

DRAFT MINUTES

**TOWN OF APEX
TOWN COUNCIL WORK SESSION
THURSDAY, AUGUST 13, 2026
3:30 P.M.**

The Apex Town Council following a dully noticed public meeting met for a regularly scheduled work session on Thursday, August 13, 2026 at 3:30 p.m. at the Apex Town Hall located at 73 Hunter Street in Apex North Carolina.

This meeting was open to the public. Members of the public were able to attend this meeting in-person or watch online via the livestream on the Town's YouTube Channel: <https://www.youtube.com/watch?v=3rFJ7bEC7Yk>

[ATTENDANCE]

Elected Body

Mayor Jacques K. Gilbert (presiding)
Councilmember Ed Gray
Councilmember Arno Zegerman
Councilmember Shane Reese
Councilmember Sue Mu
Absent: Mayor Pro-Tempore Terry Mahaffey

Town Staff

Town Manager Randy Vosburg
Deputy Town Manager Shawn Purvis
Assistant Town Manager Demetria John
Assistant Town Manager Marty Stone
Interim Town Attorney Brian Meyer
Town Clerk Allen Coleman

All other staff members will be identified appropriately below.

[CALL TO ORDER I PLEDGE OF ATTENDANCE]

Mayor Gilbert called the meeting to order at 3:30 p.m., welcomed everyone, and led everyone in the pledge of allegiance.

A **motion** was made by **Councilmember Gray**, seconded by **Councilmember Mu**, to remove items 4 and 5 from the agenda.

VOTE: UNANIMOUS (4-0), with Mayor Pro-Tempore Mahaffey absent.

[PARKS PROJECTS UPDATE]

Town Manager Vosburg said there was a lot to cover, and he turned it over to the Parks, Recreation, and Cultural Resources Department.

Director Craig Setzer thanked two Parks and Recreation Advisory Board members in attendance, Nick Vosburg and Rob Baber, as well as other staff in attendance. He noted Assistant Director Angela Reincke and Parks Planning Manager Shweta Nanekar would be giving the following presentation:

[SLIDE 1]



[SLIDE 2]



1 [SLIDE 3]



2
3 [SLIDE 4]

Background/Purpose

Town of Apex:

- 2026 population - **85,700** residents
- 2010 population - **35,000** residents

Parks Fee In-Lieu Study:

- Last updated in 2008
- Update input variables to reflect most current data





4
5 [SLIDE 5]

Technical Study

Current Achieved Level of Service (LOS) –
Parkland Acres per 1,000 Residents

Description	Acres	Acres per 1,000 Residents	
		Current Achieved LOS	2023 Master Plan LOS
<i>Park Land</i>			
Town Parks	594.23	6.93	
Greenway	53.33	0.62	
Open Space	52.00	0.61	
Total	699.56	8.16	10.03
2026 Town of Apex Population	85,727		



6

[SLIDE 6]

Technical Study

Current Achieved Level of Service (LOS) &
Unified Development Ordinance (UDO) Requirement
Acres per Dwelling Unit

Description	Current Achieved LOS	Unified Development Ordinance (Codified per 2008 Study)
<i>Acres per Dwelling Unit</i>		
Single Family Detached	0.02483	0.033
Single Family Attached	0.01837	0.022
Multi-Family	0.01242	0.019

benesch

Councilmember Zegerman asked how many more acres were needed to get to the level of service for the master plan.

Assistant Director Reincke said that it varies, and the number changes with population.

Councilmember Zegerman said it seems like the Town is already behind about 140 acres from its goal for level of service in the previous master plan.

Assistant Director Reincke said that had included an assumption of buying more land.

Councilmember Zegerman asked if the 700 acres included undeveloped parkland.

Assistant Director Reincke said it included undeveloped land.

Councilmember Gray asked how to capture things like events at the Halle, services in the youth program, and other things. He wondered if there was a way to account for that in the calculation of service.

Assistant Director Reincke said it wasn't included in this framework. She said this was for a land dedication ordinance, so it needed to be based in acreage.

[SLIDE 7]

Technical Study

Current Achieved Level of Service (LOS), Recommendation, & Unified Development Ordinance (UDO)

Acres per Dwelling Unit

Description	Current Achieved LOS	Recommended Required Land For Dedication	Unified Development Ordinance
<i>Acres per Dwelling Unit</i>			
Single Family Detached	1/40.85	1/41	1/30
Single Family Attached	1/55.20	1/55	1/45
Multi-Family	1/82.24	1/82	1/51

benesch

Councilmember Mu asked if these calculations were based on 700 acres of current land.

Assistant Director Reincke said yes.

Councilmember Zegerman asked if it the current level of service being lower than the UDO requirement meant Council had been approving projects that did not meet those specifications.

Assistant Director Reincke said no, each year the fee costs are adjusted, but the study is working on updating the formula to account for the value of the land.

Councilmember Zegerman was wondering about how the level of service got below the UDO requirement.

Assistant Director Reincke said it was due to the increase in residents and the decrease in percentage of acres dedicated.

Councilmember Zegerman said that would mean developments would have been approved with a higher ratio of residents to acres dedicated. He wondered what was being done wrong to have these levels be too low.

Assistant Director Reincke said the approvals are based on the codified level of service, but what is being updated now is seeking to adjust for differences over time. She said while the land or fee-in-lieu was collected, they may have only been able to use it to help develop land rather than purchase land.

Councilmember Zegerman asked if it was lower because the land was undervalued.

Assistant Director Reincke said they are asking for land based on the master plan, and they can buy land in other places at the same rate.

Councilmember Zegerman said land use is the biggest topic Council deals with. He said he was trying to understand why the levels of service were lower than intended so Council can evaluate what needs to be done in future projects.

Assistant Director Reincke said some of the next slides should help with that future orientation.

1 **[SLIDE 8]**

Technical Study				
Land Cost Estimate				
Description	Year	Land Value	Acres	Land Value per Acre
Recent and Planned Land Purchases				
Wimberly Road Property	2023	\$625,000	2.46	\$254,065
Olive Farm Park	2025	\$437,500	1.81	\$241,713
	2025	\$950,000	4.00	\$237,500
Future Planned Purchases*	TBD	\$8,225,000	23.50	\$350,000
Total/Weighted Average		\$10,237,500	31.77	\$322,238
Recent Land Appraisals				
2708 Tingen Road	2025	\$7,326,750	20.93	\$350,060
2725 Tingen Road	2025	\$3,462,600	9.81	\$352,966
Total/Weighted Average		\$10,789,350	30.74	\$350,987
Used in Study				\$320,000

* Land value per acre is based on appraisals shown in the table.

2
3 **[SLIDE 9]**

Technical Study	
Land Cost per Resident	
Variable	Figure
Total Land Value per Acre	\$320,000
LOS Used in the Study	8.16
Total Land Cost per Resident	\$2,611.20

4
5 **Councilmember Zegerman** asked why 10 points couldn't be used as the LOS in the
6 study.

7 **Assistant Director Reincke** said the Town could strive for that, but it would require
8 purchasing the land and having the correct balance in number of residents.

9 **Councilmember Zegerman** said if they used 10 the cost per resident would be
10 higher.

11 **Assistant Director Reincke** said setting the land value was the critical piece. She said
12 when the land value was set lower, developers would choose fees-in-lieu over land
13 dedication, because the value assessed was behind what the land was worth. She said there
14 has to be a study done to make those changes, so this would ideally be done more often in
15 the future to better keep up with value changes.

16 **Councilmember Zegerman** said he may want to have conversations outside of the
17 meeting to better understand the math.

1 **Director Setzer** said the main thing is this is something that should have been
2 updated years ago, and they would plan to do it every 5 years or so moving forward.

3 **Councilmember Zegerman** asked why it had been 18 years since the last one.

4 **Director Setzer** said he could only speak to since he had been Director, and they had
5 known this was a priority to be done now since it had been so long.

6 **Town Manager Vosburg** said another thing is to understand the rate of population
7 growth. He said development of homes and people moving in is occurring faster than Apex
8 can build the parks.

9 **Councilmember Zegerman** said he understands that, he just wants to understand
10 what Council needs to know to make sure the decisions they make aren't lowering the level of
11 service.

12 **Town Manager Vosburg** said CIP prioritization also has an impact on this, as some
13 things getting moved back in the timeline affected the acreage included in the study.

14 **Councilmember Zegerman** asked why \$320,000 was considered for the land value.
15 He asked if it could be set a little higher to account for appreciation in the 5 years between
16 the next one.

17 **Assistant Director Reincke** said Apex sets an overall land value, but other
18 municipalities do an appraisal for each project.

19 **Deputy Town Manager Purvis** said state statutes required the value of land to be
20 what it is when the study/appraisal is conducted and can't be increased.

21 **Councilmember Zegerman** said it made sense that other municipalities do the
22 appraisal per project, but Apex's way would be easier on staff.

23 **Assistant Director Reincke** said the legislation adopted also requires Apex to set the
24 rate through this process.

25 **Councilmember Zegerman** said that could be changed. He said it's a matter of which
26 way would be best for the Town and staff.

27 **Councilmember Gray** said he liked the significant increase in the land value from this,
28 and wondered what the development community thought.

29 **Assistant Director Reincke** said they haven't had direct conversations with them at
30 this point, but they had compared with other municipalities in the area.

31 **Assistant Town Manager John** said another thing this would impact is housing
32 affordability. She said the Town needs to do more work and study how to help mitigate
33 concerns on that front.

34 **Councilmember Zegerman** said it was important to keep the percent increase in
35 mind as well.

36 **Councilmember Reese** asked a question regarding the decision of doing the study
37 every 5 years, and wondered if that was a rigid decision that would be in the policy.

38 **Assistant Director Reincke** said they are proposing it to be no longer than 5 years
39 between studies, so it would offer more flexibility if they wished to do it more often.
40
41
42

1 [SLIDE 10]

Technical Study						
Calculated Parks and Recreation Fee In-Lieu Schedule						
Land Use	Impact Unit	Residents per Unit	Total Cost per Resident	Calculated Fee In-Lieu	Current Adopted Fee	Percent Change
<i>Residential</i>						
Single Family (Detached)	du	3.00	\$2,611.20	\$7,834	\$4,295	82%
Single Family (Attached)	du	2.22	\$2,611.20	\$5,797	\$2,893	100%
Multi-Family	du	1.49	\$2,611.20	\$3,891	\$2,547	53%
du = dwelling unit						
benesch						

**2
3 [SLIDE 11]**

Technical Study				
Parks and Recreation Fee In-Lieu Schedule Comparison				
Jurisdiction	Fee Type	Study Year	Single Family	Multi-Family
City of Raleigh	Impact Fee	2006	\$1,615-\$1,916	\$1,175-\$1,391
Town of Garner	Fee In-Lieu	2020	\$2,375	\$1,762
Town of Apex – Current Adopted	Fee In-Lieu	2008	\$4,295	\$2,547
Town of Fuquay-Varina*	Fee In-Lieu	N/A	\$5,000	\$5,000
Town of Wake Forest	Impact Fee	2024	\$7,085	\$3,831
Town of Apex – Calculated	Fee In-Lieu	2026	\$7,834	\$3,891
Town of Morrisville*	Fee In-Lieu	N/A	\$9,143	\$3,279
Town of Cary*	Fee In-Lieu	N/A	\$9,143	\$4,263
Town of Rolesville*	Fee In-Lieu & Development Fee	N/A	\$6,400-\$19,200	\$4,533-\$5,867
Town of Holly Springs*	Fee In-Lieu	2024	\$13,119	\$5,891
* Fee varies based on land value. Fee shown based on estimated land value used in this study (\$320,000 per acre)				
benesch				

**4
5 [SLIDE 12]**

PRAB Recommendations		
Recommendation approved by Parks and Recreation Advisory Board:		
- Recommend <u>all findings and proposals of the fee study</u> - Setting the land value at <u>\$320,000 per acre</u>. - Changes needed for Section 14.1.6 Computation of Size of Area Required for Dedication		
Single Family Detached	1/40.85	1/41 acre per unit
Single Family Attached	1/55.20	1/55 acre per unit
Multi-Family	1/82.24	1/82 acre per unit
- Implementation of January 1, 2027, for the new fees and schedules to take effect. - Maintains Section 17.1.7B Adjustment process in the UDO. - Update Fee Study every five years to validate population growth and achieved level of service		
benesch		

6

1 **Councilmember Zegerman** asked if the land value went up, would the dedication
2 ratios change.

3 **Assistant Director Reincke** said a change in the land value would lead to changes in
4 all of the components of the formula.

5 **Councilmember Zegerman** wondered why a higher dedication amount wouldn't be
6 required.

7 **Assistant Director Reincke** said it had to be based on the calculation from the
8 formula.

9 **Councilmember Zegerman** asked if that was from state statute

10 **Assistant Director Reincke** said yes

11 **Councilmember Zegerman** said he was concerned about setting the value at
12 \$320,000 based on the current land value, while also having a grievance process when a
13 specific piece of land may be worth less. He said this exposes the Town downwards, and
14 wondered if the case-by-case approach would be better to ensure opportunity isn't lost
15 between plans.

16 **Assistant Director Reincke** said they could discuss that with the consultant, and see
17 what the legislation allows the Town to do.

18 **Councilmember Zegerman** said the rate update can still be done now, and that
19 additional research may take more time after that.

20 **Town Manager Vosburg** said it seemed there was overall support for the changes,
21 and support to look into other options.

22 **Councilmember Reese** asked if the development community would be brought in
23 prior to this coming back to Council as a Public Hearing.

24 **Assistant Director Reincke** said they hadn't planned a session with the builder's
25 association.

26 **Councilmember Reese** said he thinks that may be a good idea.

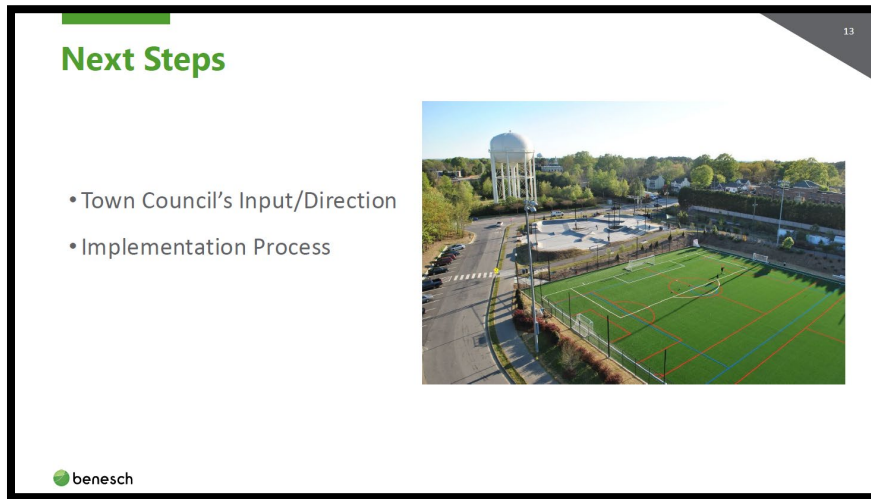
27 **Councilmember Gray** said he had some questions for Town Attorney Meyer.

28 **Councilmember Reese** asked if they could add municipalities in Wake County not
29 already included into the comparison, and was interested in more information about which
30 municipalities do appraisals on a case-by-case basis.

31 **Councilmember Mu** asked if evaluating on the case-by-case basis would end up with
32 the math being much different than the current way.

33 **Assistant Director Reincke** said there are many factors that go into land appraisal,
34 and it accounts for specific things such as the actual location of the parcel and what services
35 it.

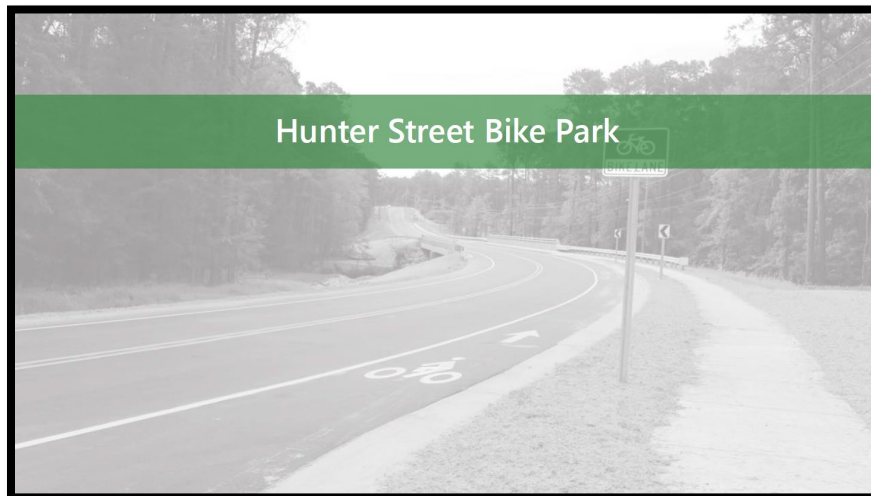
1 **[SLIDE 13]**



2
3 **[OTHER DEPARTMENTAL PROJECT UPDATES]**

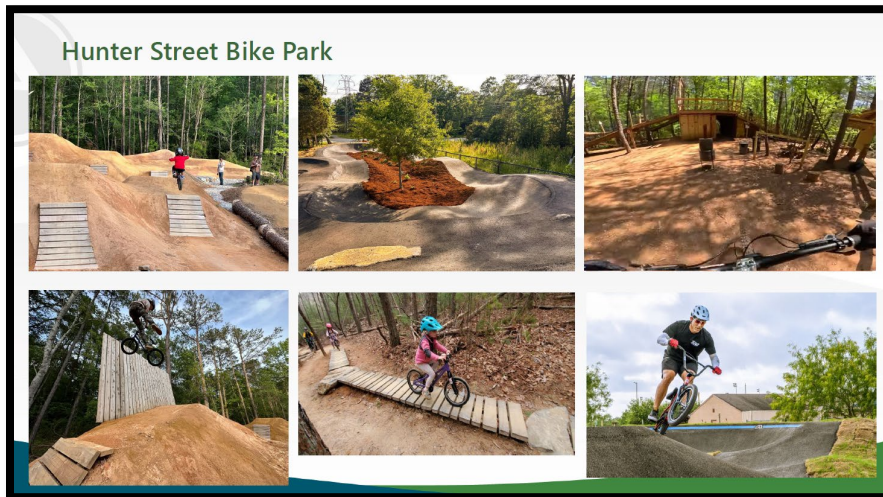
4 **Parks Planning Manager Shweta Nanekar** gave the next portion of the presentation:

5 **[SLIDE 14]**

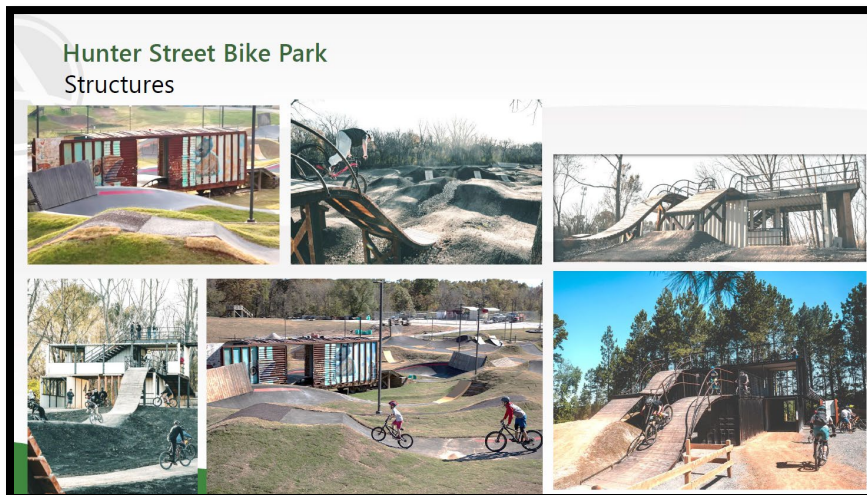


6
7
8
9
10
11
12
13
14
15
16
17
18

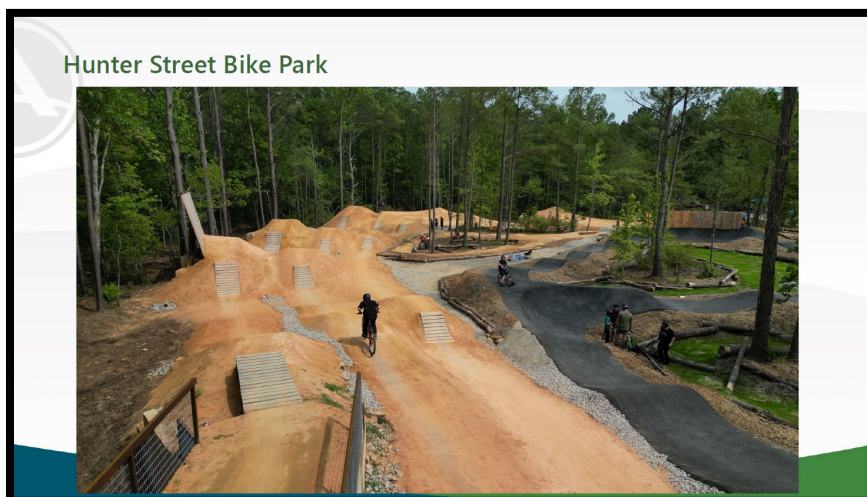
1 [SLIDE 15]



2
3 [SLIDE 16]



4
5 [SLIDE 17]



6

1 **[SLIDE 18]**



2
3 **[SLIDE 19]**

Hunter Street Bike Park	
Original Scope of Work	Added Scope of Work
Existing Conditions Assessment	Lighting (Existing Musco poles with spill control)
Conceptual Plan and Stakeholder Engagement	Asphalt Pump Track (Public recommendation)
Bike Park Construction Documents	Water connection (Planning)
Engineering Permitting and Contingency	ADA parking spots (Planning)
Construction (Mobilization, Dirt Pump Track, Skills Trails, Landscaping Stormwater & Erosion Control)	Metal shade structures (Firework Frenzy fallout)
	Walking loop lighting (Council recommendation)

An aerial photograph of the Hunter Street Bike Park, showing a dirt pump track with several riders and spectators. The track is surrounded by trees and greenery.

4
5 **Councilmember Mu** asked if there were grant applications for these types of projects.

6 **Assistant Director Reincke** said there may be some they could apply for, and they
7 have had groups to come help build ramps. She said they also secured excess lumber on
8 previous projects and saved it for cost savings on this and future projects. She said grants
9 may also be too slow on this based on the build timeline.

10 **Mayor Gilbert** asked about the difference in skill levels and how that impacts the flow.

11 **Assistant Director Reincke** said there is a very wide range of skill on these tracks, and
12 different people utilize them differently. She said it's important to have high-skill portions to
13 keep people engaged as they advance their skills.

14 **Councilmember Zegerman** asked about liability in cases of injury.

15 **Director Setzer** said it would be the same as the skate park.

16 **Interim Town Attorney Meyer** said any park has some liability, but it all comes down
17 to negligence.

Councilmember Zegerman said it seemed the inherent risk seemed higher here than the skate park, and wanted to ensure the Town wasn't getting into a bad spot.

Councilmember Mu wondered if there was a way to have waivers signed before entering the park.

Director Setzer said part of the reason the skate park is so popular is because of the lack of supervision and the ease of access. He said it would also add staffing requirements, and create more restrictions. He said it would also present practical challenges.

Councilmember Mu said there may need to be some notification of assuming risk.

Director Setzer said there is an ordinance for the Skate Plaza, so they could look at one for this as well.

Mayor Gilbert said there are also pending questions about e-bikes as a whole.

[SLIDE 20]



[SLIDE 21]



1 **[SLIDE 22]**



2
3 **[SLIDE 23]**



4
5 **[SLIDE 24]**



1 [SLIDE 25]



2
3 [SLIDE 26]

KidsTowne Playground + Restroom Shelter Renovations Community Engagement Findings

- Deep love for the playground character (Castle, Town, Village)
- Strong preference for nature-inspired materials + imaginative play
- Emphasis on shade and trees
- Accessibility + Inclusion (Surfacing, bathrooms, aging components)
- Swings, Sand pit, Greenway connectivity, Controlled access

4
5 [SLIDE 27]

KidsTowne Playground + Restroom Shelter Renovations Town Council Feedback

Please scan the QR code and provide us your input!

Councilmember Gray said having kids provide their own feedback was a great idea.
Director Setzer said he commended his staff for the effort they put into this, and youth involved in current programs were helpful as well.

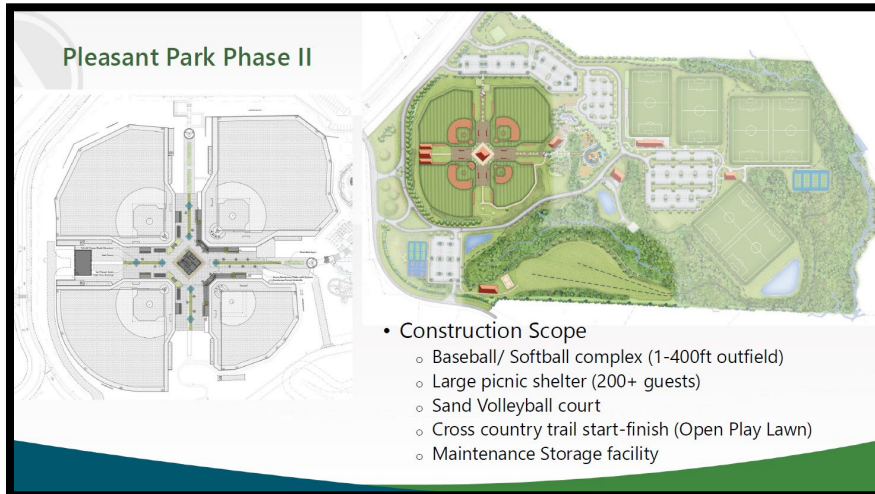
Ms. Nanekar shouted out communications as well.

Councilmember Zegerman said this is some of the most feedback the Town has had for projects and was happy to see it.

[SLIDE 28]



[SLIDE 29]



Councilmember Reese said the High School coaches were very interested in having the track open for use by 2029, even if it isn't fully completed yet.

Assistant Director Reincke said they've been working with High School Coaches, and the main concern for the timeline is the hill and the start/finish area.

Councilmember Reese said they wanted to just be able to get their teams out there by then.

Councilmember Mu asked if this was within the current budget.

Assistant Director Reincke said yes.

1 **[SLIDE 30]**



2 **Councilmember Zegerman** asked what the timeline of the project was.

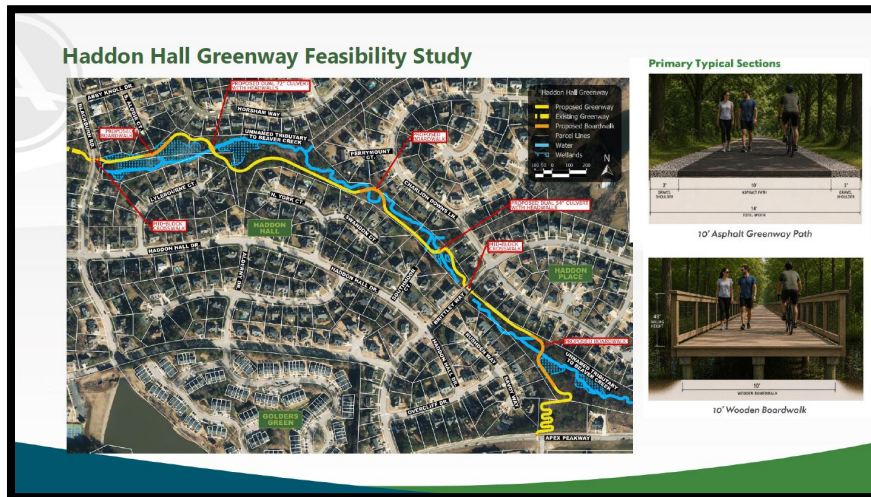
3 **Ms. Nanekar** said they have recently started working with the consultant on the
4 design process.

5 **Assistant Director Reincke** said there would be a public engagement process
6 regarding this renovation as well.

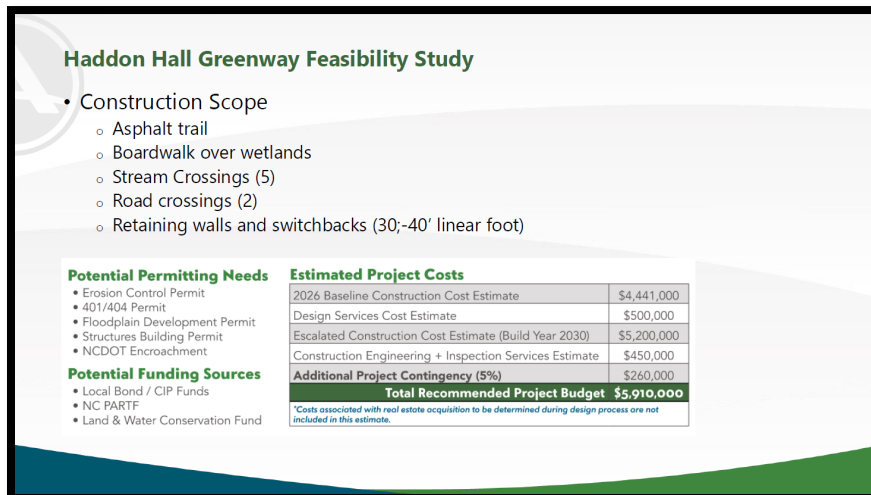
7 **[SLIDE 31]**



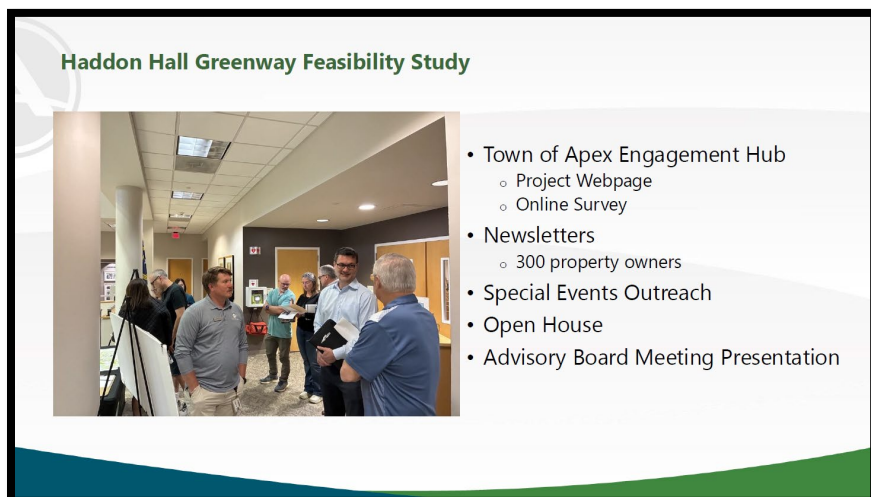
1 [SLIDE 32]



2
3 [SLIDE 33]



4
5 [SLIDE 34]



1 [SLIDE 35]

Haddon Hall Greenway Feasibility Study – Survey Results

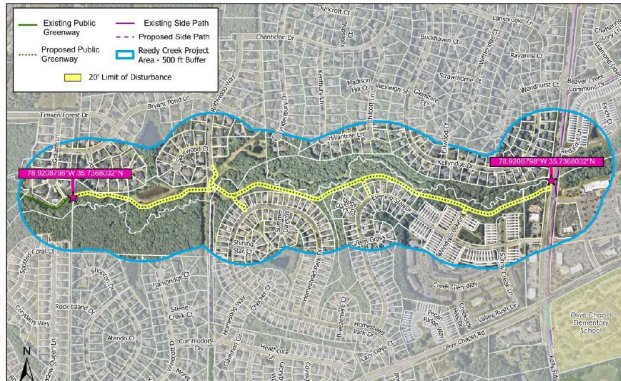


- 241 Participants
- 92% - Use for health and exercise
- 91% - Will use the extension for walking
- 79% - Support additional section
- Concerns from neighbors
 - Environmental impact
 - Privacy and Safety
 - Expense

2
3 [SLIDE 36]

Reedy Branch Greenway Extension

- Great Trails State Grant
- Design contract underway
- Enhanced connectivity to –
 - Schools
 - Businesses
 - Neighborhoods
 - Parks



4
5 [SLIDE 37]

Reedy Branch Greenway Extension

- This project was awarded **\$200K** to put towards the current design contract as a part of the Great Trails State Program
- The NC General Assembly allocates **\$15M** for trails as non-recurring (one-time) funding
- **\$13.7M** to be split between the Great Trails State Program and the Complete the Trails Program (for authorized state trails).
- \$100,000 to the Great Trails State Coalition
- Town to apply for future construction funding



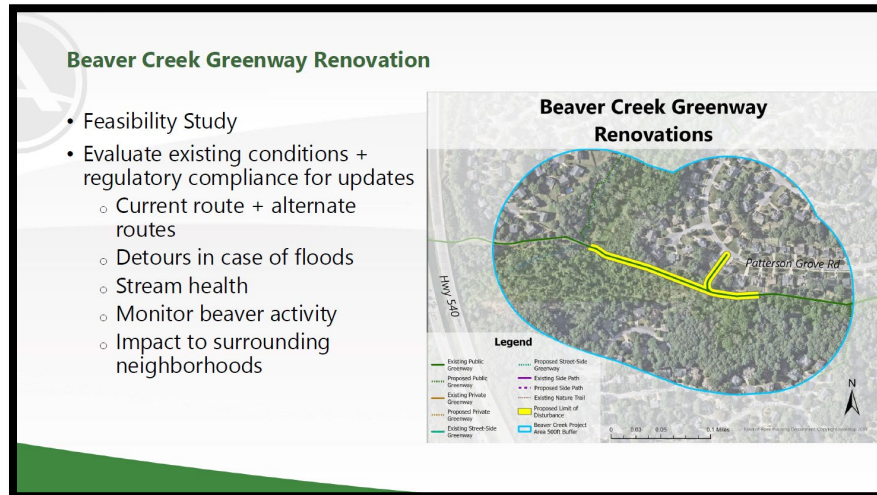
Councilmember Mu asked if the 15 Million was for the full state.

Ms. Nanekar said yes.

Councilmember Zegerman asked if the Town would need to acquire any easements.

Assistant Director Reincke said yes, and several HOAs have provided letters of recommendation as part of the grant application, and she was hoping that would help.

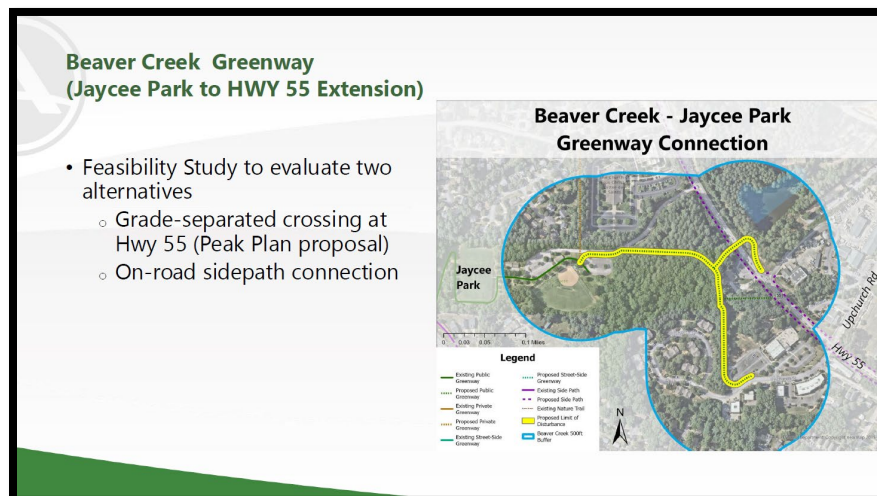
[SLIDE 38]



Councilmember Zegerman asked about an area that was very sandy and wondered if it was still in the project area.

Assistant Director Reincke said that was the section that had been relocated, so it was no longer a concern.

[SLIDE 39]



Councilmember Zegerman asked which portions would be grade separated.

Assistant Director Reincke said the northern hook loop would be, but it does depend whether the pond was drained or not. She said the study will determine which option was the most viable.

Councilmember Zegerman asked if the northern route was available, would they construct the one to the south.

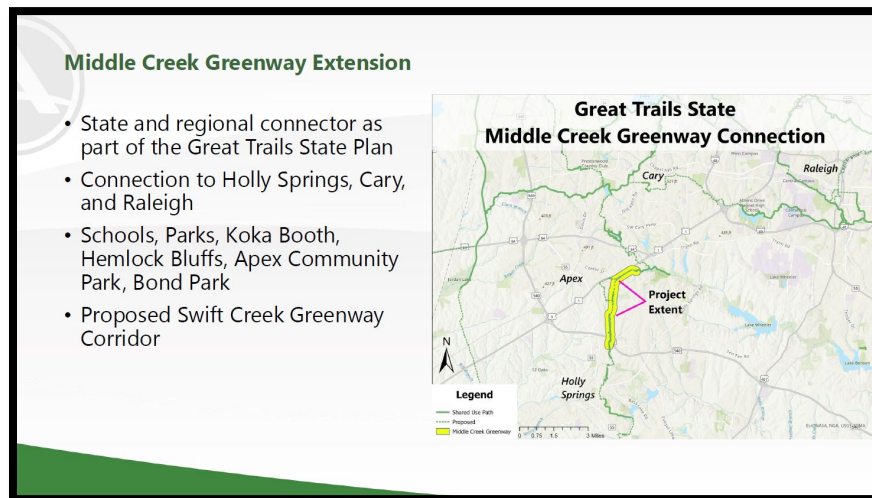
Assistant Director Reincke said they probably wouldn't

Councilmember Zegerman said he liked the connections the route to the south would give.

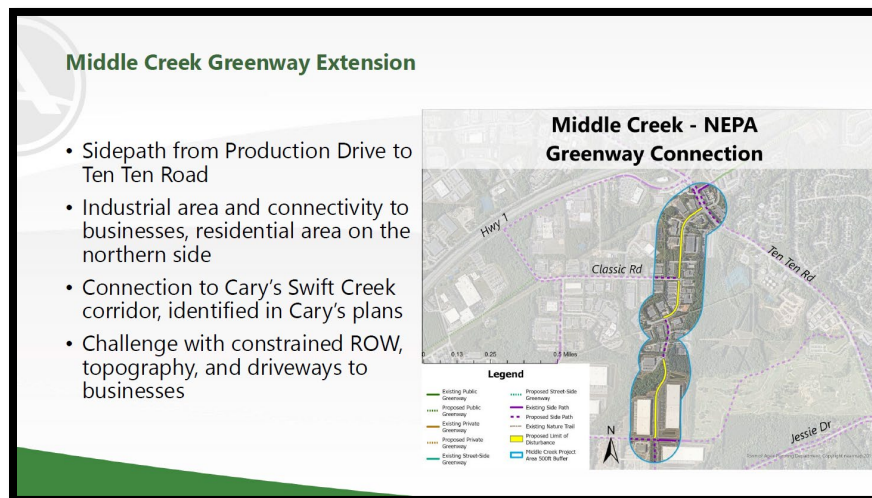
Assistant Director Reincke said there would still be side path on 55.

Councilmember Zegerman said it would be great to have a connection all the way to the American Tobacco Trail.

[SLIDE 40]



[SLIDE 41]



Councilmember Zegerman asked how this project connected to the broader Apex greenway network.

Assistant Director Reincke said it connected mainly through side path along Center Street into downtown. She said Swift Creek greenway through a partnership with Cary will

1 provide connectivity to Community Park. She said the gap in greenways is noted on the
2 master plan, partially to do development that has already occurred.

3 **Councilmember Mu** asked if the cities this will connect to will contribute to a portion
4 of the cost.

5 **Assistant Director Reincke** said those cities are building their own sections of it, and
6 they are looking at funding alternatives and options along with other municipalities.

7 **Councilmember Reese** asked when they will know what the cost will be and if that
8 was what the study was for.

9 **Assistant Director Reincke** said the feasibility study had been completed, and this
10 was to move into construction drawings.

11 **Mayor Gilbert** asked if the lobbyist was working on the Great State Trail Funding.

12 **Town Clerk Coleman** said yes, there's funding allocated at the State level, and the
13 lobbyist will be working on behalf of the Town to try to secure a portion of that.

14 **Town Manager Vosburg** said staff would be providing updates on these projects, and
15 could bring them back to Council if there was desire for more follow up, questions, or
16 discussion. He said items could come back on the October 20th Work Session if needed.

17 **Assistant Director Reincke** said there were some items planned to come in January,
18 so some things could come back then as well

19
20 **[SLIDE 42]**



21
22
23
24 **Town Clerk Coleman** noted there was an error from a recent Town Council vote to
25 appoint the Vice Chair of the Culture and Arts Advisory Board, and they could correct that
26 during the work session. He read the corrected motion for the record.

27
28 A **motion** was made by **Councilmember Zegerman**, seconded by **Councilmember**
29 **Reese**, to correct the actions taken by the Town Council on August 11th regarding the
30 appointment of the Culture and Arts Advisory Board Vice Chair by rescinding the designation

1 of Bethany Bryant as Vice Chair and appointing Susan Kirley as Vice Chair, effective
2 immediately through June 30th, 2027.

3
4 **VOTE: UNANIMOUS (4-0), with Mayor Pro-Tempore Mahaffey absent.**

5
6
7 **[ADJOURNEMENT]**

8
9 **Mayor Gilbert** adjourned the meeting at **5:09 p.m.**

10
11
12 Jacques K. Gilbert
13 Apex, Mayor

14
15 Allen Coleman, CMC
16 Town Clerk to the Apex Town Council

17
18 Submitted for approval by Apex Town Clerk Allen Coleman

19
20 Minutes approved on _____ of _____, 2026.