanded Smart Shuttle Service</li> <li>• Expanded Senior Center Facility Lease</li> <li>• Existing Employees Merit/COLA Including Pay Classification Adjustments</li> <li>• Inflationary Increases to Service Contracts</li> <li>• New Debt Increase</li> </ul>
<b>FY2027</b>	\$54.2M				TBD

Note: At the start of each budget year, base budgets are reviewed to ensure their validity, adjust for minor inflation, and include the full-year allocation of any additions made mid-year in the previous cycle.

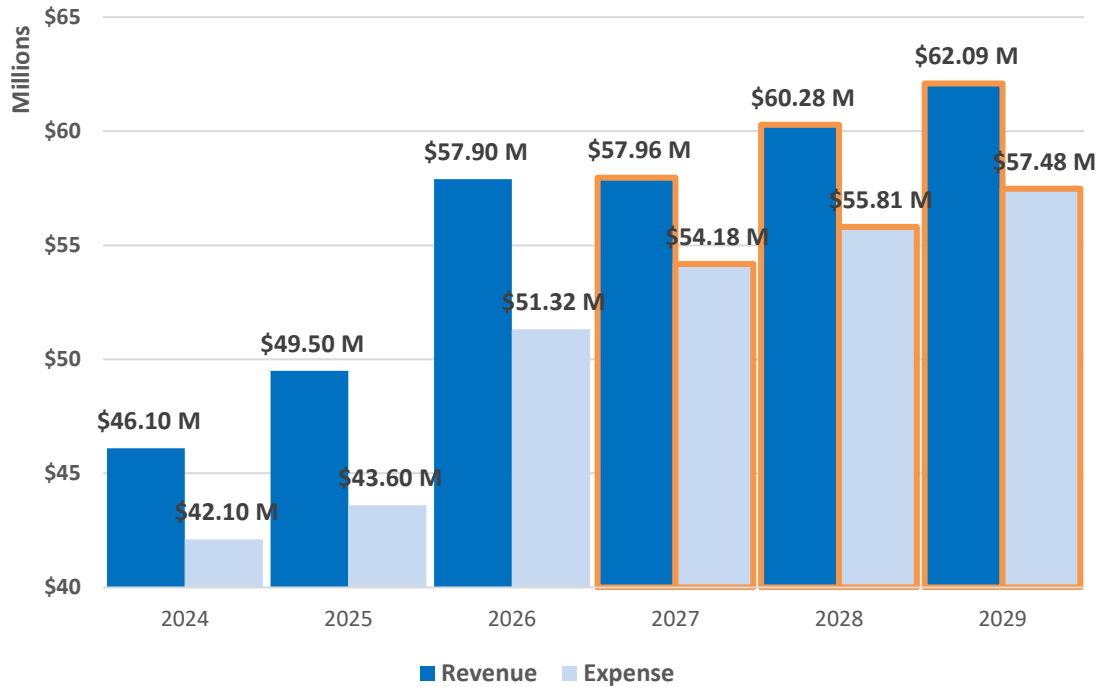
Below is a table representing items that were scrubbed from department base budgets during the beginning of the budget process. The second table are items that were added or increased in base budget for FY27. Note that there were other small additions or removals that were immaterial to note in these charts as they were under \$1,000.

Item/Service	Description	Reductions
Chamber HOA Fees	Dissolution of MCCOA Condo Owner's Association	\$ 25,000
Traffic Signal Agreement	Requested more than the 5% increase in contract	40,000
Additional Supplemental Paving	Reduced Paving with Gables Project happening and still leaves \$427k	208,000
Streetlight Utilities	Reduction Based on history and projection	40,000
Utilities	Reduction from 9% to 5% Inflationary Increase	25,000
Position Adjustments	Savings from Position Realignment in Depts (SPM, Budget Mgr, Finance Dir., etc.)	85,730
Finance Contracts	Reduction of Finance CPA Contract	20,000
Fuel	Reduction based on history and usage	50,000
GB Adjustments	Reduction from Public Records/Codification software costs	30,000
HR	Duplication of Celebration of Service Costs	25,000
PD Travel	Reduction based on history and to offset other base increases	25,000
Inspections Code Books	Not needed in FY26. Will resume in FY29	8,000
Admin	Agenda Software reduction (Funding Solution In-House)	50,000
Comms Video Library	Duplication from Website Redesign	25,000
Comms Printing	Reduced Reliance on Printed Materials. More emphasis on Digital Marketing	15,000
PD CAM Charges	Reduction in CAM Charges Based on Call Volume Data	15,000
Personnel Changes	Savings from Department Turnover in Public Works, PD, Fire, Parks, and Comms	160,000
Department Contracts	Savings from Review of Department Operational Contracts	105,000
<b>Total Reductions</b>		<b>\$ 951,730</b>

Item/Service	Description	Additions
CFCC Maintenance	County Began Charging for CFCC Maintenance Again	\$ 25,000
Insurance Increase	Increase in Liability and Worker's Comp Insurance Premium Expectations	300,000
Debt Service	Increased Base Debt Service Compared to FY26	422,000
Solid Waste	CPI Inflationary Increase	55,000
Smart Shuttle	Smart Shuttle Annual Increase	172,000
<b>Total Additions</b>		<b>\$ 974,000</b>

**20. How does Staff anticipate the base budget to change in the next three years?  
What will be the core drives of that change?**

Over the next three years, staff anticipates average revenue growth to decline from 3% to 2%, primarily due to appeals in FY27 and revaluation in FY28. Expense growth is projected to remain at 3%, aligning with fund balance projections. No impacts from ongoing General Assembly property tax discussions are included at this time, as it is too early to estimate any potential effects; staff will continue to monitor legislative updates and professional organization discussions, updating projections if new legislation is enacted. OPEB deferment is expected to continue throughout the three-year projection period. Other considerations are expected development impacts in the pipeline.



**21. Describe the factors considered in staff’s evaluation of OPEB reserves? Please provide the latest actuarial study. What is the long-term impact of drawing on this resource for a 2-3 year period?**

The two primary factors in evaluating OPEB reserves are:

1. the comparison of the fund balance to the total OPEB liability, and
2. the comparison of interest income to retiree health insurance costs.

Given that projected interest earnings exceed the cost of retiree health insurance, the fund’s balance should naturally continue to grow over the next three years. Additionally, as long as the OPEB liability remains lower than the total fund balance, no additional annual contribution from the General Fund is necessary.

Two considerations influencing changes in these projections include decreasing employee tenure—individuals are not staying with the organization as long—and a resulting reduction in the number of anticipated retirees in the near future.

The long-term impact based on this projection sees fund balance remaining more than \$1 million higher than the projected liability for the next three years, leading staff to continue to feel comfortable without an additional contribution this year. However, staff will continue to monitor annually to ensure the solvency of the fund as part of the audit process.

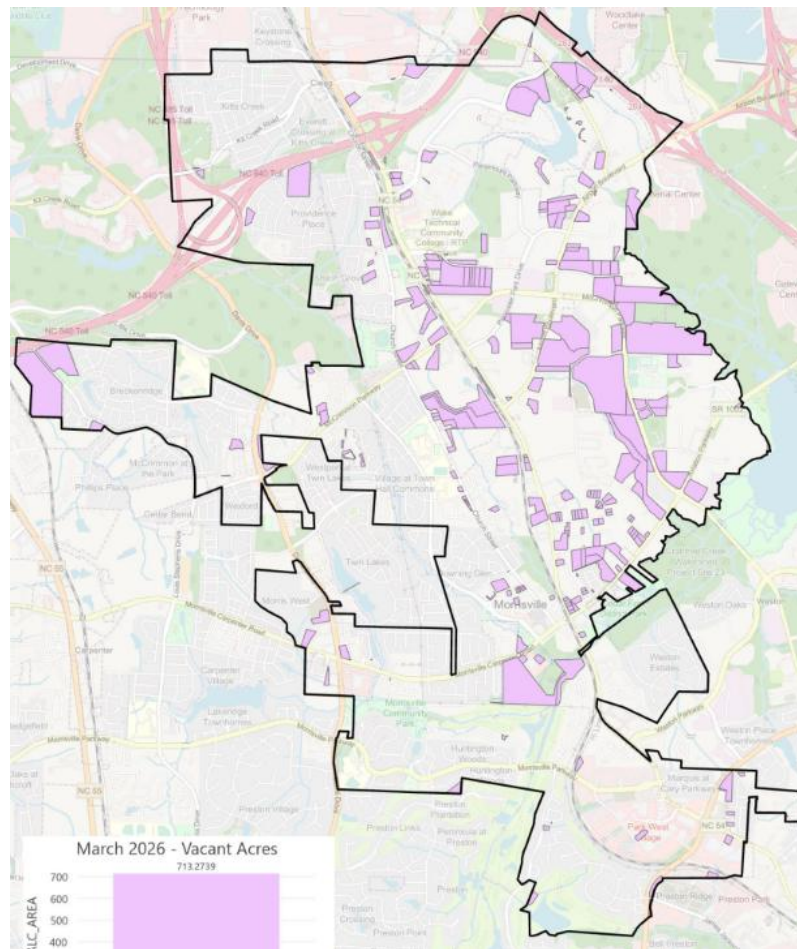
	Beginning FB	OPEB Contributions	Interest	Retiree Health Insurance	Ending FB	OPEB Liability	Overfunding
2020	\$ -	\$ 370,852	\$ 36,678	\$ (53,362)	\$ 3,514,979	\$ 5,564,164	
2021	3,514,979	417,453	2,487	(56,853)	3,878,065	5,816,474	
2022	3,878,065	425,095	5,753	(59,680)	4,249,232	6,252,466	
2023	4,249,232	499,431	90,729	(69,032)	4,770,360	5,407,528	
2024	4,770,360	526,277	218,952	(87,769)	5,427,821	5,819,562	
2025	5,427,821	590,743	196,207	(115,210)	6,099,561	5,661,102	
2026	6,099,561	647,246	226,481	(122,279)	6,851,009	5,699,750	1,151,259
2027*	6,851,009	-	254,383	(140,973)	6,964,419	5,738,661	1,225,758
2028*	6,964,419	-	258,594	(162,524)	7,060,489	5,777,838	1,282,651
2029*	7,060,489	-	262,161	(187,371)	7,135,279	5,817,283	1,317,996
2030*	7,135,279	-	264,938	(216,016)	7,184,202	5,856,997	1,327,205

Please see the attached OPEB Actuarial in [Appendix D](#).

## 22. How close are we to build-out? What does redevelopment look like?

### Baseline Status:

- Vacant/Undeveloped Land:**
  - 713 acres
- Active Projects:**
  - 310 Acres in Under Construction
- Potential Projects:**
  - 365 Acres in Review:
- Permits:**
  - New Commercial Steady
  - New Residential Declining
  - Existing Upfits Commercial Steady
  - Existing Upfits Residential Up 26% since 2021
- Population Buildout:**
  - Current Pop. 34,000; Estimated Buildout 35,398

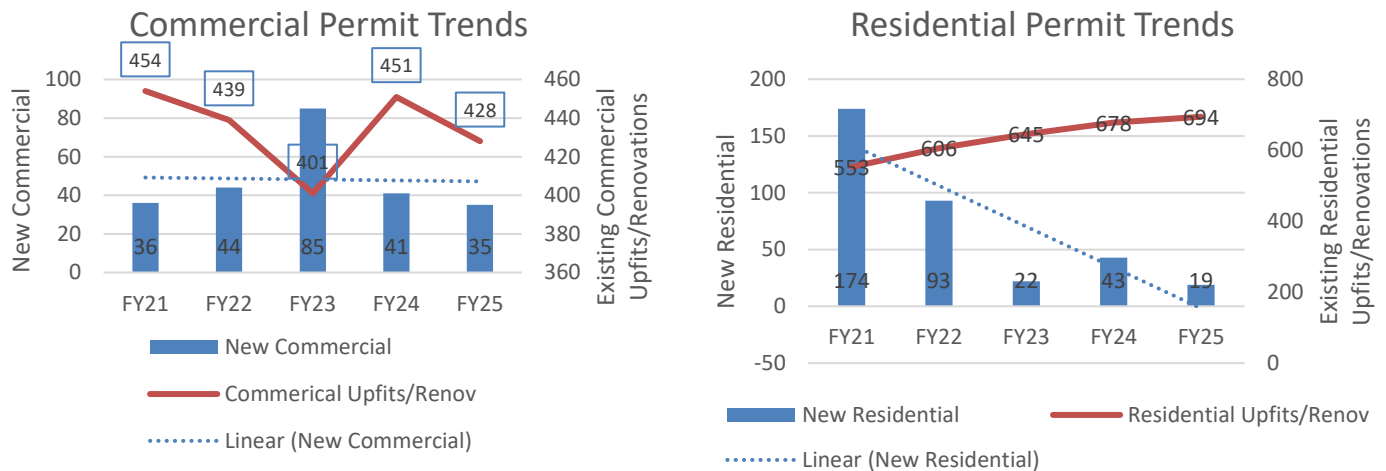


### Redevelopment Trends and Influences

Redevelopment encompasses more than just land use; it also includes adaptive reuse, such as renovations and upfits to existing buildings. In some cases, property owners are making substantial investments, spending two to three times the current value of their buildings on these improvements. By analyzing permit data over multiple years, it is possible to identify patterns indicating the rise of this trend.

Currently, new commercial permits are holding steady, while growth in new residential permits continues to decline. In contrast, residential renovations and upfits are on the rise, showing an uptick in activity. The trend for commercial upfits and renovations remains steady.

Economic factors, including challenges in financing and a shrinking supply of available vacant land, are influencing these patterns. Morrisville has 713 acres remaining as vacant opportunities for future growth. Infill projects and mixed-use developments are emerging as prominent transitional trends in the redevelopment landscape.



**Resources:**

[Interactive Development Map](#) shows active, approved projects in the pipeline.

Staff is working on a type of hot zone map to visualize redevelopment and new development potential across town over next 5 -20 years. This will be added once rendering is complete.

**23. Provide the current status of Property Tax Appeals. What is the short and long-term impact to Morrisville’s largest revenue source Ad Valorem? Provide some history of appeals over the last 5-years.**

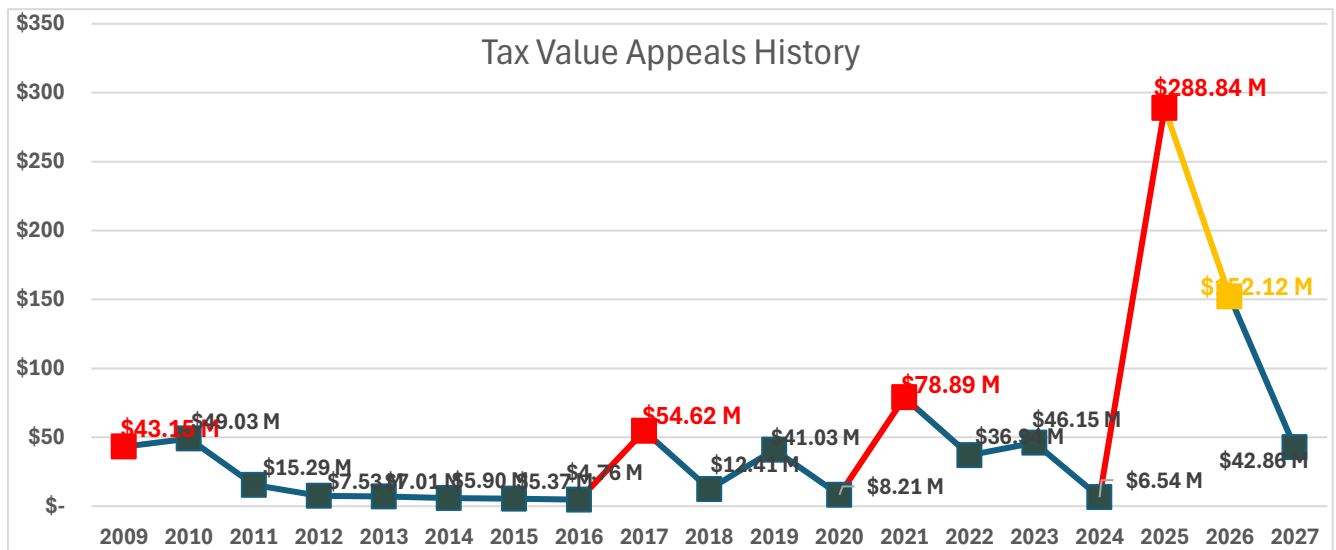
Morrisville had one affordable housing-based appeal with a total assessed value of \$37.6M receiving an approved exemption loss of \$24.8M. The majority of Morrisville’s appeals are commercial based. The Tax Assessor anticipates 40% of the outstanding appeals to be complete before July 1. The remaining appeals will roll over and impact FY27. This has caused stronger conservative revenue estimates as a result of this cross-over impact.

Keep in mind that as the county continues to work through these appeals, any

adjustments will involve 2024 and 2025 refunds (plus interest) and reduce the tax base value for 2026. The chart below shows the history of tax appeals after a revaluation year. Fiscal year 2024 appeals are notably different from any previous trend.

Morrisville has 22 Commercial Appeals remaining open with Property Tax Appeals to resolve. The total value of remaining properties in appeal equals \$502M. It is expected that not more than 40% of those open cases will be resolved by June 30. This means a potential impact to FY27 revenues increases with 60% remaining open to be resolved before December 31, 2026.

Staff continues to work with the county to obtain more details and track appeals. More information will be forthcoming.



**24. Provide samples of investments with budgetary equivalencies. What investments can a local government make that generate future capacities?**

Local governments can make several types of investments that reduce future costs, increase future revenues, or expand service capacity without adding significant recurring expenses. Examples include:

1. Infrastructure Investments (Build Fiscal Capacity)
  - Roadway improvements and corridor expansions, attract private development, increasing the tax base. The McCrimmon corridor is a prime example.
  - Utility and stormwater upgrades, reduce emergency repair costs and support higher-value development.
  - Park land acquisition avoids higher future land costs and preserves long-term recreation capacity. Morrisville has been committed to land acquisition for many years acquiring additional parkland adjacent to Shiloh Park and property on Marcom Drive for a future park.
2. Efficiency & Technology Investments (Increase Service Capacity)
  - LED lighting and energy-efficient upgrades, reduce utility costs for 20–25 years.

- Digital permitting, automation, and smart sensors reduce staff workload. Morrisville has proven success with smart automation field and access sensors that have improved efficiency.
  - Traffic Pre-emption can on average saves 30 seconds per call, 7 seconds per intersection.
  - Fleet lifecycle improvements (e.g., hybrid vehicles, take-home efficiencies), lower total cost of ownership and improve operational readiness.
3. Economic Development Investments (Grow Revenue Capacity)
- Targeted infrastructure in high-growth corridors, leverages private capital and expands Ad Valorem and sales tax revenues.
  - Town Center public gathering spaces will stimulate business activity and support event-driven revenue.
4. Organizational Investments (Strengthen Long-Term Stability)
- Workforce retention and training, reduce costly turnover and enhance service reliability.

The following are some data samples from existing projects and initiatives that quantify return on investment:

#### EV MOWERS

- Estimated Cost = \$35,000
- Ride mowing = \$7.82-\$11.73 per acre (gas + repair)
- Need to mow 4,475 - 2,983 acres with new riding mower to break even
- 124 acres mowed each week (including repeat mowings) during growing seasons (approximately 5 months)
- Approx \$969.68 in savings a (growing season) week assuming only EV mowers

#### SOLAR PANELS

- Equipment Cost = \$210,000
- Generated 333650 kWh in FY25
- 333650 kwh solar equates to ~90 mtco2
- Equivalent of saving 10000+ gallons of gas
- Annual \$33528 in savings
- 6.2 years to recover

#### BUILDING AUTOMATION SYSTEM (BAS)

- Estimated Cost = \$100,000
- Savings of up to 30% energy consumption
- 1,263 therms consumed last twelve months in town hall
- 30% of 1263 = 378.9 therms saved a year
- Town Hall has paid \$2,152 for natural gas over the past 12 months, or \$1.70 per therm
- Approx. \$2,150 saved a year
- Cost recovery in 46 years

#### EV UTILITY VEHICLE

- Equipment Cost = \$35,000
- Estimated savings based on avg miles distance driven by vehicle multiplied by avg gallon of gas
- Current rates would expect \$384 in savings per 100 miles
- 9,114.5 miles to break even purely from gas
- Factoring in maintenance, potentially as low as approx. 7,000 miles

<END REPORT>



# Bond Referendum Process Frequently Asked Questions

## What authorities provide for bond referenda and general obligation bonds?

In accordance with state statutes, the issuance of General Obligation (GO) bonds by the Town for public improvements must be authorized by the North Carolina Local Government Commission (LGC) and by voters in a referendum. Voter approval authorizes a maximum amount, by purpose (such as redevelopment, parks and recreation, streets and public transportation), and authorizes the levy of any necessary property tax to pay principal and interest on the bonds.

## Why issue bonds?

There are three primary ways to finance the construction of major capital projects - use current revenues, capital reserve funds (setting aside money over time), and the issuance of debt (bonds or installment financing). Bond financing is often used for major capital projects that are above and beyond the scope of the annual operating budget and are for facilities/ infrastructure that will be used for many years in the future. The use of bonds make capital projects more affordable and put less stress on the town's budget. By using bonds to finance these projects, we can pay for them in installments over time rather than needing all the money at the outset and yield better interest rates depending on an agency's credit ratings.

## What is a bond referendum?

A bond referendum is a voting process that gives voters the power to decide if a municipality should be authorized to raise funds through the sale of bonds, for specific purposes. A general obligation (G.O.) bond is long-term borrowing in which a municipality pledges its full faith and credit (taxing power) to repay the debt over a specified term. G.O. bonds are the least costly financing option available to the Town to finance major capital projects. A capital project is generally defined as a project expected to have a useful life of 10 years or more which is estimated to cost in excess of \$100,000. Since the Town has a Standard & Poor's "AAA," Moody's Investors Service "Aaa," and Fitch Ratings, "AAA" credit ratings (the highest ratings possible), Morrisville would be offered the lowest possible interest rate on bond issues.

## What is the purpose of a bond referendum?

The bond referendum asks voters whether they authorize local government to use G.O. bonds as a financing tool for a general category of projects up to an amount specified on a ballot. Under North Carolina law, a local government holding a referendum for issuing general obligation (G.O.) bonds must identify these general categories of capital projects for which bond proceeds may be used. At the time, the categories may identify specific projects that are intended to be funded by the bond proceeds – the “bond package.” However, they may change over time simply due

to the lengthy process involved with identifying, designing, and implementing projects, as well as the lack of detailed cost and other project information available at the time of the bond referendum. Ultimately, the projects constructed must fall within that general category and purpose identified at the time of authorization.

## How long does the Town have to issue the GO bonds if the referenda pass?

Once GO bonds are authorized by voters in a referendum, the Town may issue them at any time during the 7-year authorization period (can be extended to by three years before expiration). Pay back of bonds occur within 20 years after funds are borrowed.

## What is the procedure for a bond referendum?

- The Town Council sets priorities based on citizen concerns and selects bond issue purposes (for example; Transportation, Fire Stations, Parks and Recreation, or other Facilities) and amounts. Related purposes may be combined, but unrelated purposes may not be combined.
- The Town of Morrisville then files an application with the NC Local Government Commission for the authority to issue bonds.
- The Town Council holds a public hearing to receive citizen input on the proposal to issue bonds. Based on citizen comments, Council may remove items or lower dollar amounts.
- A bond referendum is held for citizens to vote and decide on each of the specific bond issue purposes on the bond ballot. If the voters reject a bond issue, the project cannot be funded as planned. If the voters approve a bond issue, the Town can move forward with borrowing funds to finance the project.

## When are bond referenda held?

The Town may only hold a bond referendum on one of the following dates, in order to encourage the highest possible voter turnout:

- Referendums may be held for municipalities only at time of even-year primary and general elections or at the time of that municipality's general election in odd-number years. *(footnote: 2014 GS amendment GS 163-287)*
- Morrisville could hold a bond referendum with the November 5, 2019 election.

## When are bonds issued?

The schedule and amount of bonds issued is dependent upon project timetables, economic conditions and resources, including tax increases, needed to fund capital projects and related operating costs. The Town Council may move forward or delay bond issues based on these factors.

## What happens if the bonds don't pass in November?

If bonds do not pass, some projects may be postponed or eliminated.

## If voters don't approve the bonds, does this mean that the Town Council will be prevented from raising property tax rates in the future?

No. The bond referendum is simply a vote on whether the Town may specifically use GO bond financing for specific purposes; it is not a vote on the property tax rate. The Town Council may raise and lower the property tax rate each year at their discretion through the annual budget.

## How is the debt on bonds repaid?

Citizens authorize an increase in the property tax to repay the debt on bonds when they are approved in a referendum. The repayment of bonds is spread out over a number of years, so costs are shared by current and future taxpayers. This provides for more equitable funding by all taxpayers who will benefit from the bond projects. When bonds are issued, taxes may be increased for citizens to pay the debt.

## Are there additional financial implications?

Financial analysis takes into account the retirement of existing debt, additional debt service on bonds issued for new public improvements and related operating costs, and projected growth in Town revenues (primarily property tax and sales tax revenues) that fund most Town services and debt service expense. The Town Council considers any proposed net increase in property taxes for these purposes, taking into account economic conditions and then determines when to issue the bonds and if and when to levy an increase in the property tax rate. In addition to actual costs associated with the payment of bonds, new facilities must have funds for staffing, equipment, maintenance and operations. It may also cost more money to operate improved and enlarged facilities, as well.

## Master Budget Request List - Details

Appendix B

As of 4/24/2026

Organized by Department Appears in Alphabetical Order for Easy Reference.

Note: As budget develops, some amounts may change through the process as estimates and alternatives are refined.

Dept.	Budget Request	Expense Category	Strategic Goal	Council Priority FY27	Staff Priority	Routine Request Cost	Onetime Request Cost	Description Notes	Impact if Not Funded/Alternative
COMMUNICATIONS	National Community Survey	Operating	Engaged, Inclusive Community	Innovative Connections	2	-	35,000	Already delayed from FY26 previous request.	Delays the updating of comparable, statistically validated community input that informs future decisions and outcomes. Alternatives may include postponing for another year, but this would further move us off the established standard cycle.
FIRE	Tablet Command	Operating	Public Safety Readiness	Public Safety	2	3,000	12,000	It will support on-scene incident tasks, resource management, and situational awareness during emergencies. It will also replace outdated manual tagging to improve personnel accountability, which is especially critical during large-scale incidents or fires involving sizable commercial structures. This is a collective effort with CAM to modernize personnel tracking on scene and improve incident command decision making for operations.	There is not a phase in option. If we do not purchase this program, we will not be able to participate with CAM for accountability which would affect safety of personnel accountability as well as hinder decision making on scene by the Incident Command.
FIRE	Thermal Imaging Cameras	Operating	Public Safety Readiness	Public Safety	3	-	48,000	Replacement of current end-of-life inventory. Cameras are a critical tool in the field to enhance visibility in smoke-filled environments for quicker location and rescue of victims. Thermal Cameras also help save property by assisting in the location of hidden hotspots within walls or hidden spaces.	Equipment is past its lifecycle and manufacturer no longer supply parts or repairs. Replacements could be phased over 2 fiscal year budgets. Potential to receive Wake County reimbursement for one unit.
FIRE	Traffic Pre-emption	Operating	Public Safety Readiness	Public Safety	4	-	27,000	Traffic pre-emption improves the effectiveness of each apparatus through response times by alerting intersection to allow pass through safety. This request is the renewal of cellular services for the devices installed in the apparatus. This request is partner to Public Works request below.	This is a required need to continue to use traffic pre-emption effectively. Staff has applied for Earmark Grant, pending notification if awarded.
FIRE	Mobile Command Post	Operating	Public Safety Readiness	Public Safety	5	1,000	40,000	The initiative proposes the acquisition of a Mobile Command Post to enhance the operational capabilities of both Fire and Police Departments during emergencies, large-scale events, and critical incidents. The MCP will serve as a centralized, interoperable hub for incident command, communications, and coordination in the field.	If this is not approved, we will not be able to operate a command post without the assistance of outside resources. Up to this point we have relied on the lending of a command post from a private company, or we have made use of spare office space. Staff has applied for Earmark Grant, pending notification if awarded.

Dept.	Budget Request	Expense Category	Strategic Goal	Council Priority FY27	Staff Priority	Routine Request Cost	Onetime Request Cost	Description Notes	Impact if Not Funded/Alternative
FIRE	Firefighter (3 total)	Personnel	Public Safety Readiness	Public Safety	1P	322,000	-	Add staff to improve the reliability of apparatus and bring our Fire Department up to par with other CAM fire departments and industry standards (NFPA 1710) and statements from Wake County to staff 4 personnel on trucks.	Impact potential ISO Evaluation based on a traditional model. Workload impacts will continue with minimal staffing.
GENERAL	Future Projects - Annual Allocation to Reserves (1 cent equivalent) (Transportation, Parks, Public Safety, Land)	Transfer	Organizational Resiliency	Building Our Future	1	-	2,913,000	Staff recommendation is to hold on Land Reserve allocation for one year in lieu of using existing Bond Proceeds of \$3.3M in fund that is accruing interest.	No impact to planned usage of land reserves. Provides a onetime boost to operations in lieu of leveraging existing resources.
GENERAL	Additional Debt - Public Works	Capital	Organizational Resiliency	Building Our Future	1	-	189,789	Scheduled debt increase.	If not funded, it would impact issued debt payment obligation for Public Works installment financing.
GENERAL	Healthcare Premium Increase	Personnel	Operational Excellence	Optimization of Operations	1	144,271	-	Leverage accrued reserves.	No impact noted, planned use of accrue premium reserves intended for this purpose. Is assumed as a onetime resource that is evaluated every year.
GENERAL	Absorbing Longevity	Personnel	Organizational Resiliency	Resilient Fiscal Management	1	-	-	Do not include amount; project in budget message to cover through accrued lapse salary.	<b>No impact; assumed in lapse salary use for one year. 77k</b>
GENERAL	1% COLA Market Condition	Personnel	Organizational Resiliency	Resilient Fiscal Management	1	292,938	-	Reduced percentage form 2% as compared to prior years to sustain current merit plan.	May produce some inequity in comparison to cost of inflation if CPI-U stays around 2 - 3% annually. Could influence recruitment and retention. Can create some compression issues if held long term. Can serve as an unintentional signal to a change in organizational priorities.
GENERAL	Public Safety Adjustments	Personnel	Operational Excellence	Optimization of Operations	1	70,000	-	Results of position study to maintain competitive pay levels and reduce pay compression due to market conditions.	Impact to morale and pay compression if not funded.
GENERAL	4.5% Merit (3-4.5-6% Total)	Personnel	Operational Excellence	Optimization of Operations	1	1,198,261	-	Apply a 10% reduction to the original calculation to reflect the portion of employees who become ineligible annually as a result of natural attrition.	If not funded, could influence recruitment and retention. Can create some compression issue if held long term. Can serve as an unintentional signal to a change in organizational priorities.

Dept.	Budget Request	Expense Category	Strategic Goal	Council Priority FY27	Staff Priority	Routine Request Cost	Onetime Request Cost	Description Notes	Impact if Not Funded/Alternative
GOVERNING BODY	Agenda Creation Contractor	Operating	Operational Excellence	Optimization of Operations	3	-	10,000	Agenda creation is a critical function of the organization and contributes to community transparency. After reviewing available options on the market, the Clerk's Office and IT Department determined the possibility of building an agenda management tool using our existing Microsoft Platform. This one time cost is for extra hands to assist in the quick creation of the tool.	Continue with existing Peak Agenda software. An alternative currently being explored is an in-house developed option in coordination with IT. This item was reduced in cost for that reason.
GOVERNING BODY	Codification Software	Operating	Operational Excellence	Optimization of Operations	2		10,000	The current codification system is limited in scope and requires intensive staff time for updates. Modern systems automate the process allowing for quicker community access following adoption.	Staff would be expected to continue current manual efforts with less automation and by balancing with other workload demands.
GOVERNING BODY	Public Records Mgmt Upgrade	Operating	Operational Excellence	Optimization of Operations	1		10,000	Public Records workload has grown considerable in the past 5-years. This work is meticulous and time consuming.	<b>This Item will be funded with FY26 Lapse Salary due to the significant efficiency that technology can provide in staff capacity.</b> We would continue reviewing as we are now. Without a software, this could easily become a future staffing request. The volume of request has increased over the years and this is a considerable workload to absorb.
HUMAN RESOURCES	HRIS System	Operating	Operational Excellence	Optimization of Operations	1	73,500	9,500	To replace existing software that has performance limitations impacting efficiencies. This would provide a solutions improving the recruitment platform, employee personnel file management and offers other solutions to enhance processing, tracking, and collaboration across all stakeholders in Town.	If not approved, the Town will continue to work with an ineffective program that requires many workarounds and generates inefficiencies. Alternatives would be to continue using the existing system that are not primary modules that Tyler Technologies focuses on for improvement/enhancement.
INFORMATION TECHNOLOGY	Hardware Replacements - AV, Alarms Upgrade	Operating	Operational Excellence	Optimization of Operations	1	11,000	77,500	Proactively replacing equipment allows us to minimize outages due to aging equipment. AV system replacements: FS 1, PSMS, & Engineering Conference room. Town alarm system replacements for modern system. Equipment and installation.	If not funded, the organization would continue to utilize the end of life equipment until it breaks and then replace on an as need basis. The more planned replacement are deferred or a piece-meal approach is applied the continuity of equipment and failing equipment will increase and the more that compounds in future years as the needs pile up.
INFORMATION TECHNOLOGY	Hardware Replacements - Computer, Equipment, etc.	Operating	Operational Excellence	Optimization of Operations	1		92,500	Computer system, docks & monitors, and iPad replacements.	Computer replacements are currently a lease situation and must be replaced.
INFORMATION TECHNOLOGY	Security Initiatives - Cameras	Operating	Public Safety Readiness	Resilient Fiscal Management	3	2,000	33,000	Additional need for security cameras at some of our facilities as requested by Parks and SLT. There are some blind spots at MAFC, CFCC, and TH.	If not funded, the Town would continue to physically monitor areas, as possible. Less video evidence in the event of an incident at one of these facilities.

Dept.	Budget Request	Expense Category	Strategic Goal	Council Priority FY27	Staff Priority	Routine Request Cost	Onetime Request Cost	Description Notes	Impact if Not Funded/Alternative
INFORMATION TECHNOLOGY	Data UNC Fellow Program	Personnel			n/a		30,000	The fellow would be assigned to projects intended to strengthen the organization's data foundation and make information easier to find, use, and trust. They also will work to improve efficiency and decision-making by adding automation, AI, and clearer ways to share and visualize data.	The Town has been awarded a fellow intern by UNC.
INFORMATION TECHNOLOGY	IT Support Technician - Central Pines Service Contract 100%	Personnel	Operational Excellence	Optimization of Operations	n/a	126,000	-	A new position is needed to engage with Central Pines and provide technical support alongside a community partner. This role will meet COG needs and boost Morrisville's technology team capacity. This position is 100% covered through a service contract agreement with Central Pines.	Additionally, the Town will lose a valuable opportunity to expand our team's capacity without incurring additional costs.
PARKS & RECREATION	Salaries-Overtime	Operating	Operational Excellence	Livable Community Options	1	8,500	-	As participation in activities, events, and programs continues to rise, the demand for staff support has grown significantly.	Staff will continue to accrue comp time, which is also a liability to the Town. Could lead to potential burnout and inequity amongst staff.
PARKS & RECREATION	Contracted Services-Instructors	Operating	Operational Excellence	Livable Community Options	2	14,000	-	Improves programming capacity and allows full-time staff capacity for other department needs. Offset with growth in Fitness Revenue.	If not funded, workload constraints would continue.
PARKS & RECREATION	Program Expansion-Special Events	Operating	Engaged, Inclusive Community	Innovative Connections	3	15,000	-	Resources necessary to support the growing scale of events.	Not funding could impact new programming once Town Center opens.
PARKS & RECREATION	Town Center Program Specialist	Personnel	Operational Excellence	Building Our Future	1P	65,000	-	Staff needs for expanding services and programming at Town Center. Recommend ½ year start to get ahead of planning for future programming and establish a framework before the center opens.	Without this position, our ability to optimize programming and rental opportunities at Town Center would be significantly hindered. While most current events and some of our programming will transition to Town Center regardless, this alone will not fully utilize the venue. Additionally, there will be no dedicated personnel to manage rentals.
PARKS & RECREATION	Marketing Specialist (PT) 20 Hr	Personnel	Operational Excellence	Innovative Connections	2P	25,000	-	Additional staff to enhance PRCR's social media efforts by increasing video and photo capture and content production by 50%.	Staff capacity would be stretched further with on-boarding new Town Center programming. Could impact optimization of story content and marketing efforts and workload stretches.

Dept.	Budget Request	Expense Category	Strategic Goal	Council Priority FY27	Staff Priority	Routine Request Cost	Onetime Request Cost	Description Notes	Impact if Not Funded/Alternative
PARKS & RECREATION	MAFC Fitness Specialist (PT) 20 Hr	Personnel	Operational Excellence	Livable Community Options	3P	25,000	-	Better align fitness administrative and hands on work; instructing classes, filling in as a sub, expand existing programming. This position can be partially offset by growing fitness revenues.	Staff would continue to manage and cover gaps through existing full-time qualified staff.
PLANNING	Morrisville Smart Shuttle Increase	Operating	Community Mobility	Pedestrian & Vehicle Safety	1	584,400	-	Enhanced service opportunity in alignment with Alternative Transit Study. The Town receives offsetting reimbursements that will increase to 65% of the cost of service in FY27. This includes inflationary adjustments for the overall service cost.	Service expansion would not occur if the updates were not included in the budget. We would miss the opportunity to further leverage other sources of funding to meet community needs for mobility options.
PLANNING	Design/Construct additional shuttle nodes	Operating	Community Mobility	Pedestrian & Vehicle Safety	2	-	120,000	Funding for 4 of 9 recommended nodes as recommended by Alternative Transit Study. These improvements qualify for a 50% reimbursement from CAMPO and Wake Transit Tax District agreement.	This would impact passenger access expansion and continue to limit options to serve many high-traffic and demand locations throughout Town.
PLANNING	Planner II-Senior Planner	Personnel	Sustainable, Livable Community Growth	Building Our Future	3	160,000	-	Additional Planner to support increased workload generated from expanded Department responsibilities, special and capital projects and to be able maintain service levels in other areas such a speed to market for Economic Development, affordable housing, and public art.	Without additional capacity, speed to market for Economic Development will be impacted and staff would continue with small initiatives that utilize minimal staff resources but would not be able to support comprehensive programs.
POLICE	Gas Masks & Filters	Operating	Public Safety Readiness	Public Safety	1	-	35,000	This is an essential tool for public safety officers in the field to handle civil disturbances.	<b>Fund with FY26 Held Funds for O&amp;I.</b> If not funded the department would be limited in our response capabilities.
POLICE	NC State AOMP Training x2	Operating	Public Safety Readiness	Public Safety	2	6,000	-	Advanced leadership training for supervisors to support succession planning in the department.	Alternative would be to phase.
POLICE	Rifle Mounts & Locks	Operating	Public Safety Readiness	Public Safety	3	-	32,000	An improved storage method that secures items more effectively reducing damage and scope optics that impact the performance.	<b>Fund with FY26 Held Funds for O&amp;I.</b>
POLICE	Motorola Apx Next Radios	Operating	Public Safety Readiness	Public Safety	4	-	85,000	To maintain operational readiness and ensure all officers are equipped with radios, spare units will be acquired. This redundancy allows for immediate replacement in case of equipment failure and provides additional radios for reserve officers during special events.	Alternative would be to phase.
POLICE	Taser Replacements	Operating	Public Safety Readiness	Public Safety	5	33,000	-	To maintain operational readiness by ensuring officers are equipped with appropriate tools for officer and community safety.	

Dept.	Budget Request	Expense Category	Strategic Goal	Council Priority FY27	Staff Priority	Routine Request Cost	Onetime Request Cost	Description Notes	Impact if Not Funded/Alternative
POLICE	Axon Interview Room Cameras	Operating	Public Safety Readiness	Public Safety	8		13,000	Upgrade current interview room cameras to better store evidence data and integrate with Axon RMS system. Offset with Fines & Forfeiture reserves.	If not funded, we would continue to use old camera system.
POLICE	Detective	Personnel	Public Safety Readiness	Public Safety	1P	197,000	-	This position is responsible for conducting criminal investigations, following up on case leads, preparing case files, and conducting investigations that take a longer amount of time to complete.	Not funding impacts a continued slow case progression, quality, and delays in resolving items.
POLICE	Patrol Officer 1/2 YEAR & VEHICLE	Personnel	Public Safety Readiness	Public Safety	3P	131,000		Responsible for conducting patrols within town limits. Enforces all laws, completes incident reports and crash reports. Assists with community policing efforts and directed patrols.	Work will continue to be spread across existing patrols impacting productivity and enforcement.
POLICE	School Resource Officer 1/2 YEAR	Personnel	Public Safety Readiness	Public Safety	5P	48,000	-	Ensure the school is a safe place for students, teachers, and faculty. Provide safety development plans to the school boards. The first position will be partially funded by state funds.	This could be funding 1/4 of the year in FY27 to allow for training. The position would receive partial funding in FY28 from the State.
PUBLIC WORKS	Equipment Replacement - EV Mowers	Operating	Sustainable, Livable Community Growth	Sustainability & Environmental Focus	1a	-	60,000	Convert 2 gas powered mowers up for replacement to EV. Improves fuel savings and repair cost overall.	If not funded, staff will continue to use existing equipment, but repair cost may rise and could impact downtime since the equipment is at end of lifecycle.
PUBLIC WORKS	Master Sustainability Plan Update	Operating	Sustainable, Livable Community Growth	Sustainability & Environmental Focus	2	-	25,000	Resources necessary to work with a consultant to update the Master Sustainability Plan to take effect in FY28. This will incorporate engagement and dashboard improvements. Offset with EV Charger revenue.	If not funded the Town would continue as funding allows but would lack comprehensive goal organization and clear scope.
PUBLIC WORKS	Town Center -Electric Riding Mower	Operating	Economic Prosperity	Building Our Future	3a	-	35,000	On boarding a new facility. The size and scale of Town Center will require dedicated equipment.	Without funding, the Town would not be able to effectively prepare for the launch of Town Center impacting existing operations and workload.
PUBLIC WORKS	Town Center -EV Utility Vehicle	Operating	Economic Prosperity	Building Our Future	3b	-	35,000	On boarding a new facility. The size and scale of Town Center will require dedicated equipment.	Without funding, the Town would not be able to effectively prepare for the launch of Town Center impacting existing operations and workload.
PUBLIC WORKS	Town Center -new maintenance equipment	Operating	Economic Prosperity	Building Our Future	3c	-	20,000	On boarding a new facility. The size and scale of Town Center will require dedicated equipment. This covers small equipment needs.	Without funding, the Town would not be able to effectively prepare for the launch of Town Center impacting existing operations and workload.
PUBLIC WORKS	Town Center -Equipment Trailer	Operating	Economic Prosperity	Building Our Future	3d	-	3,500	18' open equipment trailer for purpose of transporting equipment between multiple maintenance stops.	Without funding, the Town would not be able to effectively prepare for the launch of Town Center impacting existing operations and workload.

Dept.	Budget Request	Expense Category	Strategic Goal	Council Priority FY27	Staff Priority	Routine Request Cost	Onetime Request Cost	Description Notes	Impact if Not Funded/Alternative
PUBLIC WORKS	Town Center -Maintenance Building Outfit	Operating	Economic Prosperity	Building Our Future	3f	-	10,000	Items necessary to outfit a new maintenance facility at Town Center. (i.e., pallet racks, fuel cabinet, pesticide cabinet, worktables, air compressor, shop vacuum, and storage shelves/cabinets).	Without funding, the Town would not be able to effectively prepare for the launch of Town Center impacting existing operations and workload.
PUBLIC WORKS	Facility Replacements - FS1 HVAC Replacement (3) 1st Phase Replacement	Operating	Operational Excellence	Optimization of Operations	4a	-	50,000	Replace end-of-life equipment.	As the equipment ages, repair cost increase significantly.
PUBLIC WORKS	Safety - Pedestrian Bridge Repairs	Operating	Public Safety Readiness	Pedestrian & Vehicle Safety	5a	-	35,000	This is the second round of funding needed for repair of pedestrian park/greenway bridges based on FY26 contracted pedestrian bridge inspections.	If not approved, identified repairs will be prioritized based on safety considerations and risk of structural failure. Staff would then use existing resources to address the most critical needs. This may cause delays in other maintenance needs in which existing funds were intended.
PUBLIC WORKS	Safety - Traffic Preemption Plan Updates	Operating	Public Safety Readiness	Public Safety	5c	-	100,000	Upgrade signal programming at intersections to incorporate emergency vehicle traffic pre-emption.	
PUBLIC WORKS	Fleet-vehicle replacements	Operating	Organizational Resiliency	Optimization of Operations	6	-	500,000	Planned replacement of 5 emergency level vehicles that have both reached end-of-life cycle and other replacement criteria thresholds.	If not replaced, the vehicles would continue to be used and repairs cost would potentially increase. Leasing is an alternative staff has previously explored, but determined the long-term cost impacts are not viable solutions.
PUBLIC WORKS	Athletics Equipment Additions - PTO Aerator	Operating	Operational Excellence	Sustainability & Environmental Focus	8b	-	38,000	The equipment would reduce staff time aerating field creating and maintaining healthier turf conditions for play. This is a repeat request from last year.	Continue using smaller aerators that is less efficient.
PUBLIC WORKS	Athletics Equipment Additions - Core Sweeper	Operating	Operational Excellence	Sustainability & Environmental Focus	8c	-	27,000	The equipment would allow for an improved practice for current maintenance and field topdressing conditions. This is a repeat request from last year requests.	Continue with our current less efficient practice of dragging field for cores.
PUBLIC WORKS	Athletics Equipment Additions - Verticutter	Operating	Operational Excellence	Optimization of Operations	8d	-	12,000	Used with a tractor to remove excessive thatch improving and maintaining a healthier turf condition for play and drainage.	If not funded, staff would continue to utilize other equipment that is less efficient.
PUBLIC WORKS	Facility Upgrades - MAFC Pool HVAC	Operating	Operational Excellence	Optimization of Operations	9a	-	16,000	The supply ports on the HVAC ductwork in the pool area are discharging towards the pool rather than the glass enclosure, causing the glass to sweat and create erosion on the safety light equipment.	Safety lighting would continue to corrode and fail. Degrades the appearance and requires staff remediation often.

Dept.	Budget Request	Expense Category	Strategic Goal	Council Priority FY27	Staff Priority	Routine Request Cost	Onetime Request Cost	Description Notes	Impact if Not Funded/Alternative
PUBLIC WORKS	Facility Upgrades - MAFC Repairs	Operating	Operational Excellence	Optimization of Operations	9b	-	20,000	Concrete walkway & patio repair: These two requests are for the beautification of the MAFC. The rear patio has pieces falling off of it due to rotted materials. It is a safety issue. The concrete that leads up to the front door is cracked and can also be a safety issue, along with an unsightly issue.	Safety would remain an issue with material continuing to fail and may cause area to be temporarily closed.
PUBLIC WORKS	Facility Upgrades - PD Evidence Room Expansion	Operating	Public Safety Readiness	Public Safety	9c	-	50,000	PD evidence room: As the town grows, PD needs more space to hold evidence. There is floor space alongside the evidence room that would make expansion a simple addition.	Staff would explore alternative off-site storage solutions, but security and cost may become an issue.
PUBLIC WORKS	Facility Upgrades - Indian Creek Light Conversion	Operating	Engaged, Inclusive Community	Livable Community Options	9d	-	8,000	The Town prides itself on celebrating events during the year by illuminating colored lights. Many locations on the Town Hall Campus have been upgraded already. Color-changing lighting is also planned for Town Center. Including the Indian Creek Shelter will help add appeal to the overall area.	No impact except for not matching with other facilities in the district area during special recognitions and celebrations.
PUBLIC WORKS	Facility Upgrades - MAFC Eye Wash	Operating	Operational Excellence	Optimization of Operations	9i	-	8,000	A Safety inspection revealed the requirement for an eye wash in the MAFC swimming pool chemical room.	<b>Fund with FY26 Held Funds for O&amp;I.</b> This is an OSHA and NC safety code violation, and fines could be imposed. In addition, it is a safety issue.
PUBLIC WORKS	Facility Upgrades - Town Hall BAS	Operating	Operational Excellence	Sustainability & Environmental Focus	9j	-	100,000	The control system for the HVAC units at Town Hall is old and antiquated. HVAC systems cannot be monitored remotely and are not able to be programmed to save utility costs off shift.	Maintenance time and costs will increase. Not being able to foresee or be automatically notified of potential HVAC problems will increase costs and downtime. Not being able to place the HVAC systems in unoccupied mode during after-hours means utility costs will continue to rise.
PUBLIC WORKS	Grounds Tech III (Town Center)	Personnel	Economic Prosperity	Building Our Future	1P	59,000	-	Additional capacity is needed for Town Center and will require specialized knowledge for the amenities planned for that facility. Presented as a 1/2 year position for FY27 as it relates to Town Center coming online in 2027.	Impactful to existing staff capacity if not approved. The Town has brought online many new facilities. Staff cannot absorb.
PUBLIC WORKS	Grounds Tech III Vehicle (Town Center)	Personnel	Operational Excellence	Optimization of Operations	1P	-	50,000	Vehicle necessary for the new Grounds position above.	Alternatives would impact other functions; sharing with other crews is not effective.
						\$ 3,614,870	\$ 5,024,789		
						\$ 8,639,659			

Dept.	Budget Request	Expense Category	Strategic Goal	Council Priority FY27	Staff Priority	Routine Request Cost	Onetime Request Cost	Description Notes	Impact if Not Funded/Alternative
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**Original Items Not Recommended Forward or Assigned Other Funding Potential**

Organized by Department Appears in Alphabetical Order for Easy Reference.

Note: As budget develops, some amounts may change through the process as estimates and alternatives are refined.

Dept.	Budget Request	Expense Category	Strategic Goal	Council Priority FY27	Staff Priority	Routine Request Cost	Onetime Request Cost	Description Notes	Impact if Not Funded/Alternative
COMMUNICATIONS	Brand Guide Expansion	Operating	Engaged, Inclusive Community	Building Our Future	1	-	20,000	Hold in lieu of Town Center District Branding/Wayfinding/Signage Master Plan to finish. There is potential that product will inform future brand initiatives and updates.	If held, staff would work internally to re-establish the existing brand standards and work on some in-house updates to templates and documents.
ECONOMIC DEVELOPMENT	Absorbed - Economic Development Professional Services Increase	Operating	Economic Prosperity	Innovative Connections	1	-	11,120	Request supports data-driven assessments and high quality pitch collateral.	<b>Absorbed in base budget by repurposing existing base budget sources.</b> If not funded would reduce flexibility to enhance the Town's visibility and competitive positions.
FINANCIAL SERVICES	Indirect Cost Study	Operating	Organizational Resiliency	Resilient Fiscal Management	1	-	50,000	Indirect cost studies help organizations recover administrative expenses from grants and proprietary programs, generating additional revenue and supporting transparent, data-driven budgeting.	If the proposal is not approved, finance and strategic performance staff will initiate a targeted test evaluation of our proprietary fund, collaborating with other departments as a proof of concept. By not fully capturing and allocating administrative costs to programs outside the General Fund, we risk missing out on long-term funding opportunities. Investing in this study would be self-sustaining within two years potentially.
FINANCIAL SERVICES	Grants Accountant	Personnel	Organizational Resiliency	Resilient Fiscal Management	1P	142,179	-	As our other financial reporting requirements for audit become more complex the workload with grant research, applications, and management have increased.	If not approved, the Town will keep working with Central Pines for grant services, and current staff will share the extra work.

Dept.	Budget Request	Expense Category	Strategic Goal	Council Priority FY27	Staff Priority	Routine Request Cost	Onetime Request Cost	Description Notes	Impact if Not Funded/Alternative
FIRE	College Degree/Language Incentive	Operating	Public Safety Readiness	Public Safety	1	95,000		To enhance operational effectiveness, community engagement, and professional development of the fire department by providing incentive pay to personnel who demonstrate multilingual proficiency or post-secondary education.	Alternatives would be not to offer the incentive. Lower the incentive amount to lessening the initial financial cost. To not recognize a college degree and only to recognize second language and sign.
GENERAL	Reduced Projection by 1% COLA Market Condition	Personnel	Organizational Resiliency	Resilient Fiscal Management	n/a	292,938	-	Reduced percentage as compared to prior years to sustain current merit plan.	May produce some inequity in comparison to cost of inflation if CPI-U stays around 2 - 3% annually. Could influence recruitment and retention. Can create some compression issues if held long term. Can serve as an unintentional signal to a change in organizational priorities.
GENERAL	Pay & Class Study	Personnel	Operational Excellence	Optimization of Operations	n/a	25,000	-	This a consultant fee for reviewing annually 1/3 of all positions to evaluate the market conditions, job classification, and function.	Alternative is to using internal skills to handle going forward.
GENERAL	Future Projects - Annual Allocation to Reserves (1 cent equivalent) (Land Reserve Held)	Transfer	Organizational Resiliency	Building Our Future	1	-	971,000	Staff recommendation is to hold on Land Reserve allocation for one year in lieu of using existing Bond Proceeds of \$3.3M in fund that is accruing interest.	No impact to planned usage of land reserves. Provides a onetime boost to operations in lieu of leveraging existing resources.
GENERAL	Reduced projection amount for Merit: 4.5% Merit (3-4.5-6% Total)	Personnel	Operational Excellence	Optimization of Operations	n/a	133,141	-	Applied a 10% reduction to the original calculation to reflect the portion of employees who become ineligible annually as a result of natural attrition.	Could influence recruitment and retention. Can create some compression issue is held long term. Can serve as an unintentional signal to a change in organizational priorities.
GENERAL	Reduced projection amount for Healthcare Premium Increase	Personnel	Operational Excellence	Optimization of Operations	n/a	119,000	-	Negotiations Reduced original request - Leverage accrued reserves.	
GOVERNING BODY	Reduced projection amount for Agenda Creation Contractor	Operating	Operational Excellence	Optimization of Operations	3	-	90,000	Reduced amount in FY27 projection in lieu of proposed alternate to continue with existing Peak Agenda software or use internal resource to explored an in-house developed option in coordination with IT.	

Dept.	Budget Request	Expense Category	Strategic Goal	Council Priority FY27	Staff Priority	Routine Request Cost	Onetime Request Cost	Description Notes	Impact if Not Funded/Alternative
HUMAN RESOURCES	Training & Workforce Development Specialist	Personnel	Operational Excellence	Resilient Fiscal Management	1P	122,166	-	A dedicated technical professional will strengthen role-specific and annual training, support succession planning and Leadership Academy efforts, and assist subject-matter experts with delivery and evaluation. The role also advances workforce development through talent-pipeline partnerships.	This is a major opportunity area for the Town to influence our talent pipeline. If not approved the elements such as new employee onboarding and professional development will be disjointed and continue to be handled by a collection of individuals in a less than effective manner.
INFORMATION TECHNOLOGY	Innovation Program Initiatives - ADA Compliance Tool	Operating	Operational Excellence	Optimization of Operations	2	4,500	-	The tool will overlay on all our external public facing websites and is estimated to resolve 90% of compliance issues required by ADA mandates.	Absorb in base budget by repurposing existing base budget sources. We are required by ADA standards to comply by April 2027.
PARKS & RECREATION	Park Signage Replacement	Operating	Operational Excellence	Innovative Connections	4	-	27,000	Recommended updates to our existing signage. Many are outdated, showing wear, and not aesthetically pleasing.	Alternative would be to phase or hold until the Town Center District Branding/Wayfinding/Signage master plan is complete. This will potentially inform all town signs and brand.
PARKS & RECREATION	PRCR Rebranding	Operating	Operational Excellence	Innovative Connections	5	-	10,000	Need to confirm timing and cost	Alternative would be to hold until the Town Center District Branding/Wayfinding/Signage master plan is complete. This will potentially inform all town signs and brand. Staff will continue marketing in collaboration with Communications.
PARKS & RECREATION	Town Center Program Specialist	Personnel	Operational Excellence	Building Our Future	1P	65,000	-	Staff needs for expanding services and programming at Town Center. Recommend ½ year start to get ahead of planning for future programming and establish a framework before the center opens.	Without this position, our ability to optimize programming and rental opportunities at Town Center would be significantly hindered. While most current events and some of our programming will transition to Town Center regardless, this alone will not fully utilize the venue. Additionally, there will be no dedicated personnel to manage rentals.
PLANNING	Public Art Plan	Operating	Engaged, Inclusive Community	Innovative Connections	3	-	150,000	Engage a consultant to develop a focused public arts program that outlines goals, partnerships, staffing, costs, and implementation steps to strategically enhance Morrisville's placemaking, branding, and community vitality.	Staff would continue to look for opportunities requiring minimal staff resources to incorporate art into the community in other ways. However, resources would not be available to support the development of a more comprehensive and strategic public art program and the Town's public art efforts are likely to begin to lack focus over time.

Dept.	Budget Request	Expense Category	Strategic Goal	Council Priority FY27	Staff Priority	Routine Request Cost	Onetime Request Cost	Description Notes	Impact if Not Funded/Alternative
PLANNING	Transportation Planner II-Senior Planner	Personnel	Community Mobility	Pedestrian & Vehicle Safety	2P	159,815	-	The transportation unit's regional coordination, transit management, and development review responsibilities have expanded significantly, creating a workload that exceeds the capacity of its two current staff. Additional staffing is needed to manage growing regional initiatives, transit expansion, and key transportation projects.	If not funded, staff would continue to work to at least maintain existing structure, experiencing some limitation in potential compliance and increase in workload concerns.
PLANNING	CTP Contract Amendments	Operating	Sustainable, Livable Community Growth	Building Our Future	4	-	100,000		
POLICE	NC State AOMP Training 2nd Phase					6,000			
POLICE	Gladiator Forensic Lab Software	Operating	Public Safety Readiness	Public Safety	7	17,500	-	Software to provide the ability to map and track suspects cellular data. This would allow us to be more compatible is sharing intelligence with other agencies to improve investigation capabilities.	We would continue to utilize a less effective service.
POLICE	Oscr360 Crime Scene Camera System	Operating	Public Safety Readiness	Public Safety	9	1,500	16,000	The system would allow us to map and catalog crime scenes in a 3-D format.	If not approved, we would continue to evaluate other alternatives to improve the effectiveness of process scenes and training.
POLICE	TLO Informational Database	Operating	Public Safety Readiness	Public Safety	11	2,400		This provide access to background and criminal investigation system data that will provide the ability to gather intelligence and support investigations.	We could continue to utilize current methods that are less efficient.
POLICE	Radar Data Collectors	Operating	Public Safety Readiness	Public Safety	12	-	6,300	The radar data collectors will be utilized by Traffic Safety to conduct speed studies and traffic studies to assist with enforcement efforts. This data can also be relayed to engineering and planning for any of their department needs.	We could continue to utilize current methods that are less efficient.
POLICE	<b>Balance</b> of Patrol Officer 1/2 YEAR & Second Postion & VEHICLE	Personnel	Public Safety Readiness	Public Safety	n/a	252,703		Reduced projection for FY27 to 1/2 Year for one position and removed the Second Position.	
POLICE	<b>Balance</b> of School Resource Officer 1/2 YEAR & VEHICLE	Personnel	Public Safety Readiness	Public Safety	n/a	143,852	-	Due to timing of school calendar, the position does not need to start until just before the summer. Reduced the projection for FY27 as a result.	

Dept.	Budget Request	Expense Category	Strategic Goal	Council Priority FY27	Staff Priority	Routine Request Cost	Onetime Request Cost	Description Notes	Impact if Not Funded/Alternative
POLICE	TSU Officer (1 total)	Personnel	Public Safety Readiness	Public Safety	4P	191,851	-	This position will focus on targeted traffic enforcement, traffic control, and public safety awareness while supervising and coordinating the traffic safety program when the Sergeant is unavailable. The role is grant-funded and would move forward only if GHSP funding is awarded.	<b>Alternative would be to request a GHSP grant in FY27.</b> Work will continue to be spread across existing patrols impacting productivity and enforcement.
PUBLIC WORKS	Equipment Replacement - Workman	Operating	Operational Excellence	Optimization of Operations	1b	-	35,000	The workman is used for the cricket maintenance and is up for replacement. This is a heavy use item for operations and is a repeat request from last year.	If not funded, staff will continue to use existing equipment, but repair cost may rise and could impact downtime since the equipment is at end of lifecycle.
PUBLIC WORKS	Town Wide -Front End Loader	Operating	Operational Excellence	Optimization of Operations	3e	-	125,000	Compact heavy equipment for use in tight spaces and without risk to sensitive amenities such as athletic fields and walking paths. Possible attachments include a street sweeper for greenways, a topdressing bucket, a power washing roadway cleaner, a tree boom and grapple, a material handling bucket, a snow-plow, forks, and a power rake.	
PUBLIC WORKS	Town Center -Landscape Renovations	Operating	Economic Prosperity	Building Our Future	3g	-	75,000	Hold until Town Center is closer to finishing.	
PUBLIC WORKS	Facility Replacements - FS1 HVAC Replacement (Add. 3) 2nd Phase	Operating	Operational Excellence	Optimization of Operations	4b	-	50,000	Replace end-of-life equipment.	<b>Fund with FY26 Held Funds for O&amp;I</b>
PUBLIC WORKS	Facility Replacements - Connector Exterior Windows/Walls	Operating	Operational Excellence	Optimization of Operations	4c	-	50,000	Replacement of thermal pane windows that have lost their seal and insulations to protect from weather and mildew issues.	Energy cost will be impacted and staff will continue to remediate mildew issues routinely.
PUBLIC WORKS	Facility Replacements - Indian Creek Playground	Operating	Engaged, Inclusive Community	Livable Community Options	4d	-	300,000	Due to weathering and use, the condition of the playgrounds have reach end-of-life. With the opening of Town Center and proximity, the playground is likely to receive increased traffic. This will enhance the appeal.	<b>Fund with FY26 Held Funds for O&amp;I</b>
PUBLIC WORKS	Safety - Special Events Message Boards	Operating	Engaged, Inclusive Community	Innovative Connections	5d	-	44,000	Purchase of 2 portable electronic message board trailers for special events and other emergency situations.	Staff would continue to use rental options. Availability would continue to be an issue.

Dept.	Budget Request	Expense Category	Strategic Goal	Council Priority FY27	Staff Priority	Routine Request Cost	Onetime Request Cost	Description Notes	Impact if Not Funded/Alternative
PUBLIC WORKS	Fleet-vehicle maintenance	Operating	Organizational Resiliency	Resilient Fiscal Management	6	-	15,000	Necessary paint repairs on 5 older vehicles that have low mileage and are in otherwise good working condition.	
PUBLIC WORKS	Athletics Equipment Additions - Robotic Mower	Operating	Sustainable, Livable Community Growth	Optimization of Operations	8a	-	160,000	An automatic mower for cricket facility would free up staff time to work on other maintenance needs. An electric unit further meets sustainability goals while reducing fuel usage. This is a repeat request from last year.	If not funded, staff would continue to utilize other equipment that is less efficient.
PUBLIC WORKS	Facility Upgrades - MAFC Beautification	Operating	Operational Excellence	Optimization of Operations	9e	-	45,000	Stairwell railing and steps in the rear of the building are rusted and need to be painted. The original part of the building is 35 years old, and it shows.	Items continue to deteriorate as they are well past age for replacement.
PUBLIC WORKS	Facility Upgrades - Town Hall Painting/Carpet Replacement	Operating	Operational Excellence	Optimization of Operations	9f	-	110,000	Replace aged carpet and painting at Town Hall. This is a repeat request for several years.	Items continue to deteriorate as they are well past age for replacement.
PUBLIC WORKS	Facility Upgrades - Council Chambers Carpet/Paint/Lighting	Operating	Operational Excellence	Optimization of Operations	9g	-	105,000	Replaced aged carpet, painting and lighting in Council Chambers. This is a repeat request for several years.	Items continue to deteriorate as they are well past age for replacement.
PUBLIC WORKS	Facility Upgrades - Town Hall Rear Patio	Operating	Operational Excellence	Optimization of Operations	9h	-	20,000	The brickwork on the perimeter of the rear patio is cracked and disintegrating. The paver floor has areas sunken in and is a tripping hazard. This is another item in the beautification category.	Items continue to deteriorate as they are well past age for replacement.
PUBLIC WORKS	<b>Reduced</b> amount for Grounds Tech III (Town Center)	Personnel	Economic Prosperity	Building Our Future	n/a	59,000	-	Reduced projection for FY27 to 1/2 year in lieu of Town Center timing.	
PUBLIC WORKS	Grounds Tech II (Town Center)	Personnel	Economic Prosperity	Building Our Future	2P	109,812	-	Additional support for the new Town Center. The proposed facility will require daily coverage, including weekends, which will require a rotating 2-person maintenance crew to have minimum maintenance oversight of the Town center	Impactful to existing staff capacity if not approved. The Town has brought online many new facilities.
PUBLIC WORKS	Facilities Maintenance Tech I	Personnel	Operational Excellence	Optimization of Operations	3P	163,787	-	Additional support for expanded facilities with at MCP, Church Street Park, and Dog Park to meet increase demand. This can also improve proactive monitoring and repairs.	Impactful to existing staff capacity if not approved. The Town has brought online many new facilities.
PUBLIC WORKS	Sustainability Specialist/Analyst PT position	Personnel	Sustainable, Livable Community Growth	Sustainability & Environmental Focus	4P	63,473	-	Additional support to strengthen the sustainability program.	Staff would continue and work with consultant to understand other options.

Dept.	Budget Request	Expense Category	Strategic Goal	Council Priority FY27	Staff Priority	Routine Request Cost	Onetime Request Cost	Description Notes	Impact if Not Funded/Alternative
PUBLIC WORKS	Facility Upgrades - CSP Light Buttons	Operating	Operational Excellence	Sustainability & Environmental Focus	9k	-	25,000	Installation of push buttons for light controls will reduce energy use and provide a more effective customer experience.	If not funded, the existing scheduled timer would remain in operation. Energy savings would not be experienced.
PUBLIC WORKS	Facility Upgrades - MCP Light Conversion	Operating	Operational Excellence	Sustainability & Environmental Focus	9l	-	300,000	Upgrading to LED lights will reduce energy use. LEDs will need to be replaced less often. Current lights need to warm up, and if accidentally turned off, take time to cycle back on. LEDs are instant off/on. Upgrading the controls will allow town staff to have more control of scheduling and control of lights remotely.	Continue with existing lighting plan would remain. Energy savings would not be experienced.
PUBLIC WORKS	Safety - Sweeper Attachment	Operating	Sustainable, Livable Community Growth	Sustainability & Environmental Focus	5b	-	35,000	The attachment allow for improved ability to mitigate roadway spills, debris that occur in high-traffic areas to both protect the safety of motorist, pedestrians and the environment from run-off concerns.	<b>Book to Stormwater Fund. Eligible for that type of Fund expense.</b>
PUBLIC WORKS	New Public Works Facility Upfit	Operating	Operational Excellence	Optimization of Operations	7	-	100,000	Necessary resource to occupy new Public Works facility and transition existing equipment. This will require equipment rentals, suppliers, and contractors for moving and re-installation of tools and other items necessary to outfit a new maintenance facility.	<b>Assign now to Public Work's Capital Project.</b> Alternatives may be less practical and create delays in transitioning from the old space to the new facility. Staff could hold on the forklift and brine system for now and revisit closer to the time to occupy the space.
PUBLIC WORKS	New Public Works Facility Upfit	Operating	Operational Excellence	Optimization of Operations	7	-	45,000	Forklift for new facility.	Wait until project starts to evaluate funding through Public Works Capital Project.
PUBLIC WORKS	New Public Works Facility Upfit	Operating	Operational Excellence	Optimization of Operations	7	-	52,000	Brine System Replacement	Wait until project starts to evaluate funding through Public Works Capital Project.
						\$ 2,107,146	\$ 2,585,420		
						<b>\$ 4,692,566</b>			

# Town of Morrisville, NC

## ADA Transition Plan for Pedestrian Facilities in the Public Right of Way



**PIM** | PRECISION  
INFRASTRUCTURE  
MANAGEMENT

February 3, 2023

## INTRODUCTION

The purpose of an ADA Transition Plan is to ensure the residents and visitors of Morrisville have full access to the Town's public right-of-way and public facilities. It is designed to accommodate people with disabilities and give fair access to facilities without limiting their quality of life. The Town of Morrisville is committed to meeting all the accessibility needs of disabled individuals. This ADA Transition Plan includes those plan components specifically requested by the Town of Morrisville to fulfill requirements of the ADA.

## TRANSITION PLAN AND PURPOSE

The [Americans with Disabilities Act \(ADA\)](#) is a civil rights law prohibiting discrimination against individuals on the basis of disability. It was enacted on July 26, 1990 and was amended in 2008 with the ADA Amendments Act. The ADA consists of five titles outlining protections in the following areas:

- I. Employment
- II. State and local government services
- III. Public accommodations
- IV. Telecommunications
- V. Miscellaneous provisions

As required by Title II of ADA ([28 CFR Part 35 Sec. 35.105 and Sec. 35.150](#)), Morrisville has conducted a self-evaluation of its public rights-of-way; and has developed this Transition Plan detailing the methods to be used to ensure compliance with ADA accessibility requirements.

## AGENCY REQUIREMENTS

Under Title II, Morrisville must meet these general requirements:

- Must designate at least one responsible employee to coordinate ADA compliance [[28 CFR Sec. 35.107\(a\)](#)]. This person is typically referred to as the ADA Coordinator. The public entity must provide the ADA Coordinator's name, office address, and telephone number to all interested individuals [[28 CFR Sec. 35.107\(a\)](#)].
- Must provide notice of ADA requirements. All public entities, regardless of size, must provide information about the rights and protections of Title II to applicants, participants, beneficiaries, employees, and other interested persons [[28 CFR Sec. 35.106](#)]. The notice must include the identification of the employee serving as the ADA Coordinator and must provide this information on an ongoing basis [[28 CFR Sec. 104.8\(a\)](#)].
- Must establish a grievance procedure. Public entities must adopt and publish grievance procedures providing for prompt and equitable resolution of complaints [[28 CFR Sec. 35.107\(b\)](#)]. This requirement provides for a timely resolution of all problems or conflicts related to ADA compliance before they escalate to litigation and/or the federal complaint process.

## DESIGNATION OF RESPONSIBILITY

In accordance with [28 CFR 35.107\(a\)](#), Morrisville has designated the following person to serve as ADA Title II Coordinator, to oversee Morrisville's policies and procedures via Resolution 2022-338-0, adopted by the Town Council on September 13, 2022.

**Name: Chuck Queen**  
**Title: Risk Manager**  
**Phone: 919-463-7121**  
**Address: 240 Town Hall Drive, Morrisville, NC 27560**

In accordance with [28 CFR 35.150\(d\)\(3\)](#), Morrisville has designated the following person to serve as ADA Transition Plan Implementation Coordinator, to monitor Morrisville's progress and manage review and updates of this document:

**Name: Jeffery Brown, PE**  
**Title: Public Works Director**  
**Phone: 919-463-7071**  
**Address: 414 Aviation Parkway, Morrisville, NC 27560**

## SELF EVALUATION

### Overview

Under Title II of the ADA ([28 CFR Sec. 35.105](#)), public entities are required to perform a self-evaluation of their facilities on public property and within public rights-of-way, in order to identify any obstacles or barriers to accessibility that need to be addressed. The general categories of items to be evaluated include: sidewalk mileage calculation, vertical height displacement locations, severely degraded sidewalks requiring demolition and replacement, absence of curb ramps or detectable warnings, demolition and replacement, narrow or missing sidewalk sections. Public entities are required to provide an opportunity for interested persons, including individuals with disabilities or organizations representing individuals with disabilities, to participate in the self-evaluation process by submitting comments [[28 CFR Sec. 35.105\(b\)](#)].

## Process & Findings

In June 2022, Precision Infrastructure Management, on behalf of the Town Morrisville, completed a self-evaluation of its facilities within public rights-of-way regarding accessibility. The following types of right-of-way deficiencies were reviewed for specific sidewalk areas within approximately 110 miles of sidewalk:

- Vertical height displacement locations;
- Absence of curb ramps;
- General curb ramp assessments;
- Missing or narrow sidewalks;
- Cross slope issues generally;
- Areas that may require demolition and replacement;
- Pedestrian Access Route (PAR) areas under 4-ft in width due to structural issues or vegetation.

These deficiencies were cataloged in a geodatabase and provided to the Town.

The methodology used to conduct the condition study followed the ADA Guidelines for ADA Transition Planning, Public Right of Way Accessibility Guidelines, and Self- Assessment Checklists for Public ROW and Facilities. The references to these are provided below:

- ADA Transition Plan Guidelines Title II Checklist: [Checklist](#)
- Public Right-of-Way Accessibility Guidelines: [PROWAG](#)
- ADA Accessibility Guidelines: [ADAAG](#)
- ADA Guide for Small Towns: [ADA Guide](#)

An important component of the self-evaluation process is the identification of obstacles or barriers to accessibility and the corresponding modifications that will be needed to remedy these items. The following sections provide a summary of improvements and obstacles that Morrisville plans to address as part of this Transition Plan.

The Town plans to assess all public access facilities and to identify barriers to accessibility for programs and services.

## PUBLIC INVOLVEMENT

Morrisville recognizes that public participation is an important component in the development of this transition plan. Input from the community has been gathered and used to help define priority areas for improvements within the jurisdiction of Morrisville.

Public involvement for preparation of this document has consisted of the following activities:

- Announcement of the ADA assessment at a Council Meeting
- Adoption of a Grievance Procedure
- A public survey disseminated through the Town's website and available at Town Hall

This document will also be made available to the public on the Town's website.

## PUBLIC NOTICE OF ADA REQUIREMENTS AND GRIEVANCE PROCEDURES

Under the Americans with Disabilities Act, each agency is required to publish its responsibilities with regard to ADA compliance (see Resolution 2022-338-0 for details).. If users of Morrisville's facilities and services believe the Town has not provided a reasonable accommodation, they have the right to file a grievance. In accordance with [28 CFR Sec. 35.107\(b\)](#), the Town has developed a grievance procedure for the purpose of the prompt and equitable resolution of citizens' complaints or concerns.

## PLAN IMPLEMENTATION OF CORRECTIVE ACTIONS

- Prioritize identified issues.
- Inform and educate Town officials of findings.
- Develop a budget for addressing issues.
- Coordinate a schedule of needed modifications with proposed remediations.

## **PUBLIC ACCESSIBILITY TO PLAN**

The ADA Transition Plan will be available for review on the Town of Morrisville’s website and a printed copy is available for review by request at Town Hall.

**Town of Morrisville**  
**100 Town Hall Drive**  
**Morrisville, NC 27560**

## **FORMAL ADOPTION OF ADA TRANSITION PLAN**

This ADA Transition Plan is hereby adopted by the Town of Morrisville, effective February of 2023.

Signed:

_____ Chuck Queen, Risk Manager ADA Title II Coordinator	_____ Date
_____ Jeffery Brown, PE, Public Works Director ADA Transition Plan Implementation Coord.	_____ Date
_____ TJ Cawley, Mayor Authorizing Official	_____ Date

# Town of Morrisville, NC

## ROW Self-Assessment and Condition Study

Prepared By:



**PIM** | PRECISION  
INFRASTRUCTURE  
MANAGEMENT

January 25, 2023

# TABLE OF CONTENTS

**INTRODUCTION..... 3**

**SELF-ASSESSMENT..... 3**

**ASSESSMENT FINDINGS SUMMARY..... 4**

**FINDINGS BY DEFICIENCY CATEGORY..... 4**

**1.0 CURB RAMPS AND DETECTABLE WARNINGS..... 4**

**2.0 SIDEWALKS..... 7**

## INTRODUCTION

The Town of Morrisville, NC contracted with Precision Infrastructure Management (PIM CS LLC) in June 2022 to complete a Self-Assessment and Condition Study of the Town's public right-of-way assets. PIM CS LLC completed the Self-Assessment and Condition Study between July and September 2022. This report is a comprehensive review of the condition study and includes an asset management plan to support the Town's budgeting and work planning processes.

The Study found a total of 10,424 deficiencies across sidewalk assets within 110 miles of sidewalks maintained by the Town. Morrisville sidewalks have about 10% fewer deficiencies per mile than surveyed peer towns/cities. A breakdown of the deficiencies by category is covered in the Assessment Findings Summary section of this report.

## SELF-ASSESSMENT

### Overview

Under Title II of the ADA ([28 CFR Sec. 305](#)), public entities are required to perform a self-assessment of their facilities on public property and within public rights-of-way, in order to identify any obstacles or barriers to accessibility that need to be addressed. The general categories of items to be evaluated for Town Right-of-Way areas include:

- Sidewalk mileage calculation
- Vertical height displacement (VHDs, also known as "trip hazard") locations
- Demolition and replacement
- Absent / deficient curb ramps or detectable warnings
- Vertical and horizontal obstructions
- Narrow or missing sidewalk sections
- Cross slope greater than 4%

### Process & Findings

Morrisville identified the need to perform a Self-Assessment of its sidewalks within public rights-of-way regarding accessibility in April 2022. PIM was contracted to complete the Self-Assessment in June 2022. The Town identified deficiency conditions to be included in the right of way self-assessment and condition study across 110 miles of sidewalk (see Exhibit 1 for detailed list). All deficient conditions were cataloged in a geodatabase and provided to the Town. The methodology used to conduct the condition study followed the ADA Guidelines for ADA Transition Planning, Public Right-of-Way Accessibility Guidelines, and Self-Assessment Checklists for Public ROW. The references to these are provided below:

- ADA Transition Plan Guidelines Title II Checklist: [Checklist](#)
- Public Right-of-Way Accessibility Guidelines: [PROWAG](#)
- ADA Accessibility Guidelines: [ADAAG](#)
- ADA Guide for Small Towns: [ADA Guide](#)

## ASSESSMENT FINDINGS SUMMARY

The field assessment of 110 miles of sidewalk identified a total of 10,424 deficient sidewalk asset conditions across the assessment categories within the scope of the project. The deficiencies are reviewed in detail in the following sections.

**No Curb Ramp – 23**  
**Deficient Curb Ramp – 1,726**  
**Obstructions – 660**  
**Cross Slope - 13**

### Sidewalk Deficiencies

- Demolish & Replace – 288
- Vertical Height Displacements – 7,714

## FINDINGS BY DEFICIENCY CATEGORY

### 1.0 Curb Ramps and Detectable Warnings

#### 1.1 Assessment Specification

Curb ramps were assessed based on the following criteria:

- Absence of Ramp (where required)
- No Detectable Warning Device
- Running Slope > 8%
- Cross Slope > 2%
- Width < 3ft
- 4x4 Landing Space at Top of Ramp
- Gutter Pan Ponding
- Absence of Flush Transition
- Needs Replacement
- Inaccessible

## 1.2 Assessment Results

There were 2,216 curb ramps evaluated during the assessment, of those 1,726 had at least one deficiency. There were 23 locations missing required curb ramps and 22 locations where the ramps were severely degraded and in need of replacement.

## 1.3 Priority Repairs

Attribute	Qty
No Curb Ramp	23
Deficient Curb Ramps	1,726

## 1.4 Estimated Repair Costs

Curb Ramp Installation is projected to average \$3,300.00 per location, based on historical repair data for the Town of Morrisville.

## 1.5 Locations and Examples of Curb Ramp Deficiencies

**No Appropriate DWM**



**Deficient Curb Ramp (Slope)**



## 1.6 Locations with No Curb Ramp and Example



## 1.7 No Curb and Deficient Curb Ramps Near Town Facilities

The ADA prioritizes repairing/installing curb ramps near Town facilities to ensure all community members have access to Town services. PIM geo-tagged all Town facilities and created an eighth of a mile radius around each and then matched against the “No Curb Ramp” and “Deficient Curb Ramp” data. Locations matching these criteria should be considered priority repairs.



## 2.0 SIDEWALKS

### 2.1 Assessment Specifications

Sidewalk Vertical Height Displacement (VHD) Severity class:

- Small (0.25" up to 0.49")
- Medium (.5" up to .99")
- Large (1.0" up to 2.5")
- Demolish and Replace (D&R) (>2.5" or > 4 cracks, significant spalling, unstable sections, large voids)

#### 2.1.2 VHD Assessment Results

There were 8,002 sidewalk conditions recorded during the assessment. A full breakdown of these can be seen in section 2.1.3 below.

Vertical height displacements are corrected by cutting the elevated portion of sidewalk to the same height of the abutting section of sidewalk.

#### 2.1.3 Vertical Height Displacement (VHD) Totals

Small	3,621
Medium	3,639
Large	454
Demolish & Replace	288

#### 2.1.4 Priority VHD Repairs

All D&R, Large, and Medium VHD locations (4,381) should be considered as priority repairs.

#### 2.1.5 VHD Estimated Repair Cost

Repairs for VHD are based on an average of \$4.00 per square foot, based on estimates from repair service providers.

D&R cost will be approximately \$14.00 per square foot of panel replaced, based on historical repair data for the Town of Morrisville.

### 2.1.6 VHD Locations and Examples

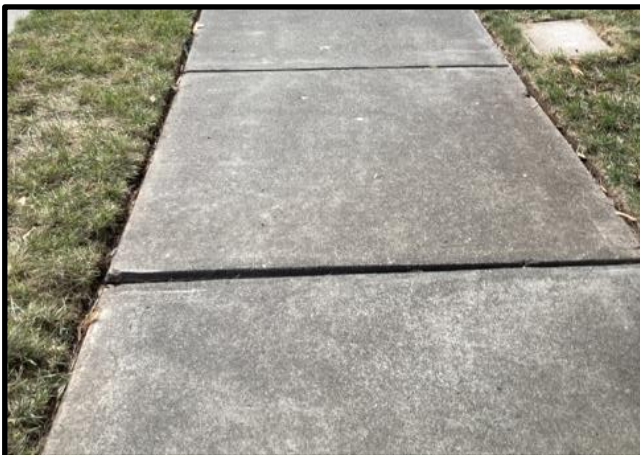
#### SMALL (0.25" up to 0.49")



#### MEDIUM (0.5" up to .99")



#### LARGE (1.0" up to 2.5")



## 2.2 Sidewalk Less Than 4-Foot

### 2.2.1 Assessment Specifications

The assessment looked for sections of sidewalk where the width is less than 4-foot.

### 2.2.2 Assessment Results

There were no sections of non-4-foot-wide passable sidewalk surface identified during the assessment due to less than 4-foot-wide pour of the sidewalk.

### 2.2.3 Priority Repairs

There is no deficiency item for this category.

### 2.2.4 Estimated Repair Cost

Mitigation costs for non-4-foot-passable surfaces will be based on a replacement cost of \$14.00 per square foot which will be used for the Sidewalk Asset Management Plan (SAMP).

### 2.2.5 Demolish and Replace Locations and Examples

#### Demolish and Replace (>2.5")



:

## **2.3 Cross Slope Greater Than 4%**

### **2.3.1 Assessment Specifications**

The assessment looked for severe cross slope issues, where the slope was greater than 4% for more than 100 feet. The ADA standard for cross slope is less than 2%. This assessment, per Town specifications, focused on identifying long, extreme cross slope issues.

### **2.3.2 Assessment Results**

There were 13 incidents of severe cross slope greater than 4% along the sidewalk found during the assessment.

### **2.3.3 Priority Repairs**

Each location should be investigated further to determine general traffic use and risk posed to pedestrians.

### **2.3.4 Estimated Repair Cost**

Mitigation costs for vertical obstructions will vary based on the specific location but will cost approximately \$14.00 per square foot of panel replaced.

### 2.3.5 Cross Slope Locations and Examples

#### Cross Slope Examples



## 2.4 Obstructions

### 2.4.1 Assessment Specifications

The assessment looked at objects protruding within the ROW (both vertically and horizontally), creating less than 4-feet of passable space for pedestrians. There were a total of 660 were found during the assessment, broken down into 3 fields shown in the table in the results section below.

### 2.4.2 Assessment Results

Vegetative Obstruction	620
Ground Obstruction	24
Vertical Obstruction	16

### 2.4.3 Priority Repairs

Each location should be investigated further to determine general traffic use and risk posed to pedestrians.

### 2.4.4 Estimated Repair Cost

Mitigation costs for vertical obstructions will vary based on the specific location but will be based on an average cost of \$150.00 per vegetative obstruction, and \$500.00 per ground or vertical obstruction.

## 2.4.5 Obstruction Locations and Examples

### Obstruction Examples

**Ground Obstruction**



**Vertical Obstruction**



**Vegetative Obstruction**





**Morrisville**  
Live connected. Live well.

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## **AMERICANS WITH DISABILITIES ACT - GRIEVANCE PROCEDURE**

This Grievance Procedure has been established to meet the requirements of the Americans with Disabilities Act of 1990 ("ADA"). Any individual looking to file a complaint alleging discrimination on the basis of disability in the provision of services, activities, programs, or facilities of the Town may review the procedure and submit a grievance report form.

The complaint should be in writing and may be submitted using the Town's Grievance Form. This form can be found under the ADA Transition Plan tab on the Town's website. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint will be made available for persons with disabilities upon request. All received complaints will be kept confidential.

The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than sixty (60) calendar days after the alleged violation took place. Complaints should be submitted to:

**ADA Coordinator**

**Chuck Queen,  
Risk Manager**

Phone: **919-463-7121**

Email: **cqueen@townofmorrisville.org**

Postal Address: **100 Town Hall Drive, Morrisville, NC 27560**

Physical Address: **240 Town Hall Drive, Morrisville, NC 27560**

Within fifteen (15) calendar days after receipt of the complaint, the ADA Coordinator will contact the grievant to discuss the complaint and the possible resolutions. Within fifteen (15) calendar days of the meeting, the ADA Coordinator will respond in writing, and where appropriate, in a format accessible to the grievant, such as large print, Braille or audio tape. The response will explain the position of the Town of Morrisville regarding the complaint and, when appropriate, offer options for substantive resolution of the complaint.

If the response by the Town's ADA Coordinator does not satisfactorily resolve the issue, the grievant and/or his/her designee may appeal the decision within fifteen (15) calendar days after receipt of the response to the Town Manager of the Town of Morrisville.

Within thirty (30) calendar days after receipt of the appeal, the Town Manager will meet with the grievant to discuss the complaint and possible resolutions. Within fifteen (15) calendar days after the meeting, the Town Manager will respond with the Town's final position on the issue. The response will be in writing and, if necessary, an alternative format that is accessible to the grievant.

All written complaints received by the ADA Coordinator, appeals to the Town Manager, and responses from these two officers will be retained by the Town of Morrisville for at least three years.

**Town of Morrisville, North Carolina**

**Other Postemployment Benefits Plan**

**June 30, 2025 GASB 75 Actuarial Report**

**September 15, 2025**



**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**

**Table of Contents**

<b>Actuarial Certification</b>	3
<b>Summary of Key Results</b>	4
<b>GASB 75 Disclosures</b>	
Changes in the Total OPEB Liability	5
OPEB Expense	6
Deferred Inflows and Outflows	7
Amortization Schedule	8
Schedule of Changes in the Total OPEB Liability	9
Notes to Schedule of Changes in the Total OPEB Liability	11
Sensitivity Analysis	13
<b>Other Required Disclosures</b>	
Summary of Assumptions and Methods	14
Summary of Plan Provisions	22

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**  
**Actuarial Certification**

September 15, 2025

This report presents accounting results as of June 30, 2025 (the "Reporting Date") under Governmental Accounting Standards Board Statement 75 ("GASB 75") for the Town of Morrisville Other Postemployment Benefits Plan (the "Plan"). Results are based on an actuarial valuation performed as of June 30, 2024 (the "Valuation Date") pursuant to GASB 75. Results are presented as of June 30, 2024 (the "Measurement Date") and are reported as of June 30, 2025. The Plan is a single-employer defined benefit OPEB plan without a special funding situation where no assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB 75.

**Purpose of Report** - The purpose of this report is to provide the required financial statement entries for the Plan pursuant to GASB 75 for the fiscal year ending as of the Reporting Date.

**Reliance** - In preparing the report, we relied, without audit, on information (some oral and some in writing) supplied by the Town of Morrisville. This information includes, but is not limited to, plan documents and provisions, participant data, and financial information. We found this information to be reasonably consistent and comparable with information used for other purposes. The valuation results depend on the integrity of this information. If any of this information is incomplete or inaccurate, our results may be different and our calculations may need to be revised.

**Limited Use** - Actuarial computations under GASB 75 are for the purposes of fulfilling employer financial accounting requirements. Determinations for other purposes may be significantly different than the results in this report. Other calculations may be needed for other purposes. Future actuarial measurements may differ significantly from the current measurements presented in this report.

**Certification** - In our opinion, each assumption used is individually reasonable (taking into account the experience of the Plan and reasonable expectations) and, in combination, offers our best estimate of anticipated experience under the Plan. On the basis of the foregoing, we hereby certify that to the best of our knowledge and belief, this report is complete and accurate and has been prepared in accordance with generally recognized and accepted actuarial principles and practices which are consistent with the principles prescribed by the Actuarial Standards Board and the Code of Professional Conduct and Qualification Standards for Public Statements of Actuarial Opinion of the American Academy of Actuaries. We are members of the American Academy of Actuaries and meet the Qualification Standards to render the actuarial opinion contained herein.

Respectfully Submitted,



John Mitchell, FSA, EA, MAAA



Matthew Yonz, ASA, MAAA

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**  
**Summary of Key Results**

<b>Reporting Date (RD) for Employer under GASB 75</b>	<b>6/30/2025</b>
<b>Measurement Date (MD) for Employer under GASB 75</b>	<b>6/30/2024</b>
<b>Valuation Date (VD)</b>	<b>6/30/2024</b>

**Discount Rate**

Municipal Bond Index Rate at Measurement Date	3.97%
Expected Long-Term Rate of Return on Assets	NA
Single Equivalent Discount Rate at Measurement Date	3.97%

**Census Data**

Active	194
Retired Participants and Beneficiaries	12
Total	206

**GASB 75 Disclosures**

Total OPEB Liability (TOL)	\$ 5,661,102
Fiduciary Net Position (FNP)	0
Net OPEB Liability (NOL = TOL - FNP)	\$ 5,661,102

FNP as a percentage of TOL 0.00%

Covered Payroll \$ 19,868,149

NOL divided by Covered Payroll 28.49%

OPEB Expense / (Income) for the Fiscal Year End \$ 528,279

Deferred Inflows of Resources \$ (1,786,962)

Deferred Outflows of Resources \$ 774,363

Note:

Census data and covered payroll were provided as of the valuation date by the Town of Morrisville.

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**  
**Changes in the Total OPEB Liability**

<b>Reporting Date (RD) for Employer under GASB 75</b>	<b>6/30/2025</b>
<b>Measurement Date (MD) for Employer under GASB 75</b>	<b>6/30/2024</b>
<b>Valuation Date (VD) for Employer under GASB 75</b>	<b>6/30/2024</b>

**Total OPEB Liability**

1. Service cost	\$	434,210
2. Interest		221,925
3. Differences between expected and actual experience		(735,406)
4. Changes in assumptions		177,215
5. Plan amendment		0
6. Benefit payments		(256,404)
7. Other		0
8. Net changes	\$	(158,460)
9. Total OPEB Liability beginning	\$	5,819,562
10. Total OPEB Liability ending	\$	5,661,102

Notes:

- 1) Notes related to the differences between expected and actual experience and the changes in assumptions, items 3 and 4 above, begin on page 11.
- 2) Benefit payments, item 6 above, include medical and prescription drug claims. The benefit payments are net of the required retiree cost sharing. These amounts were provided by the Town of Morrisville.

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**  
**OPEB Expense**

<b>Reporting Date (RD) for Employer under GASB 75</b>	<b>6/30/2025</b>
<b>Measurement Date (MD) for Employer under GASB 75</b>	<b>6/30/2024</b>
<b>Valuation Date (VD) for Employer under GASB 75</b>	<b>6/30/2024</b>
1. Service cost with interest	\$ 434,210
2. Interest on the Total OPEB Liability	221,925
3. Plan amendments	0
4. Expensed portion of current-period difference between expected and actual experience in the Total OPEB Liability	(83,569)
5. Expensed portion of current-period changes in assumptions	20,138
6. Employee contributions	0
7. Expected earnings on plan investments	0
8. Expensed portion of current-period difference between expected and actual earnings on plan investments	0
9. Administrative expenses	0
10. Recognition of deferred inflows	(229,331)
11. Recognition of deferred outflows	164,906
12. OPEB Expense / (Income)	\$ 528,279

Note:

A projection of deferred inflows and outflows expected to be recognized in future years is shown on the following page.

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**  
**Deferred Inflows and Outflows**

The following table provides a summary of the deferred inflows and outflows as of the Measurement Date.

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 146,321	\$ (1,191,300)
Changes of assumptions	628,042	(595,662)
Net difference between projected and actual earnings on plan investments	0	0
Total	\$ 774,363	\$ (1,786,962)

Collective amounts reported as deferred outflows of resources and deferred inflows of resources will be recognized in expense in future years as follows:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Year Ended June 30		
2026	\$ 185,044	\$ (312,900)
2027	184,770	(304,755)
2028	158,323	(286,631)
2029	114,911	(286,631)
2030	72,711	(248,915)
Thereafter	58,604	(347,130)

Note:

A negative deferred inflow total is a normal credit balance.

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**  
**Amortization Schedule**

Measurement Date Established	Initial Recognition Period (years)	Initial Amount	Outstanding Balance 6/30/2023	Recognized in Current Year OPEB Expense	Outstanding Balance 6/30/2024
<u>Difference between Actual and Expected Experience</u>					
6/30/2017	9.69	\$ 8,586	\$ 2,384	\$ 886	\$ 1,498
6/30/2018	9.56	538,082	200,372	56,285	144,087
6/30/2019	9.56	1,978	943	207	736
6/30/2020	9.63	(981,574)	(573,858)	(101,929)	(471,929)
6/30/2021	9.63	0	0	0	0
6/30/2022	9.00	(88,341)	(68,709)	(9,816)	(58,893)
6/30/2023	9.00	(11,109)	(9,875)	(1,234)	(8,641)
6/30/2024	8.80	(735,406)	NA	(83,569)	(651,837)
Total			\$ (448,743)	\$ (139,170)	\$ (1,044,979)
<u>Assumption Change</u>					
6/30/2017	9.69	\$ (254,545)	\$ (70,662)	\$ (26,269)	\$ (44,393)
6/30/2018	9.56	23,223	8,649	2,429	6,220
6/30/2019	9.56	226,799	108,179	23,724	84,455
6/30/2020	9.63	749,738	438,322	77,854	360,468
6/30/2021	9.63	33,906	23,343	3,521	19,822
6/30/2022	9.00	(713,791)	(555,171)	(79,310)	(475,861)
6/30/2023	9.00	(96,954)	(86,181)	(10,773)	(75,408)
6/30/2024	8.80	177,215	NA	20,138	157,077
Total			\$ (133,521)	\$ 11,314	\$ 32,380
Grand Total			\$ (582,264)	\$ (127,856)	\$ (1,012,599)

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**

**Schedule of Changes in the Total OPEB Liability**

<b>Reporting Date (RD)</b>	<b>6/30/2021</b>	<b>6/30/2022</b>	<b>6/30/2023</b>	<b>6/30/2024</b>	<b>6/30/2025</b>
<b>Measurement Date (MD)</b>	<b>6/30/2020</b>	<b>6/30/2021</b>	<b>6/30/2022</b>	<b>6/30/2023</b>	<b>6/30/2024</b>
<b>Valuation Date (VD)</b>	<b>6/30/2020</b>	<b>6/30/2020</b>	<b>6/30/2022</b>	<b>6/30/2022</b>	<b>6/30/2024</b>
<b>Total OPEB Liability</b>					
1. Service cost	\$ 333,558	\$ 340,930	\$ 360,484	\$ 433,940	\$ 434,210
2. Interest	205,469	127,808	134,539	197,283	221,925
3. Plan amendments	0	0	(490,221)	0	0
4. Difference between expected and actual experience	(981,574)	0	(88,341)	(11,109)	(735,406)
5. Assumption changes	749,738	33,906	(713,791)	(96,954)	177,215
6. Benefit payments	(54,881)	(66,652)	(47,608)	(111,126)	(256,404)
7. Other	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
8. <b>Net change in Total OPEB Liability</b>	\$ 252,310	\$ 435,992	\$ (844,938)	\$ 412,034	\$ (158,460)
9. <b>Total OPEB Liability - beginning</b>	<u>5,564,164</u>	<u>5,816,474</u>	<u>6,252,466</u>	<u>5,407,528</u>	<u>5,819,562</u>
10. <b>Total OPEB Liability - ending</b>	\$ 5,816,474	\$ 6,252,466	\$ 5,407,528	\$ 5,819,562	\$ 5,661,102
11. Covered-employee payroll	\$ 11,909,267	\$ 11,909,267	\$ 14,853,923	\$ 14,853,923	\$ 19,868,149
12. Total OPEB Liability as a percentage of covered-employee payroll	48.84%	52.50%	36.40%	39.18%	28.49%

**Notes:**

- 1) Pursuant to GASB 75, a 10-year history of the above information is required. However, until a full 10-year history is compiled, information for those years which are available may be presented.
- 2) Covered payroll was provided as of the valuation date by the Town of Morrisville.
- 3) Notes related to the differences between expected and actual experience and changes in assumptions begin on page 11.
- 4) Information for measurement dates prior to 6/30/2021 was provided by the prior actuary.

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**

**Schedule of Changes in the Total OPEB Liability (continued)**

<b>Reporting Date (RD)</b>	<b>6/30/2019</b>	<b>6/30/2020</b>
<b>Measurement Date (MD)</b>	<b>6/30/2018</b>	<b>6/30/2019</b>
<b>Valuation Date (VD)</b>	<b>6/30/2018</b>	<b>6/30/2018</b>
<b>Total OPEB Liability</b>		
1. Service cost	\$ 259,192	\$ 308,721
2. Interest	141,652	189,499
3. Plan amendments	0	0
4. Difference between expected and actual experience	538,082	1,978
5. Assumption changes	23,223	226,799
6. Benefit payments	(71,491)	(67,918)
7. Other	<u>0</u>	<u>0</u>
8. <b>Net change in Total OPEB Liability</b>	<b>\$ 890,658</b>	<b>\$ 659,079</b>
9. <b>Total OPEB Liability - beginning</b>	<b><u>4,014,427</u></b>	<b><u>4,905,085</u></b>
10. <b>Total OPEB Liability - ending</b>	<b>\$ 4,905,085</b>	<b>\$ 5,564,164</b>
11. Covered-employee payroll	\$ 9,526,195	\$ 9,526,195
12. Total OPEB Liability as a percentage of covered-employee payroll	51.49%	58.41%

**Notes:**

- 1) Pursuant to GASB 75, a 10-year history of the above information is required. However, until a full 10-year history is compiled, information for those years which are available may be presented.
- 2) Covered payroll was provided as of the valuation date by the Town of Morrisville.
- 3) Notes related to the differences between expected and actual experience and changes in assumptions begin on page 11.
- 4) Information for measurement dates prior to 6/30/2021 was provided by the prior actuary.

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**  
**Notes to Schedule of Changes in the Total OPEB Liability**

**6/30/2024 Measurement Date**

There was a net inflow due to plan experience. The experience adjustments are as follows:

- More benefits were paid than expected, resulting in an outflow.
- Differences in census and premium data resulted in an inflow.

There was a net outflow due to assumption changes. The assumption changes are as follows:

- The discount rate was changed from 3.86% to 3.97% resulting in an inflow.
- The medical trend was updated resulting in an outflow.

**6/30/2023 Measurement Date**

There was an experience inflow primarily due to fewer benefit payments than expected.

The discount rate was changed from 3.69% to 3.86% resulting in an inflow due to assumption changes.

**6/30/2022 Measurement Date**

There was an inflow due to the differences between actual and expected experience due to general plan experience.

There was a net inflow due to assumption changes. The assumption changes are as follows:

- The discount rate was changed from 2.16% to 3.69% resulting in an inflow.
- The medical trend was updated resulting in an outflow.
- The recommendations from the 2019 experience study for the NCLGERS pension plan were adopted. The following assumptions were updated for all groups (General, Firefighters and Law Enforcement Officers): salary increase rates, retirement rates, termination rates, disability rates, pre-retirement mortality and post-retirement mortality. Collectively, these assumptions changes resulted in a net outflow.

In prior years, the Town would reimburse part of a retiree's deductible through an HRA. The Town is no longer offering this benefit. This change was characterized as a Plan Amendment for GASB reporting purposes

**6/30/2021 Measurement Date**

The discount rate was changed from 2.21% to 2.16% resulting in an outflow due to assumption changes. There were no other sources of inflows or outflows.

**6/30/2020 Measurement Date**

There was a net outflow due to assumption changes. The assumption changes are as follows:

- The discount rate was changed from 3.50% to 2.21% resulting in an outflow.
- The medical trend was updated.

No detail was provided in the prior actuarial report explaining the inflow due to experience.

**6/30/2019 Measurement Date**

The discount rate was changed from 3.89% to 3.50% resulting in an outflow due to assumption changes. No detail was provided in the prior actuarial report explaining the outflow due to experience.

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**

**Notes to Schedule of Changes in the Total OPEB Liability (continued)**

**6/30/2018 Measurement Date**

The discount rate was changed from 3.56% to 3.89% resulting in an inflow due to assumption changes. No detail was provided in the prior actuarial report explaining the inflow due to experience.

**6/30/2017 Measurement Date**

No detail was provided by the prior actuary explaining the inflow due to assumption changes and the outflow due to experience.

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**  
**Sensitivity Analysis**

**Sensitivity of the Total OPEB Liability to changes in the discount rate** - The following presents the Total OPEB Liability, calculated using the current discount rate, as well as what the Total OPEB Liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	<b>1% Decrease (2.97%)</b>	<b>Current Discount Rate (3.97%)</b>	<b>1% Increase (4.97%)</b>
Total OPEB Liability	\$ 6,237,317	\$ 5,661,102	\$ 5,148,150

**Sensitivity of the Total OPEB Liability to changes in the healthcare cost trend rates** - The following presents the Total OPEB Liability as well as what the Total OPEB Liability would be if it were calculated using healthcare cost trend rates that are 1-percentage point lower or 1-percentage point higher than the current healthcare cost trend rates:

	<b>1% Decrease</b>	<b>Current Trend Rates</b>	<b>1% Increase</b>
Total OPEB Liability	\$ 5,035,629	\$ 5,661,102	\$ 6,402,769

Note:

Current trend rates are shown in the Summary of Assumptions and Methods section of this report.

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**  
**Summary of Assumptions and Methods**

Key actuarial assumptions and methods used for the June 30, 2024 actuarial valuation are set forth below.

**Discount Rate** - 3.97%. Pursuant to GASB 75, for unfunded plans the discount rate should be a yield or index rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher (or equivalent quality on another rating scale). The Fidelity GO AA Bond index is often cited as an appropriate benchmark. The 20-year bond rate from that index was 3.97% June 30, 2024. A discount rate of 3.86% was used at the prior measurement date.

**Payroll Growth Assumption** - 3.25%. This assumption is from the North Carolina Local Governmental Employees' Retirement System (NCLGERS) experience study for the five year period January 1, 2015 through December 31, 2019.

**Inflation Rate** - 2.50%. This assumption is from the North Carolina Local Governmental Employees' Retirement System (NCLGERS) experience study for the five year period January 1, 2015 through December 31, 2019.

**Leave Conversion** - Creditable service for unreduced retirement from NCLGERS has been increased by one year.

**Spouse Age Difference** - Wives are assumed to be four years younger than husbands.

**Actuarial Funding Method** - Entry Age Normal, level percent of payroll.

**Assumed Participation Rates**

<u>Years of Service with Town at retirement</u>	<u>Rate</u>
0 - 15	10.0%
15 - 20	75.0%
20 - 25	85.0%
25 - 30	90.0%
30 - 35	95.0%
35 or more	100.0%
Spouse coverage	20.0%

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**  
**Summary of Assumptions and Methods (continued)**

**Annual Health Care Trend Rates**

The table below shows the assumed annual trend for medical and prescription drug costs. 5.00% in 2024 reflects the known premium increase from the 2024/2025 fiscal year to the 2025/2026 fiscal year in the buy-up plan.

<u>Year</u>	<u>Trend</u>
2024	5.00%
2025	7.50%
2026	7.00%
2027	6.50%
2028	6.00%
2029	5.50%
2030	5.25%
2031	5.00%
2032	4.75%
>=2033	4.50%

**Expected Per Capita Claims Costs**

Health care and prescription drug coverage are provided in the Town's self-insured group health care plan until the retiree is eligible for Medicare.

Shown below is the annual expected PCCC for the year following the valuation date.

<u>Age</u>	<u>PCCC</u>
45	\$9,778
50	\$11,658
55	\$14,009
60	\$16,736
64	\$19,744

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**

**Summary of Assumptions and Methods (continued)**

**Demographic Assumptions - General Employees**

The demographic assumptions for General Employees are shown below. These assumptions are based on the North Carolina Local Governmental Employees' Retirement System (NCLGERS) experience study for the five year period January 1, 2015 through December 31, 2019. The tables below contain representative values of the full decrement tables.

Annual Rates of Salary Increase

Service	<u>0</u>	<u>5</u>	<u>10</u>	<u>15</u>	<u>20</u>	<u>25</u>	<u>30</u>	<u>35</u>	<u>40</u>
Rate	8.3%	6.0%	5.0%	4.3%	3.9%	3.8%	3.8%	3.3%	3.3%

Annual Rates of Retirement - Male

Age	Service						
	<u>5</u>	<u>10</u>	<u>15</u>	<u>20</u>	<u>25</u>	<u>30</u>	<u>35</u>
50	0.0%	0.0%	0.0%	3.0%	5.5%	40.0%	40.0%
55	0.0%	0.0%	0.0%	3.0%	5.5%	35.0%	25.0%
60	8.0%	7.0%	7.0%	7.5%	20.0%	40.0%	22.5%
65	25.0%	25.0%	27.5%	32.5%	30.0%	35.0%	30.0%
70	20.0%	25.0%	20.0%	27.5%	30.0%	35.0%	30.0%
75	25.0%	20.0%	30.0%	27.5%	30.0%	35.0%	30.0%
80	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Annual Rates of Retirement - Female

Age	Service						
	<u>5</u>	<u>10</u>	<u>15</u>	<u>20</u>	<u>25</u>	<u>30</u>	<u>35</u>
50	0.0%	0.0%	0.0%	3.5%	5.0%	40.0%	45.0%
55	0.0%	0.0%	0.0%	5.0%	5.5%	30.0%	30.0%
60	8.0%	9.0%	7.0%	10.0%	25.0%	37.5%	25.0%
65	25.0%	25.0%	35.0%	35.0%	35.0%	35.0%	30.0%
70	20.0%	25.0%	22.5%	30.0%	20.0%	30.0%	25.0%
75	20.0%	20.0%	22.5%	30.0%	20.0%	25.0%	25.0%
80	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Deaths Before Retirement: Pub-2010 General Employees Male and Female Mortality tables projected generationally with MP-2019.

Deaths After Retirement (Healthy): Pub-2010 General Retirees Mortality table projected generationally with MP-2019. The male rates are set forward 2 years and adjusted with the following factors: 80 and younger, 96.0%; age 81, 96.8%; age 82, 97.6%; age 83, 98.4%; age 84, 99.2%; age 85 and older, 100.0%. The female rates are adjusted with the following factors: 91 and younger, 100.0%; age 92, 102.5%; age 93, 105.0%; age 94, 107.5%; age 95 and older, 110.0%.

Deaths After Retirement (Disabled): Pub-2010 General Disabled Retirees Mortality table projected generationally with MP-2019. The male rates are set forward 3 years, and the female rates are set back 1 year.

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**  
**Summary of Assumptions and Methods (continued)**

Annual Termination Rates - Male

<u>Age</u>	<u>Service</u>					
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>&gt;=5</u>
25	11.0%	17.5%	15.0%	12.5%	10.5%	12.0%
30	11.0%	17.5%	15.0%	12.5%	10.5%	7.5%
35	11.0%	17.5%	15.0%	12.5%	10.5%	5.5%
40	11.0%	17.5%	15.0%	12.5%	10.5%	5.5%
45	11.0%	17.5%	15.0%	12.5%	10.5%	4.3%
50	11.0%	17.5%	15.0%	12.5%	10.5%	4.3%
55	11.0%	17.5%	15.0%	12.5%	10.5%	4.3%
60	11.0%	17.5%	15.0%	12.5%	10.5%	4.3%

Annual Termination Rates - Female

<u>Age</u>	<u>Service</u>					
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>&gt;=5</u>
25	11.0%	17.5%	15.5%	13.0%	11.5%	17.5%
30	11.0%	17.5%	15.5%	13.0%	11.5%	11.0%
35	11.0%	17.5%	15.5%	13.0%	11.5%	9.0%
40	11.0%	17.5%	15.5%	13.0%	11.5%	7.0%
45	11.0%	17.5%	15.5%	13.0%	11.5%	5.0%
50	11.0%	17.5%	15.5%	13.0%	11.5%	4.5%
55	11.0%	17.5%	15.5%	13.0%	11.5%	4.5%
60	11.0%	17.5%	15.5%	13.0%	11.5%	4.5%

Annual Disability Rates

<u>Age</u>	<u>Male</u>	<u>Female</u>
25	0.04%	0.05%
30	0.05%	0.05%
35	0.05%	0.05%
40	0.10%	0.05%
45	0.20%	0.15%
50	0.30%	0.30%
55	0.50%	0.45%
60	0.65%	0.45%

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**  
**Summary of Assumptions and Methods (continued)**

**Demographic Assumptions - Firefighters and Rescue Squad Workers**

The demographic assumptions for Firefighters and Rescue Squad Workers are shown below. These assumptions are based on the North Carolina Local Governmental Employees' Retirement System (NCLGERS) experience study for the five year period January 1, 2015 through December 31, 2019. The tables below contain representative values of the full decrement tables.

Annual Rates of Salary Increase

Service	<u>0</u>	<u>5</u>	<u>10</u>	<u>15</u>	<u>20</u>	<u>25</u>	<u>30</u>	<u>35</u>	<u>40</u>
Rate	8.0%	5.9%	4.9%	4.3%	3.9%	3.8%	3.8%	3.8%	3.3%

Annual Rates of Retirement

<u>Age</u>	<u>Service</u>						
	<u>5</u>	<u>10</u>	<u>15</u>	<u>20</u>	<u>25</u>	<u>30</u>	<u>35</u>
50	0.0%	0.0%	0.0%	3.3%	4.3%	55.0%	50.0%
55	12.0%	5.8%	5.8%	3.3%	4.3%	55.0%	40.0%
60	10.0%	5.8%	5.8%	12.5%	35.0%	60.0%	40.0%
65	10.0%	25.0%	25.0%	25.0%	35.0%	50.0%	32.5%
70	32.0%	25.0%	25.0%	25.0%	35.0%	50.0%	32.5%
75	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Deaths Before Retirement: Pub-2010 Safety Employees Male and Female Mortality tables projected generationally with MP-2019.

Deaths After Retirement (Healthy): Pub-2010 Safety Retirees Mortality Table projected generationally using MP-2019. The male and female rates are set forward 1 year and adjusted by 97% for all ages.

Deaths After Retirement (Disabled): Pub-2010 General Disabled Retirees Mortality Table projected generationally using MP-2019. The male and female rates are set back 3 years.

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**  
**Summary of Assumptions and Methods (continued)**

Annual Termination Rates

<u>Age</u>	<u>Service</u>					
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>&gt;=5</u>
25	7.5%	12.5%	11.0%	10.0%	10.0%	7.0%
30	7.5%	12.5%	11.0%	10.0%	10.0%	7.0%
35	7.5%	12.5%	11.0%	10.0%	10.0%	5.0%
40	7.5%	12.5%	11.0%	10.0%	10.0%	4.0%
45	7.5%	12.5%	11.0%	10.0%	10.0%	3.5%
50	7.5%	12.5%	11.0%	10.0%	10.0%	5.0%
55	7.5%	12.5%	11.0%	10.0%	10.0%	5.0%
60	7.5%	12.5%	11.0%	10.0%	10.0%	5.0%

Annual Disability Rates

<u>Age</u>	<u>Male</u>	<u>Female</u>
25	0.06%	0.06%
30	0.10%	0.09%
35	0.07%	0.24%
40	0.40%	0.38%
45	0.40%	0.48%
50	0.80%	0.76%
55	1.20%	1.76%
60	1.50%	2.76%

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**  
**Summary of Assumptions and Methods (continued)**

**Demographic Assumptions - Law Enforcement Officers**

The demographic assumptions for Law Enforcement Officers are shown below. These assumptions are based on the North Carolina Local Governmental Employees' Retirement System (NCLGERS) experience study for the five year period January 1, 2015 through December 31, 2019. The tables below contain representative values of the full decrement tables.

Annual Rates of Salary Increase

Service	<u>0</u>	<u>5</u>	<u>10</u>	<u>15</u>	<u>20</u>	<u>25</u>	<u>30</u>	<u>35</u>	<u>40</u>
Rate	7.8%	5.9%	5.1%	4.6%	4.4%	4.1%	3.9%	3.6%	3.3%

Annual Rates of Retirement

<u>Age</u>	<u>Service</u>						
	<u>5</u>	<u>10</u>	<u>15</u>	<u>20</u>	<u>25</u>	<u>30</u>	<u>35</u>
50	0.0%	0.0%	4.0%	3.5%	3.0%	90.0%	82.5%
55	15.0%	22.5%	30.0%	35.0%	60.0%	90.0%	50.0%
60	15.0%	15.0%	12.5%	25.0%	32.5%	35.0%	25.0%
65	17.5%	20.0%	25.0%	25.0%	37.5%	35.0%	30.0%
70	17.5%	30.0%	35.0%	20.0%	37.5%	35.0%	27.5%
75	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Deaths Before Retirement: Pub-2010 Safety Employees Male and Female Mortality tables projected generationally with MP-2019.

Deaths After Retirement (Healthy): Pub-2010 Safety Retirees Mortality Table projected generationally using MP-2019. The male and female rates are set forward 1 year and adjusted by 97% for all ages.

Deaths After Retirement (Disabled): Pub-2010 General Disabled Retirees Mortality Table projected generationally using MP-2019. The male and female rates are set back 3 years.

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**  
**Summary of Assumptions and Methods (continued)**

Annual Termination Rates

<u>Age</u>	<u>Service</u>					
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>&gt;=5</u>
25	9.0%	8.8%	9.0%	9.3%	7.3%	10.0%
30	9.0%	8.8%	9.0%	9.3%	7.3%	6.0%
35	9.0%	8.8%	9.0%	9.3%	7.3%	6.0%
40	9.0%	8.8%	9.0%	9.3%	7.3%	4.0%
45	9.0%	8.8%	9.0%	9.3%	7.3%	3.0%
50	9.0%	8.8%	9.0%	9.3%	7.3%	4.5%
55	9.0%	8.8%	9.0%	9.3%	7.3%	4.5%
60	9.0%	8.8%	9.0%	9.3%	7.3%	0.0%

Annual Disability Rates

<u>Age</u>	<u>Male</u>	<u>Female</u>
25	0.06%	0.25%
30	0.10%	0.30%
35	0.20%	0.40%
40	0.30%	0.50%
45	0.40%	0.60%
50	0.40%	0.70%
55	0.40%	0.70%
60	0.40%	0.70%

**Town of Morrisville, North Carolina**  
**Other Postemployment Benefits Plan**  
**June 30, 2025 GASB 75 Actuarial Report**  
**Summary of Plan Provisions**

**Eligibility for Retirement Benefits**

An employee who is employed with the Town of Morrisville (the "Town") immediately prior to retirement is eligible to continue participation in the Town's group health plan if all of the following conditions are met:

- Eligible and approved to receive retirement benefits in accordance with the regulations of the North Carolina Local Government Employees' Retirement System (NCLGERS), and
- Employed full-time with the Town at the time of retirement. Part-time employees and elected officials are excluded from participation in the Town's group health plan in retirement.

Employees hired on or after April 11, 2006 who have less than 15 consecutive years of service with the Town at retirement are not eligible for continued participation in the Town's group medical plan.

**Retirement Benefits**

Retirees must pay a portion of the premium to maintain coverage. The retiree's cost sharing percentage is outlined below:

- Less than 15 years of service at retirement: Retiree pays 100% of premium.
- 15 years of service at retirement: Retiree pays 50% of premium.
- The retiree's portion of the premium will decrease by 2.5% for each additional year of service (over 15 years) up to 35 years.

All coverage ends when the retiree reaches Medicare eligibility age (age 65).

**Dependent Coverage**

The retiree may continue dependent coverage (and pay the full premium rate for this coverage) if enrolled in dependent coverage at the time of retirement. Dependent coverage terminates upon the retiree becoming eligible for Medicare (attaining age 65).

**Retiree Monthly Premium Amounts**

Shown below are the full premium amounts for retirees for 2024/2025.

<b>Tier</b>	<b>Base Plan</b>	<b>Buy-Up Plan</b>
Retiree Only	\$ 823.08	\$ 905.39
Retiree and Spouse	1,622.57	1,786.68
Retiree and Children	1,222.80	1,346.04
Retiree and Family	2,182.20	2,403.59



Morrisville  
Live connected. Live well.

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# FY27 Budget Work Session

Town Council Work Session \* April 28 & April 30, 2026

# Work Session Objectives – April 28 & 30

1. Review the base budget.
2. Discuss changes since April 9.
3. Confirm Council's desired funding approach given property tax revenue uncertainty.
4. Seek Council input to develop a recommended budget.
5. Prepare for the recommended budget on May 12.

Base Budget Review

Changes Since the April 9 Work Session

Funding Approaches/Scenarios

Council Discussion & Guidance

Prep for the Recommended Budget

*(Reminder – this is not yet a recommended budget)*

# Updates Since the April 9 Work Session

## Funding Requests

- Limited core investment priorities for Council consideration beyond required items.
  - IT “Lead for NC” Fellow – Data work (in lieu of FT req)
  - IT Hardware – Laptop/Computer replacement
  - Planner to address workload and speed to market
  - Town Center activation (opening summer 2027)\*
- Identified funding sources for the following:
  - FD Thermal Imaging Cameras (FY26 Budget)
  - IT Security Cameras (FY26 Project Under Budget)
  - PW New Facility Move/Upfit (Project Interest)
- Removed items funded outside the General Fund from the “needs funding” list.
  - PD Interview Rooms (Fines and Forfeitures)
  - Public Safety Equipment (Public Safety Reserve)

## Funding Requests (cont.)

- Provided additional detail on all funding requests (see Question 7 in the FAQs).

## Revenues

- Confirmed a “worst case” of anticipated revenues for FY2027 decreasing by \$500,000 based on better defined data regarding pending property tax assessment appeals.
- Added potential options for reducing current investments to create additional FY2027 (and future) capacity.

\* Staff have confirmed the timeline for the Town Center Phase 1A project – see Question 11 in the FAQs for more detail

# FY2027 Budget Philosophy

## Aligning Limited Resources with Council and Community Priorities

- Resilient Fiscal Management
  - Conservative budgeting related to limited growth and property tax revenue uncertainty
  - Planning for the FY2028 revaluation impact
- Pedestrian & Vehicle Safety
  - Request for a grant-funded Traffic Safety Officer
  - Ongoing capital projects / sidewalk gap projects
- Optimization of Operations
  - A continued focus on staff recruitment & retention through competitive compensation
  - Investment to support the opening of the Town Center
- Sustainability and Environment Focus
  - Investment in an updated Master Sustainability Plan
  - Investment in multiple energy efficient HVAC systems

- Building our Future
  - Continued investment in three reserve funds
  - Investment in a Planner position to ensure timely reviews and speed to market
- Innovative Connections
  - The Town Center is anticipated to connect our community and brings others to Morrisville
  - Expanding impact of the Small Business program
- Livable Community Options
  - Rental Assistance is now available
  - Expanded programs for youth, adults, & seniors
- Public Safety
  - Investment in equipment and other tools to ensure our firefighters and police officers are prepared to respond to emergencies
  - Possibility of additional staff in both departments

# Community Input at a Glance

## FY 26 Top Budget Priorities Then



Nothing But Net Outreach = 244 Responses Overall



Quality of Life



Safe Community

## FY27 Top Priorities Now



Budget in Bloom = 101 Responses; Ongoing Survey Outreach  
(All Survey Results to Date)



Sustainable, Livable Community



Pedestrian & Vehicle Safety



Public Safety Readiness



Resilient Fiscal Management

Note: This information reflects a summary of the top priorities gathered from various community feedback. The Budget Portal will stay open until the budget is finalized and other outreach opportunities are planned.

# Base Budget Review



# FY27 Beginning Base Budget = \$54.18M (Recurring Expenditures)

60% Personnel

Existing staff competitive compensation; benefits; certifications, wellness

Approximately \$32.8M of base budget is existing workforce expenses

14% Other Operating Expenses

Ongoing Maintenance, General-purpose items required annually

Roughly \$7.3M in General Fund expenses for maintenance, technology licenses & general purposes (training, utilities, etc.)

12% Planned Debt

On-board current debt

\$6.5M transferred from the General Fund for debt service

11% Contractual Services, Repairs

Solid Waste; landscaping; janitorial; utilities; consulting; 3<sup>rd</sup> Party Agreements; maintenance; insurance

\$5.9M annually is going toward basic operational overhead

3% Annual Street Repairs & Maintenance

Proactive Annual Street Maintenance

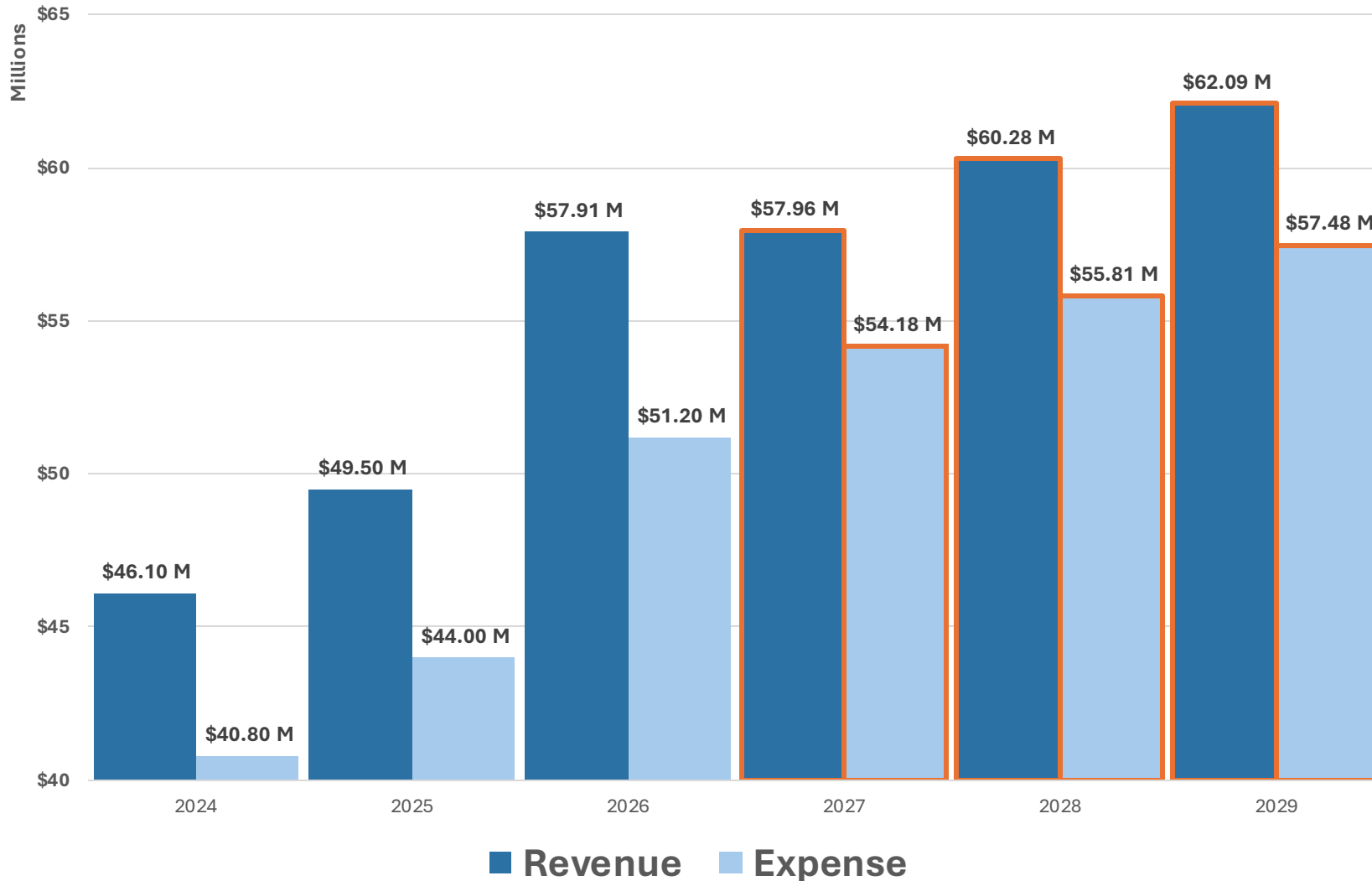
Condition assessments based, approximately \$1.7M annually (\$972K is from restricted sources)

Note: FY26 Beginning Base Budget was \$51.2M and increased by approximately \$3M in recurring obligations.

# Factors that Change a Base Budget

Expenses	Revenues
<p><b>What's Included:</b></p> <ul style="list-style-type: none"> <li>• Current Personnel Costs</li> <li>• Non-Discretionary Operating Expenses (Utilities, IT Hardware)</li> <li>• Annual Debt Service Payments</li> </ul>	<p><b>What's Included:</b></p> <ul style="list-style-type: none"> <li>• Town Recurring Revenues</li> <li>• Awarded Grants and Revenue from Signed Contracts</li> <li>• Accounting for Natural Growth in Revenues</li> </ul>
<p><b>What's <u>NOT</u> Included:</b></p> <ul style="list-style-type: none"> <li>• New Positions; New Merit &amp; Market Increases</li> <li>• New Programs and Initiatives</li> <li>• New Anticipated Debt Not Issued</li> <li>• Transfers without Dedicated Funding</li> </ul>	<p><b>What's <u>NOT</u> Included:</b></p> <ul style="list-style-type: none"> <li>• Revenues from Unfunded Programming</li> <li>• Revenue Generated from Grants without Signed Agreements</li> <li>• Revenue from New Fee Changes</li> </ul>
<p><b>Key Factors of Change in Recurring Expense Projections:</b></p> <ul style="list-style-type: none"> <li>• Any Expanded Service Cost, such as on-boarding new facilities/parks/programs</li> <li>• Major Service Contract Inflation</li> <li>• New Technology or Processes to Create Efficiencies</li> <li>• Operating Growth Factor Application no more than 3% (Anything Higher Submitted as a Budget Request)</li> <li>• Additional Increases Require Budget Request Submission with Additional Justification/Detail</li> </ul>	<p><b>Key Factors of Change in Recurring Revenue Projections:</b></p> <ul style="list-style-type: none"> <li>• Any Market or Economic Forces That Can be Applied to Revenue Sources</li> <li>• Professional Organization Recommendations (NC League of Municipalities, NC Government Finance &amp; Budget Officer's Association)</li> <li>• New Technology or Processes to Create Efficiencies</li> </ul>

# Base Budget History and Projections

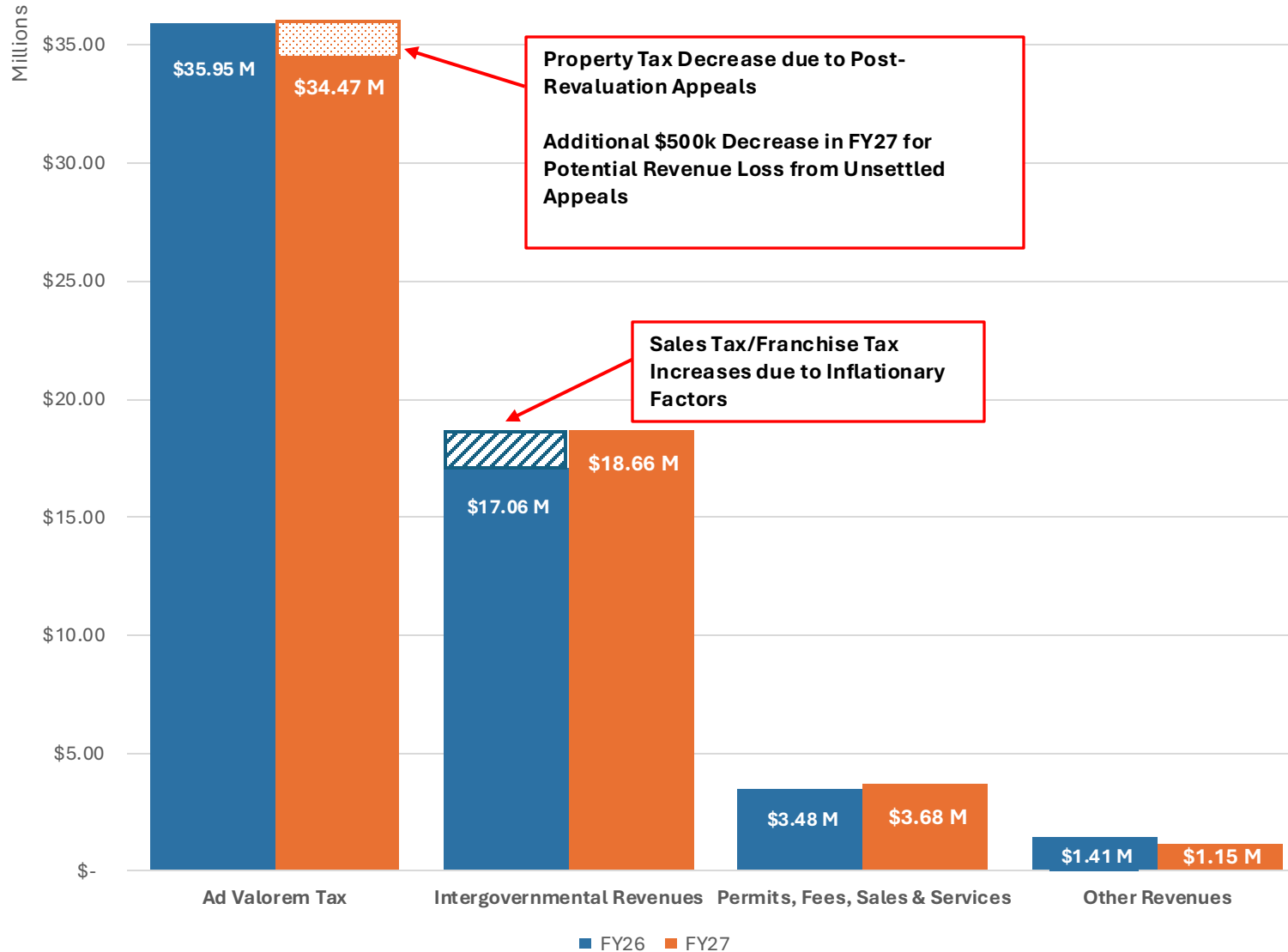


## **Assumptions:**

- Average Revenue Growth for Next 3 Years Down from 3% to 2%
  - Driven Heavily by Appeals in FY27 and Revaluation in FY28
- Expense Growth = 3% in line with Fund Balance Projections
- No Planned Impacts from General Assembly Property Tax Discussions are Included
  - Too Early to Anticipate Potential Impacts
  - Staff Continues to Monitor Legislative Updates and Professional Organization Discussions
  - Will Make Updates if Legislation Takes Effect
- OPEB Deferment Continued in the 3 Projected Years

Note: The chart has been revised to incorporate the latest base revenue and expense forecasts as of April. Base budgeting is a method used to assess available capacity, ensuring the continuation of essential operations while accounting for inflationary effects, new ongoing programs, contractual commitments, and debt.

# Big Picture – Base Budget Comparison FY26 vs. FY27



## Base Budget Highlights:

### Property Tax Reduction Offset by Sales Tax Overperformance

- Additional \$500k Reduction for Unsettled Appeals
- 88% of FY27 Revenue from Taxes

### Slight Decreases in All Other Revenues

- Small Fee Changes in FY27 – Larger Focus on Rightsizing Deposit/Refund Requirements

### Adjusted Base Budget Revenues Roughly Flat in FY27

- \$56k Total Base Budget Increase in F27

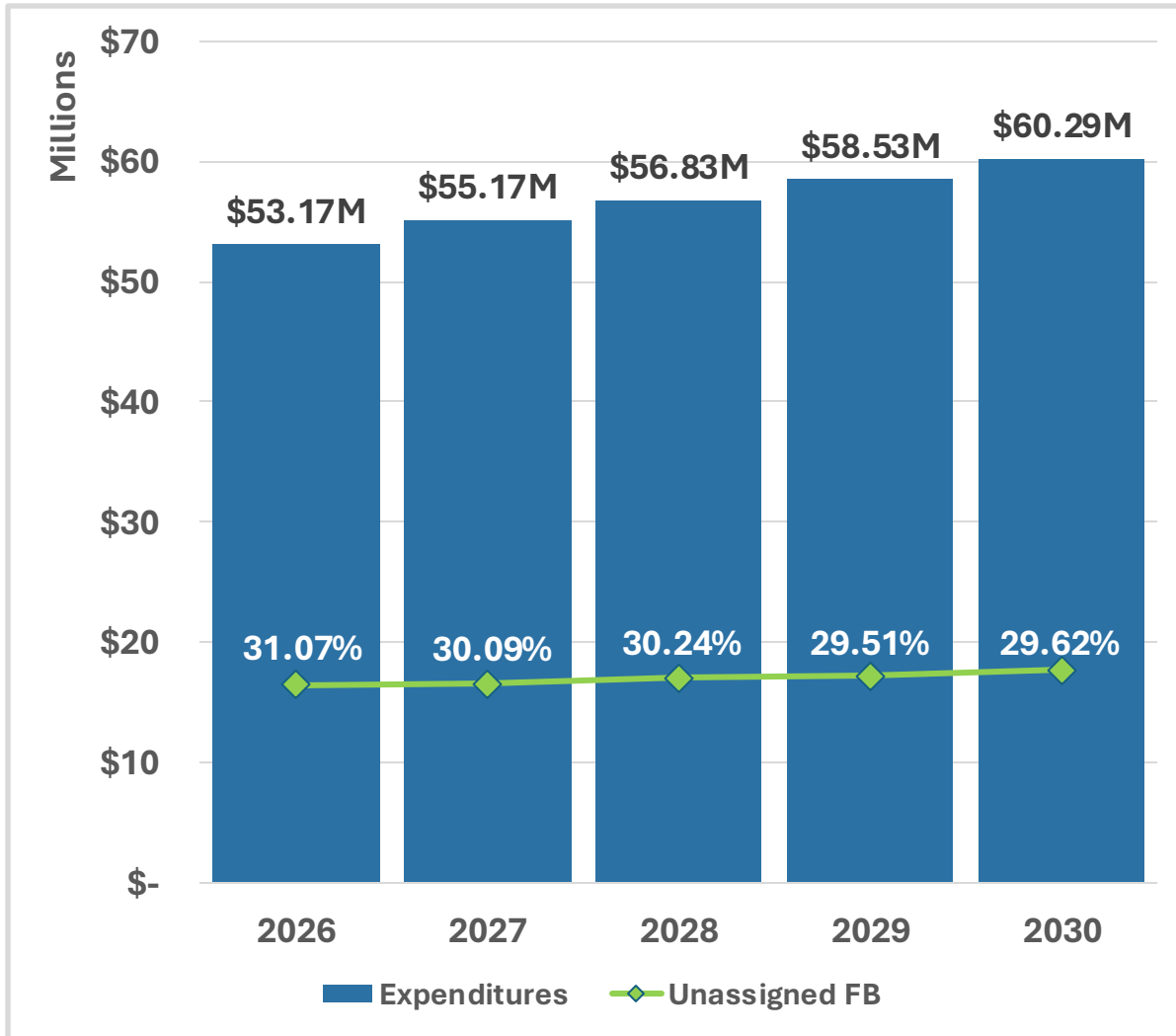
### \$6.58M in FY26 Capacity vs. \$3.78M in FY27 Capacity

- FY26 Recurring Expenses and Inflationary Increases Outpaced Savings from Base Budget Deep Dive



# FY2027 Revenues and Council Investment Options

# Projected GF Expenditures vs. Unassigned Fund Balance

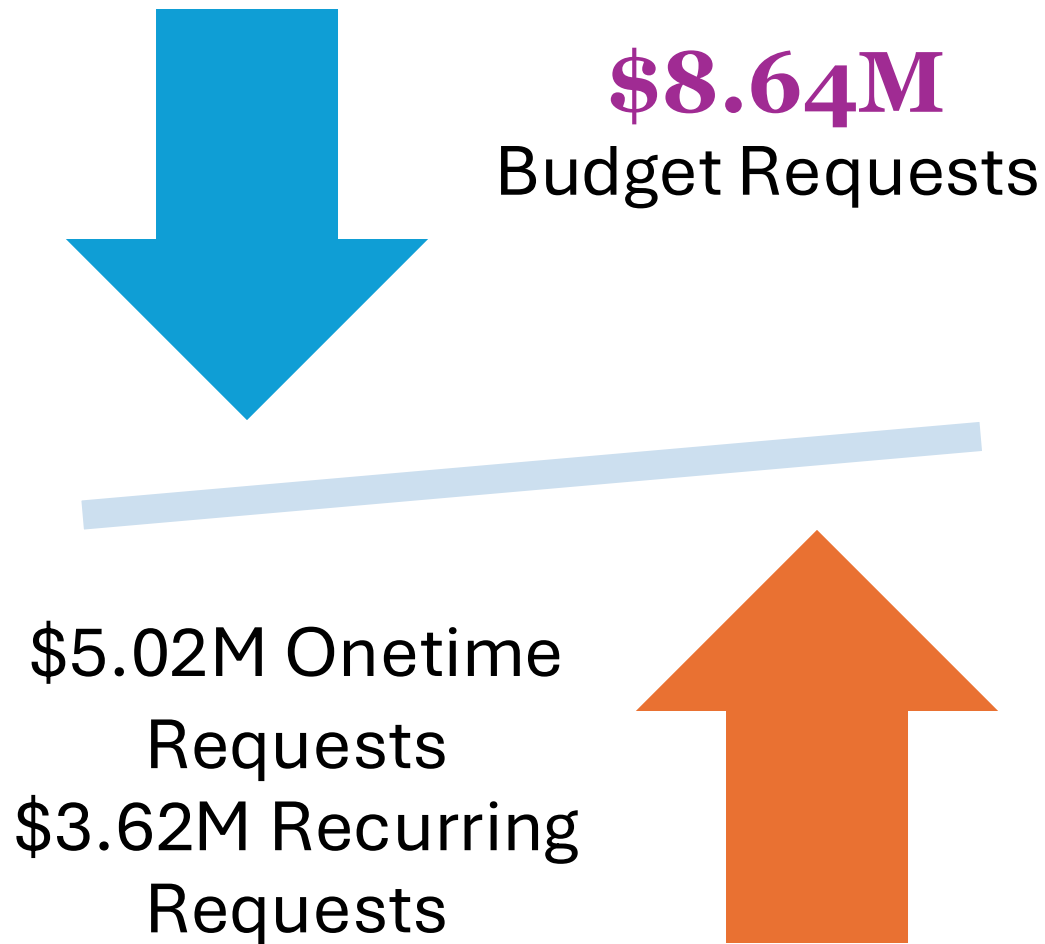


- Used to Balance Budget / Fund One-Time Expenses (Should Not Fund Recurring Expenditures)
- Projecting No Use of Fund Balance in FY26 – FY30
- No growth in Unassigned Fund Balance in FY26; Moderate Growth in FY28 and FY30 – Potential Impact from Revaluation
- Growth Based on Assumptions
  - 3% Expenditure Growth Assumption
  - 0.5% Fund Balance Growth in Non-Revaluation Years (FY27, FY29)
  - 3% Fund Balance Growth in Revaluation Years (FY28, FY30)
- Assumptions Designed to be Conservative and Maintain Solvency
- Projected 31% Unassigned FB Within Our Policy of 25-45% at the end of FY2026
- Lower the Usage of Fund Balance Necessary to Balance Budget on an Annual Basis

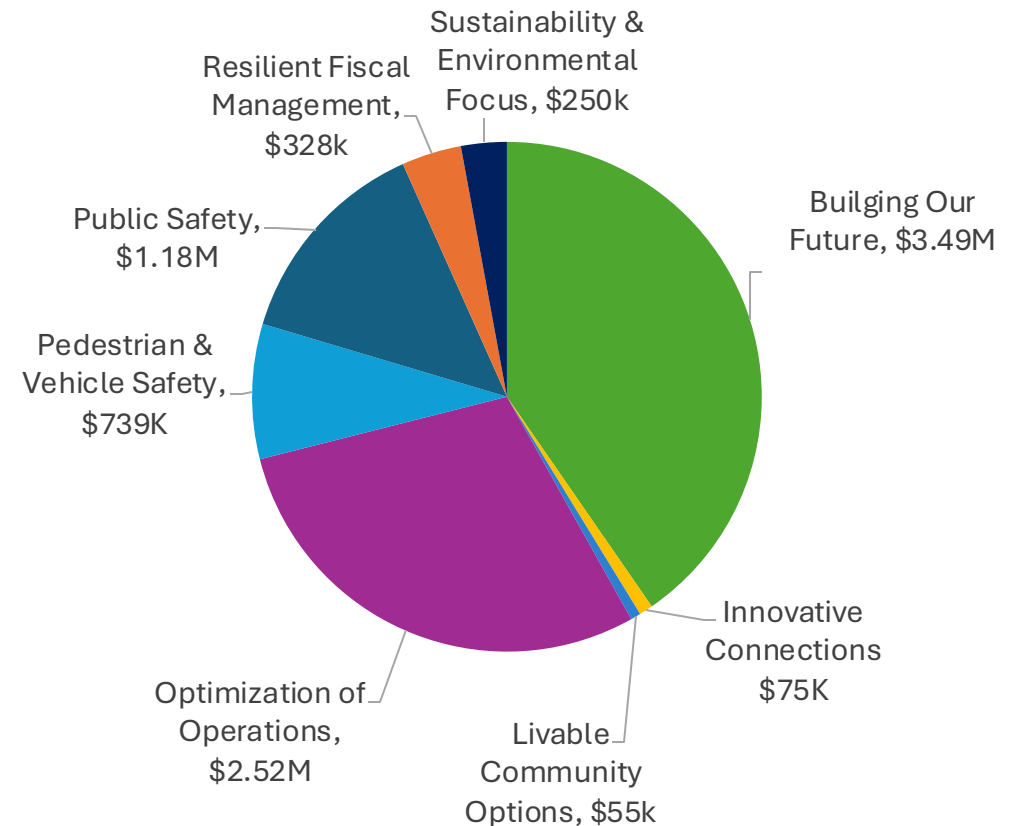
Projected Ending Fund Balance by Fiscal Year					
	FY26	FY27	FY28	FY29	FY30
Change in FB	\$ -	\$ 82,597	\$ 498,058	\$ 85,500	\$ 515,565
<b>Ending FB</b>	<b>\$16,519,351</b>	<b>\$16,601,948</b>	<b>\$17,100,006</b>	<b>\$17,185,506</b>	<b>\$17,701,071</b>

Note: Unassigned Fund Balance Calculation Does Not Include Transfers in Expenditure Totals. Reference question 9 in the FAQs.

# Budget Requests Overview



**Requests by Council Priority**



# Budget Requests and Capacity Overview for FY2027

## Capacity Overview:

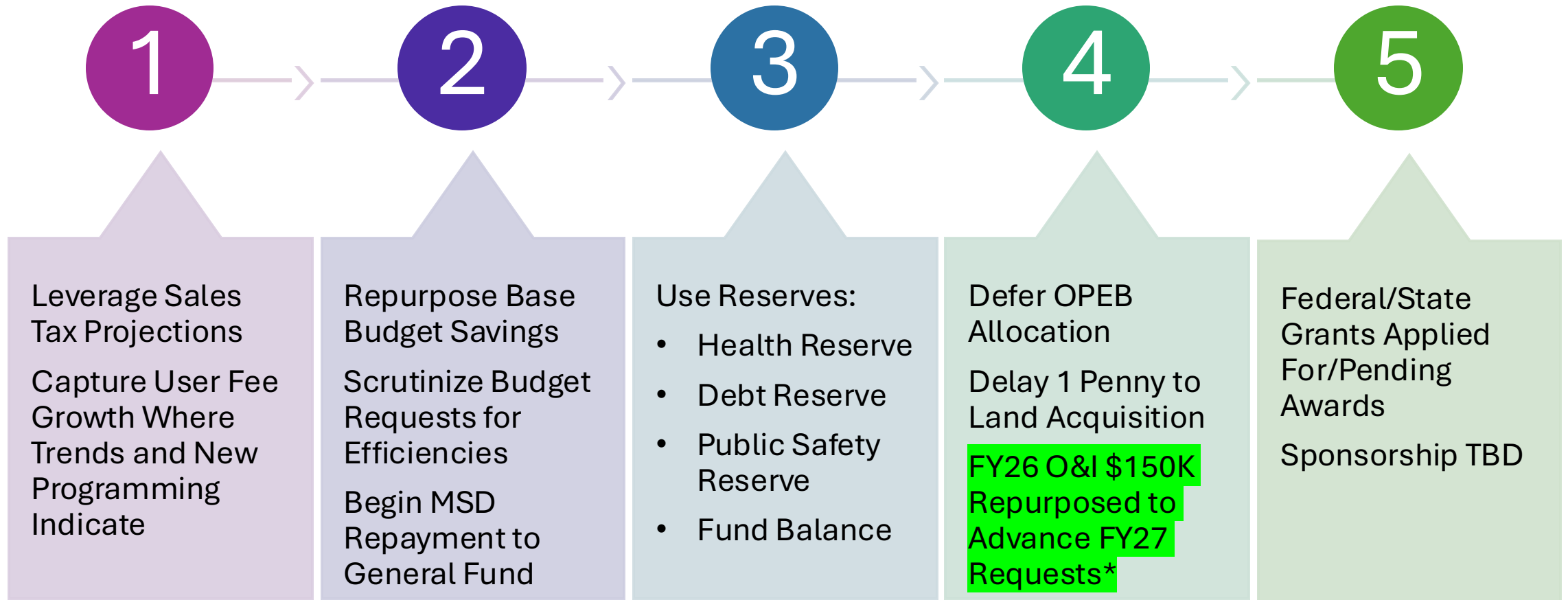
FY2027 Base Revenues	\$57,962,427	Natural growth impacted by appeals
FY2027 Additional Resources	<u>\$3,182,899</u>	Use of fund balance, increased fee revenue, grants, and reserves
FY2027 Total Resources	\$61,145,326	Total available for investment in FY2027
FY2027 Base Budget Expenses	<u>(\$54,180,678)</u>	Increase of \$3M in new recurring expenses from FY2026
<b>FY2027 Investment Capacity</b>	<b>\$6,964,648</b>	<b>Total available for investment in "new" items</b>

## Budget Request Overview:

FY2027 Budget Staff Requests	\$8,639,659	\$5.02M in One-Time Requests; \$3.62M in Recurring Requests
<b>FY2027 Budget Team Proposed</b>	<b>(\$6,964,648)</b>	<b>Prioritized requests from among all staff requests</b>
FY2027 Unfunded Staff Requests	(\$1,675,011)	Total not Invested due to Capacity as noted above
<b>FY2027 Available Capacity</b>	<b>\$462,517</b>	<b>Remaining capacity for discussion during work session</b>

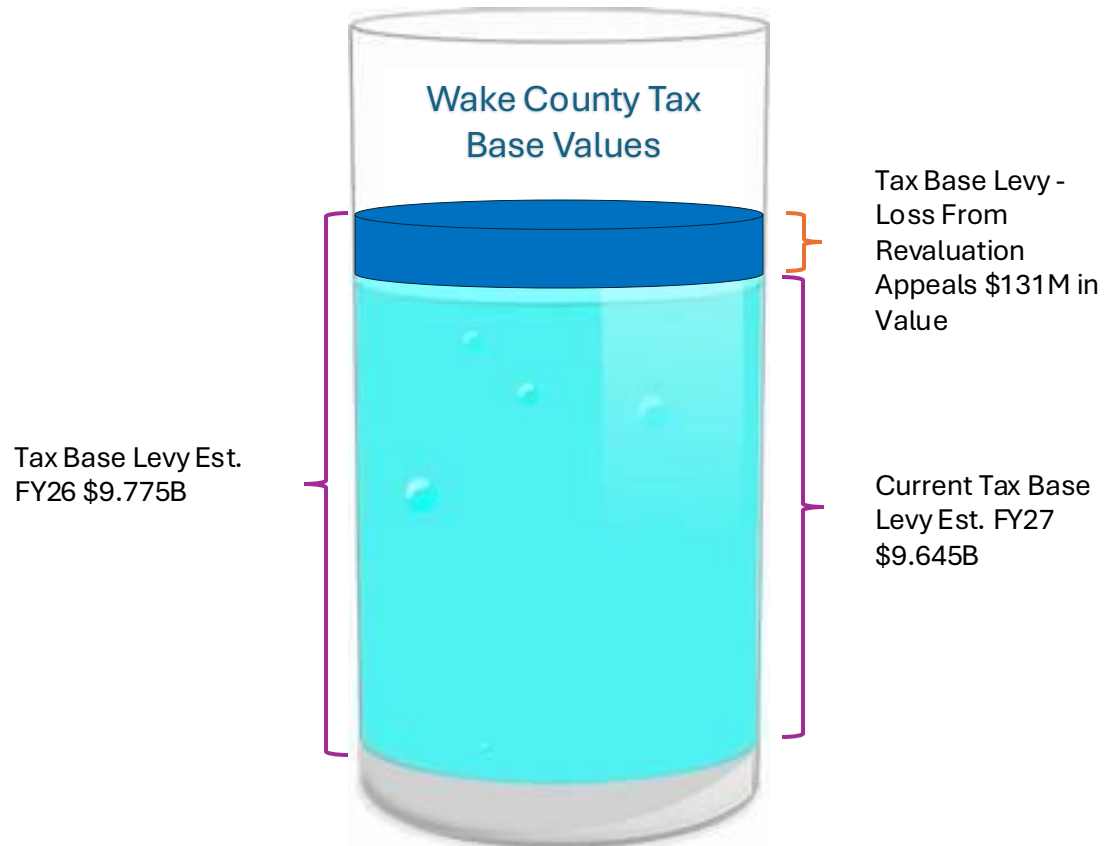
\* See Appendix B in the FAQs for more detail on specific budget requests

# Budget Preview - Creating FY27 Budget Capacity



Note: \* Funds directed to Fire Station 1 HVAC replacement, Indian Creek Lighting, MAFC Eye Wash & HVAC replacement, PD Gas Masks & Rifle Mounts.

# Wake County - Morrisville Appeals Update



- \$502M in appealed property values outstanding from revaluation (22 commercial parcels)
- This results in a worse-case loss scenario for Ad Valorem Revenue impact of approximately \$500K in FY27
- Staff anticipates final numbers by January 2027
- Already Lost \$997K in Ad Valorem Revenue between FY25 and FY26

Note: This is an illustration for purposes of demonstrating potential impacts from appeals to FY27 Ad Valorem Projects based on updated information from the county. Staff continues to work with County to verify and refine projections as we develop a recommended budget.

# Revenue Options

## Option 1 – Staff Recommendation

- Assume an additional \$500K in Ad Valorem revenue is lost from pending appeals; reduce available revenues.

## Option 2

- Assume half of the additional \$500K in pending appeals is lost and reduce available revenues by \$250K.

## Option 3

- Budget for full revenues but hold \$500K in investment until after appeals are finalized (anticipated to be January 2027)

## Options for the \$500K Hold

- Delay \$500K from transfer to the Transportation Reserve until Jan '27
  - Less pay-go options in CIP in lieu of leveraging Debt Capacity or Streets Payment in Lieu resources.
- Delay \$400K in street resurfacing until Jan '27
  - Once Gables repairs are complete, PCI Index should show slight improvement
  - Continue with Powell Bill funds for annual repair needs
- Delay ½ of fleet replacements orders until Jan '27
  - Extends lifecycle replacement of 3 emergency vehicles
  - May increase maintenance needs in short-term

(Note – the four scenarios on the following slides all assume that Option 1 is implemented)



# FY2027 Budget Capacity – Funding Scenario #1 – Reduce Fund Balance

(Assumes \$462,517 Capacity is Used to Reduce Fund Balance)

## Impact and Notes

Scenario 1 is what may be described as an “ultra-conservative” approach to the FY2027 budget that focuses on existing operations and preservation of fund balance.

Scenario 1 funding overview:

- Funds three of the four reserves (delays land acquisition funding for one year), continuing Council’s commitment to future planning.
- Invests in existing staff by providing a 1% COLA, Merit at 3, 4.5, or 6% (meets, exceeds, far exceeds expectations), no increase in Health Insurance base plan, and a small number of pay and class study increases.
- Increases debt service based on recent borrowing to support the new Public Works Facility and the new Parks Admin offices (in the former Chamber building).
- Utilizes the Public Safety reserve to invest in equipment for both the Fire Department and the Police Department.

- Funds the expansion of the Smart Shuttle service by adding additional availability as well as additional nodes.
- Adds an IT Specialist that will be fully funded through an agreement with the Central Pines Council of Government.
- Funds an update to the Master Sustainability Plan to allow that work to continue.
- Utilizes restricted PD asset forfeiture funds to upgrade the PD interview rooms to tie into existing systems to enhance interview recordings and availability.
- Adds contracted Fitness instructors, which will be funded through the fees for the classes that will be taught.
- Funds the necessary replacement of laptops for staff.
- Adds a Planner position to balance workload, support affordable housing efforts, and ensure speed to market for Economic Development projects.
- Invests in equipment and staff for the opening of Town Center.

Operational Requests	Full Cost	Scenario 1
Comms – National Community Survey	\$35,000	Unfunded
FD – Tablets – CAD & FF Safety	\$15,000	Unfunded
HR – Personnel Software	\$82,500	Unfunded
IT – Additional Security Cameras	\$35,000	Unfunded
IT – Upgraded Alarm System	\$61,000	Unfunded
IT – Upgraded A/V	\$27,500	Unfunded
PD – AOMP Training	\$6,000	Unfunded
PD – Taser Replacements	\$33,000	Unfunded
PRCR – Special Event Expansion	\$15,000	Unfunded
PW – CSP Verticutter Mower	\$12,000	Unfunded
PW – Fleet Vehicle Replacements	\$500,000	Unfunded
PW – MAFC Building Repairs	\$20,000	Unfunded
PW – Mower Replacement – EV Mowers	\$60,000	Unfunded
PW – New Facility Forklift	\$45,000	Unfunded
PW – Pedestrian Bridge Repairs	\$35,000	Unfunded
Town Hall – Building Automation System	\$100,000	Unfunded

Positions Requests	Full Cost	Scenario 1
Firefighters (3) – Staffing Model Fulfillment	\$322,000	Unfunded
PD Detective (and vehicle)	\$197,000	Unfunded
PD Patrol Officer – ½ year (and vehicle)	\$131,000	Unfunded
PD SRO – ¼ year (no vehicle)	\$48,000	Unfunded
PRCR PT (20 hr) Marketing Specialist	\$25,000	Unfunded
PRCR PT (20 hr) Fitness Instructor *	\$25,000	Unfunded

Total Operations \$1,082,000

Total Personnel \$748,000

**Total Proposed Not Funded \$1,830,000**

**Fund Balance Use 2.5%**

# Scenario #1

<sup>20</sup> Note: Numbers are preliminary & subject to change as budget develops. \* Denotes potential offsetting revenue.

# FY2027 Budget Capacity – Funding Scenario #2 – Public Safety Personnel

(Assumes Investment of \$462,517)

Scenario #2 – Focused on Staff		
<b>REVENUES AVAILABLE</b>	<b>\$462,517</b>	
Firefighter (1 )	\$107,300	R
PD Detective (and veh) – ½ Year	\$126,000	R
PD SRO – ¼ year (no veh)	\$48,000	R
PW – Fleet Replacements	\$180,000	O
<b>TOTAL INVESTMENT</b>	<b>\$461,300</b>	

## Impact and Notes

This scenario focuses on investing in **public safety positions** in alignment with the Council and community emphasis on community safety as a budget priority.

- The Firefighter is one of three requested positions to build out the Fire Department’s staffing model to consistently have four firefighters on each apparatus in accordance with NFPA standards. This also enhances the Department’s response effectiveness.

## Impact and Notes (cont.)

Not funding all three positions could have a negative impact on the Fire Department’s ISO rating in the future.

- The Police Detective is requested to address workload and level of service. From 2024 to 2025 cases assigned to detectives increased from 421 to 733. The PD goal is to become more proactive and utilize data-driven enforcement; the cases assigned will continue to increase. This position is needed to ensure that we continue to provide exceptional service to our community members.
- The PD School Resource Officer in FY2027 is to ensure a new SRO can be trained prior to starting work at the new Morrisville High School in fall 2027. This position will be partially funded by WCPSS in FY2028.

This scenario also includes about 36% of the normal fleet investment; this will delay the purchase of replacement police patrol vehicles resulting in the current vehicles staying in-service longer than desired in the context of performance.

Note: Numbers are preliminary and subject to change as budget develops.

Operational Requests	Full Cost	Scenario 2
Comms – National Community Survey	\$35,000	Unfunded
FD – Tablets – CAD & FF Safety	\$15,000	Unfunded
HR – Personnel Software	\$82,500	Unfunded
IT – Additional Security Cameras	\$35,000	Unfunded
IT – Upgraded Alarm System	\$61,000	Unfunded
IT – Upgraded A/V	\$27,500	Unfunded
PD – AOMP Training	\$6,000	Unfunded
PD – Taser Replacements	\$33,000	Unfunded
PRCR – Special Event Expansion	\$15,000	Unfunded
PW – CSP Verticutter Mower	\$12,000	Unfunded
PW – Fleet Vehicle Replacements	\$500,000	\$180,000
PW – MAFC Building Repairs	\$20,000	Unfunded
PW – Mower Replacement – EV Mowers	\$60,000	Unfunded
PW – New Facility Forklift	\$45,000	Unfunded
PW – Pedestrian Bridge Repairs	\$35,000	Unfunded
Town Hall – Building Automation System	\$100,000	Unfunded

Positions Requests	Full Cost	Scenario 2
Firefighters (3) – Staffing Model Fulfillment	\$322,000	\$107,300 (1 of 3)
PD Detective (and vehicle)	\$197,000	(\$126,000 (1/2 year))
PD Patrol Officer – ½ year (and vehicle)	\$131,000	Unfunded
PD SRO – ¼ year (no vehicle)	\$48,000	\$48,000
PRCR PT (20 hr) Marketing Specialist	\$25,000	Unfunded
PRCR PT (20 hr) Fitness Instructor *	\$25,000	Unfunded

Total Operations \$902,000

Total Personnel \$466,700

**Total Proposed Not Funded \$1,368,700**

**Fund Balance Use 3.25%**

# Scenario #2

22 Note: Numbers are preliminary & subject to change as budget develops. \* Denotes potential offsetting revenue.

# FY2027 Budget Capacity – Funding Scenario #3 – Balanced Investment

(Assumes investment of \$462,517)

<b>Scenario #3</b>		<b>Impact and Notes (cont.)</b>	
<b>REVENUES AVAILABLE</b>	<b>\$462,517</b>		
Firefighter (1)	\$107,300	R	
PD SRO – ¼ year (no veh)	\$48,000	R	
FD – Tablets – CAD & FF Safety	\$15,000	O	
IT – Upgraded Alarm System	\$61,000	O	
PD – Taser Replacement	\$33,000	R	
PW – CSP Verticutter Mower	\$12,000	O	
PW – Fleet Replacements	\$180,000	O	
<b>TOTAL INVESTMENT</b>	<b>\$456,300</b>		
<b>Impact and Notes</b>			
<p>This scenario balances investment between some personnel &amp; some equipment to support several departments.</p> <p>See slide 21 for the Firefighter justification.</p>		<p>See slide 21 for the PD SRO justification.</p> <p>The FD tablets are part of a CAM effort to enhance Firefighter safety by better managing fireground operations and tracking accountability for Firefighters.</p> <p>The upgraded alarm system will add existing buildings to the Town’s Verkada alarm system to enhance employee safety and building security.</p> <p>The PD taser replacement is the replacement of existing Tasers that have come off of warranty and are expensive to maintain; replacement also ensures the most current technology is utilized by our officers.</p> <p>The PW verticutter mower is an upgrade to an existing walk-behind mower at the cricket field; this will reduce staff time and ensure the field is being efficiently maintained.</p> <p>See slide 21 for the fleet replacements justification.</p>	

Note: Numbers are preliminary and subject to change as budget develops.

Operational Requests	Full Cost	Scenario 3
Comms – National Community Survey	\$35,000	Unfunded
FD – Tablets – CAD & FF Safety	\$15,000	\$15,000
HR – Personnel Software	\$82,500	Unfunded
IT – Additional Security Cameras	\$35,000	Unfunded
IT – Upgraded Alarm System	\$61,000	\$61,000
IT – Upgraded A/V	\$27,500	Unfunded
PD – AOMP Training	\$6,000	Unfunded
PD – Taser Replacements	\$33,000	\$33,000
PRCR – Special Event Expansion	\$15,000	Unfunded
PW – CSP Verticutter Mower	\$12,000	\$12,000
PW – Fleet Vehicle Replacements	\$500,000	\$180,000
PW – MAFC Building Repairs	\$20,000	Unfunded
PW – Mower Replacement – EV Mowers	\$60,000	Unfunded
PW – New Facility Forklift	\$45,000	Unfunded
PW – Pedestrian Bridge Repairs	\$35,000	Unfunded
Town Hall – Building Automation System	\$100,000	Unfunded

Positions Requests	Full Cost	Scenario 3
Firefighters (3) – Staffing Model Fulfillment	\$322,000	\$107,300 (1 of 3)
PD Detective (and vehicle)	\$197,000	Unfunded
PD Patrol Officer – ½ year (and vehicle)	\$131,000	Unfunded
PD SRO – ¼ year (no vehicle)	\$48,000	\$48,000
PRCR PT (20 hr) Marketing Specialist	\$25,000	Unfunded
PRCR PT (20 hr) Fitness Instructor *	\$25,000	Unfunded

Total Operations	\$781,000
Total Personnel	\$592,700

**Total Proposed Not Funded** **\$1,373,700**

**Fund Balance Use** **3.25%**

# Scenario #3

24 Note: Numbers are preliminary & subject to change as budget develops. \* Denotes potential offsetting revenue.

# FY2027 Budget Capacity – Funding Scenario #4 – Replacements & Repairs

(Assumes investment of \$462,517)

<b>Scenario #4</b>		<b>Impact and Notes</b>	
<b>REVENUES AVAILABLE</b>	<b>\$462,517</b>		
FD – Tablets – CAD & FF Safety	\$15,000		O
IT – Additional Security Cameras	\$35,000		O
IT – Upgraded Alarm System	\$61,000		O
PD – Taser Replacement	\$33,000		R
PW – CSP Verticutter Mower	\$12,000		O
PW – Fleet Replacements	\$180,000		O
PW – Pedestrian Bridge Repairs	\$35,000		O
Town Hall – Building Automation Sys	\$100,000		O
<b>TOTAL INVESTMENT</b>	<b>\$471,000</b>		

See slide 23 for the following justifications:

- FD tablets
- Upgraded alarm system
- PD taser replacement
- CSP verticutter mower

See slide 21 for the fleet replacements justification.

The additional security cameras will enhance the Town’s ability to view incidents that may have occurred in parks not currently equipped with cameras and will serve as a deterrent to crime and inappropriate behavior.

The pedestrian bridge repairs are recommended based on the most recent study of their condition. These repairs ensure user safety but are not an imminent concern.

The Town Hall Building Automation System will enhance the functionality and sustainability of the systems in use.

Note: Numbers are preliminary and subject to change as budget develops.

Operational Requests	Full Cost	Scenario 4
Comms – National Community Survey	\$35,000	Unfunded
FD – Tablets – CAD & FF Safety	\$15,000	\$15,000
HR – Personnel Software	\$82,500	Unfunded
IT – Additional Security Cameras	\$35,000	\$35,000
IT – Upgraded Alarm System	\$61,000	\$61,000
IT – Upgraded A/V	\$27,500	Unfunded
PD – AOMP Training	\$6,000	Unfunded
PD – Taser Replacements	\$33,000	\$33,000
PRCR – Special Event Expansion	\$15,000	Unfunded
PW – CSP Verticutter Mower	\$12,000	\$12,000
PW – Fleet Vehicle Replacements	\$500,000	\$180,000
PW – MAFC Building Repairs	\$20,000	Unfunded
PW – Mower Replacement – EV Mowers	\$60,000	Unfunded
PW – New Facility Forklift	\$45,000	Unfunded
PW – Pedestrian Bridge Repairs	\$35,000	\$35,000
Town Hall – Building Automation System	\$100,000	\$100,000

Positions Requests	Full Cost	Scenario 4
Firefighters (3) – Staffing Model Fulfillment	\$322,000	Unfunded
PD Detective (and vehicle)	\$197,000	Unfunded
PD Patrol Officer – ½ year (and vehicle)	\$131,000	Unfunded
PD SRO – ¼ year (no vehicle)	\$48,000	Unfunded
PRCR PT (20 hr) Marketing Specialist	\$25,000	Unfunded
PRCR PT (20 hr) Fitness Instructor *	\$25,000	Unfunded

Total Operations \$611,000

Total Personnel \$748,000

**Total Proposed Not Funded \$1,359,000**

**Fund Balance Use 3.25%**

# Scenario #4

26 Note: Numbers are preliminary & subject to change as budget develops. \* Denotes potential offsetting revenue.

# FY2027 Budget Capacity – Potential Areas for Reduction

<b>Existing Base Budget (Recurring ) Items</b>		
<b>Items</b>	<b>Impact or Alternative</b>	<b>Savings</b>
Eliminate Park Wi-Fi:	<ul style="list-style-type: none"> <li>• Low usage data</li> <li>• Most cellular plans come with Wi-Fi data</li> </ul>	\$10,000
Simplify Council Mtg Broadcast	<ul style="list-style-type: none"> <li>• No impact to stream quality</li> <li>• Reduces panning and subtitles</li> </ul>	\$40,000
Every Other Week Recycling (renegotiation w/GFL)	<ul style="list-style-type: none"> <li>• Residential feedback and field audits show 68% of carts tend to be at least half full each week</li> </ul>	\$155,000
Reduce Landscaping Services	<ul style="list-style-type: none"> <li>• Shift mulching frequency to every other year</li> </ul>	\$18,500
Reduce Litter Pickup Contract to Monthly	<ul style="list-style-type: none"> <li>• Potential shift to Public Works staff for requests off-cycle to monthly pickup</li> </ul>	\$15,000
Reduce Scope of Special Events	<ul style="list-style-type: none"> <li>• May reduce size of some events to be more manageable within existing resources</li> </ul>	\$20,000
Stop Supplemental Paving Support	<ul style="list-style-type: none"> <li>• After Gables repair, PCI Index should improve slightly</li> <li>• Powell Bill funds would remain available to address smaller scale needs for a year</li> </ul>	\$400,000
<b>Total</b>		<b>\$658,500</b>

# On the Horizon – Future Impacts to Consider

## Investments/ Expenditures Items

- Annual Funding of Reserves \$4M
- Future Lease Expected for Town Center \$100K
- Fleet Replacements \$500K
- Items “To Be Determined”
  - Full Cost of Partial Year Staffing (FY27)
  - Future Bond Referendum Planning
  - FT & PT Position Needs After FY27
  - Master Plan Influences on Capital Projects
  - PW Facility Build-Out (Unused Space)
  - Road Improvements Cost – Middle School

## Revenue Items

- FY28 Property Tax Revaluation Impacts Unknown
- Go District Buildout & Tax Revenue (next 3 years) \$4M Estimated
- Solid Waste Fee – Offset of Annual Operating Cost for Service \$2M Estimated
- Sponsorship Potential (Operating & Capital) Unknown

# Toolkit – Contingency Planning

Staff continues to budget conservatively, but in the event there were to be unforeseen circumstances, staff maintains a number of levers and controls that can be utilized to address unexpected challenges arising from economic shifts and the final resolution of appeals extending into FY27.



## Freeze Vacant Positions

Hold open any vacant positions to accrue lapse salary budget savings

Potential ongoing impacts to service delivery & workload of existing staff



## Recognize Mid-Year Improved Revenue

Tax Base Growth will Emerge from Economic Development Projects (Spark, Pathway Triangle, Town Center in pipeline)

Emerging Sponsorship(s) Prior to Year End will be Recognized through an Appropriation



## Drawdown Fund Balance

Use for onetime purposes  
Adopt plan to replenish in accordance with policy

# Questions for Council to Guide Development of Recommended Budget:

01

What questions and comments does Council have?

02

Is Council willing to consider level of service reduction to generate capacity?

03

Does Council wish to consider additional revenues to fund needs?

04

What else does Council need to see in a Proposed Recommended Budget?



# Next Steps

- April 30, 2026:** Budget Work Session
- May 12, 2026:** Presentation of Recommended Budget
- May 14, 2026:** Budget Work Session
- May 26, 2026:** Required Budget Public Hearing
- May 28, 2026:** Budget Work Session (tentative)
- June 9, 2026:** Proposed adoption of the FY2027 budget