

**TOWN OF APEX
TOWN COUNCIL WORK SESSION
TUESDAY, DECEMBER 16, 2025
3:30 P.M.**

The Apex Town Council met for a work session on Tuesday, December 16, 2025 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=VnSj2Rg3RKM&t=9062s>

[ATTENDANCE]

Elected Body

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

Town Staff

Deputy Town Manager Shawn Purvis
Assistant Town Manager Demetria John
Assistant Town Manager Marty Stone
Town Attorney Laurie Hohe
Town Clerk Allen Coleman

All other staff members will be identified appropriately below.

[CALL TO ORDER | PLEDGE OF ATTENDANCE]

Mayor Gilbert called the meeting to order at 3:30 p.m., welcomed everyone. He noted that Councilmember Killingsworth would be arriving late and led everyone in the pledge of allegiance.

Town Manager Vosburg welcomed all and gave an overview of the agenda timeline for the Work Session meeting.

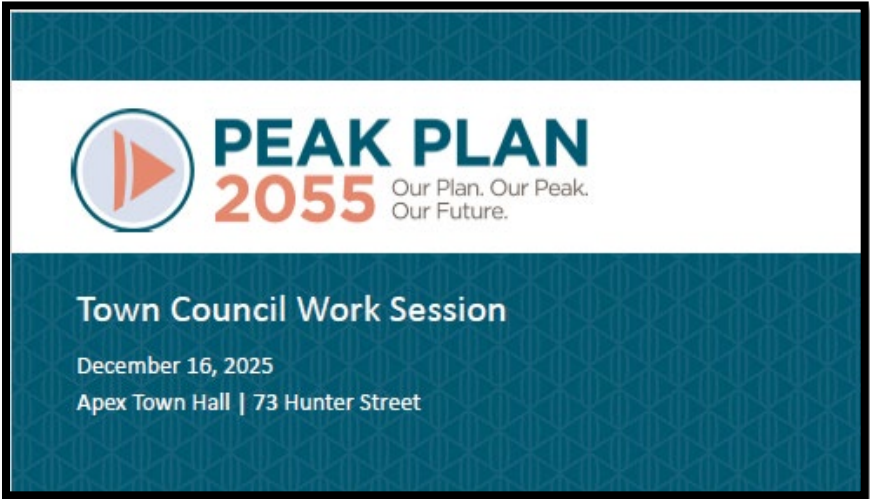
[PEAK PLAN 2055 UPDATE]

Shannon Cox, Long Range Planning Manager with the Planning Department, introduced lead consultants Meg Nealon, President, Nealon Planning PLLC and Matt Noonkester, President, City Explained, Inc.

Ms. Nealon gave a brief overview of the team and introduced the Consultant team, which is made up of five firms and based in the Carolinas.

The following presentation was presented:

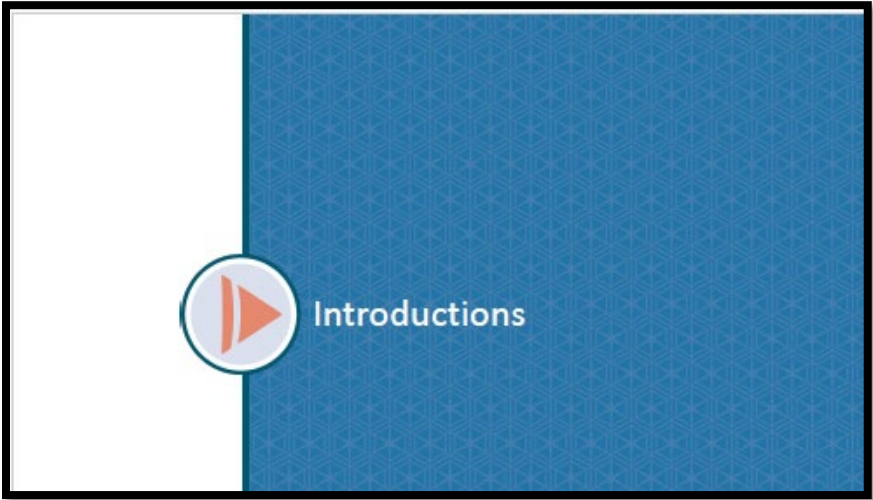
[SLIDE 1]



[SLIDE 2]



1 [SLIDE 3]

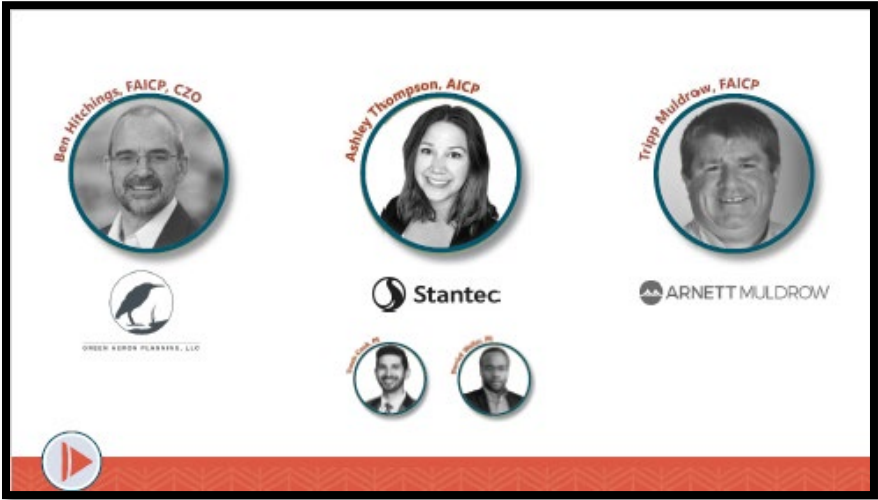


2
3 [SLIDE 4]



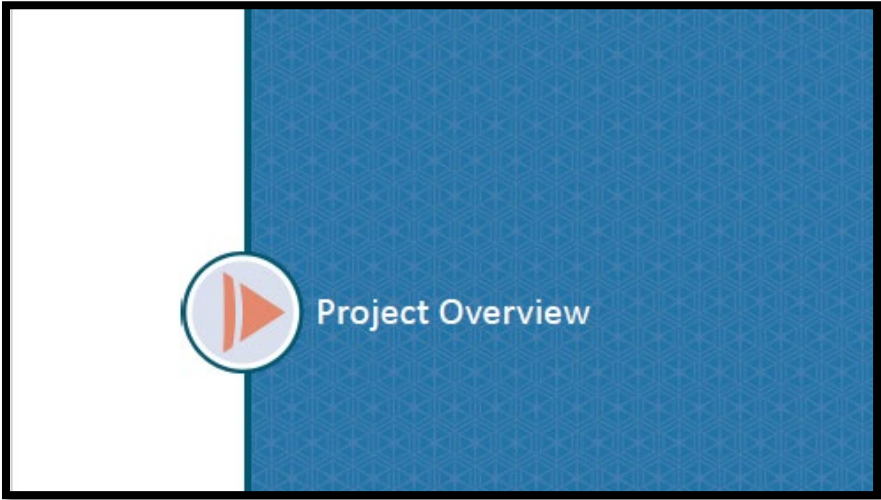
4
5

1 [SLIDE 5]



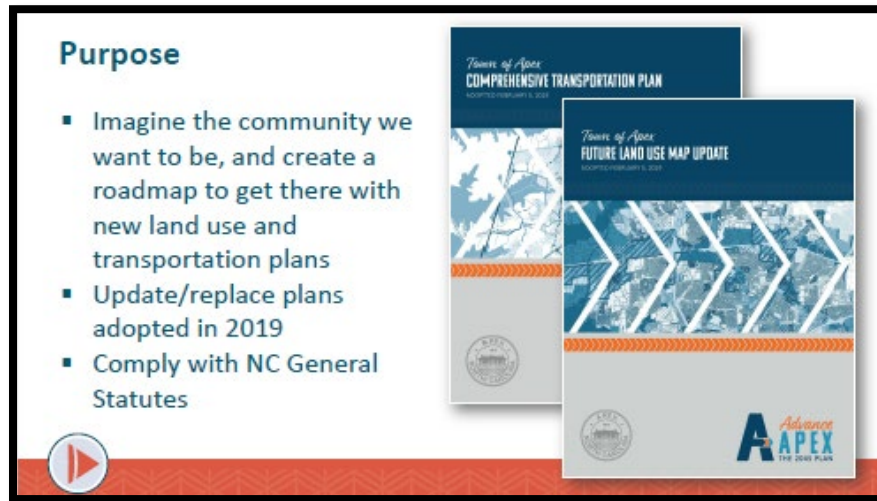
2
3 Ben Hitchingsings, gave the following part of the presentation.

4 [SLIDE 6]

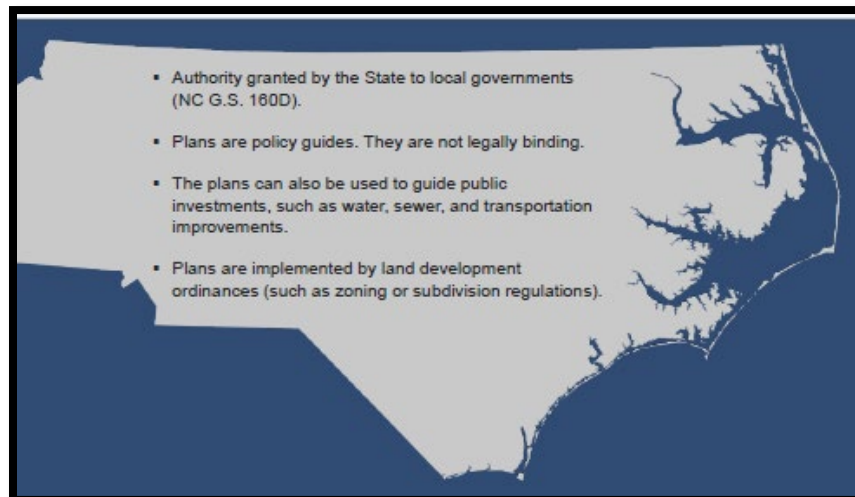


5
6

1 [SLIDE 7]



2
3 [SLIDE 8]

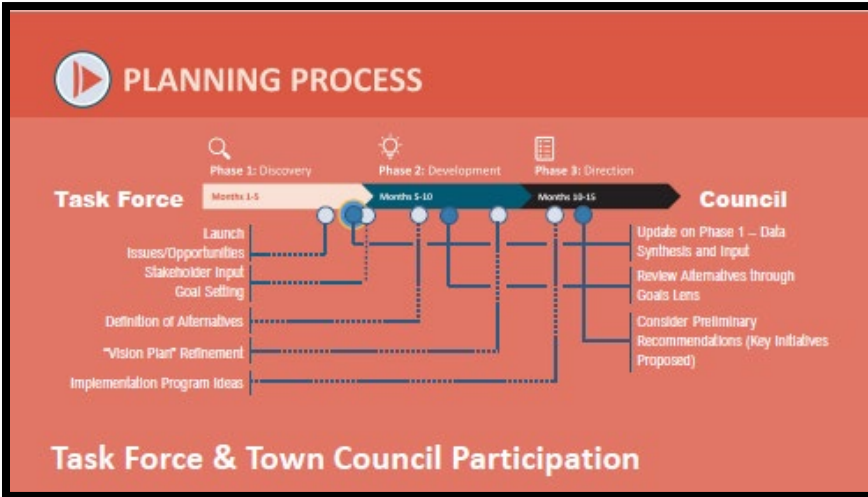


4
5 **Ms. Nealon** continued with the presentation.

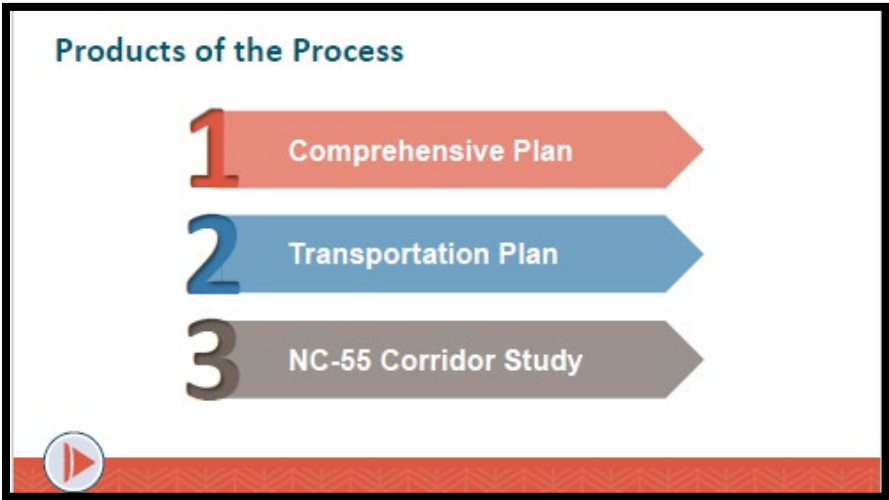
1 [SLIDE 9]



2
3 [SLIDE 10]

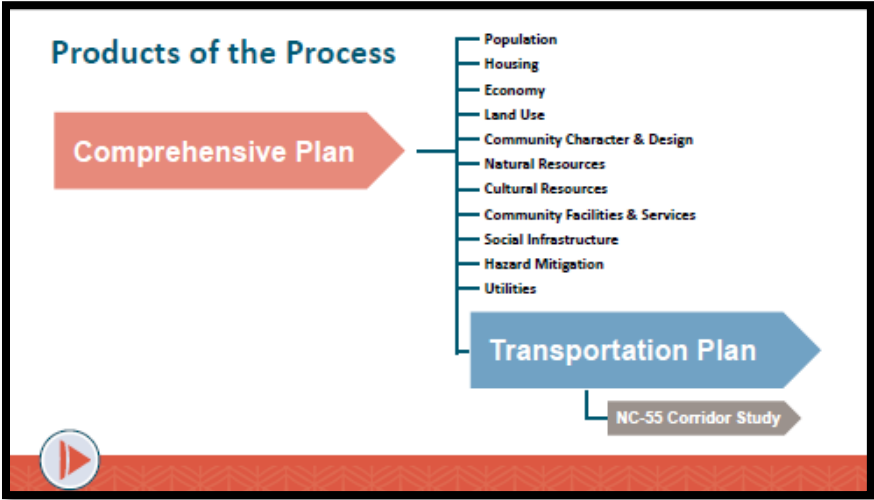


4
5 [SLIDE 11]

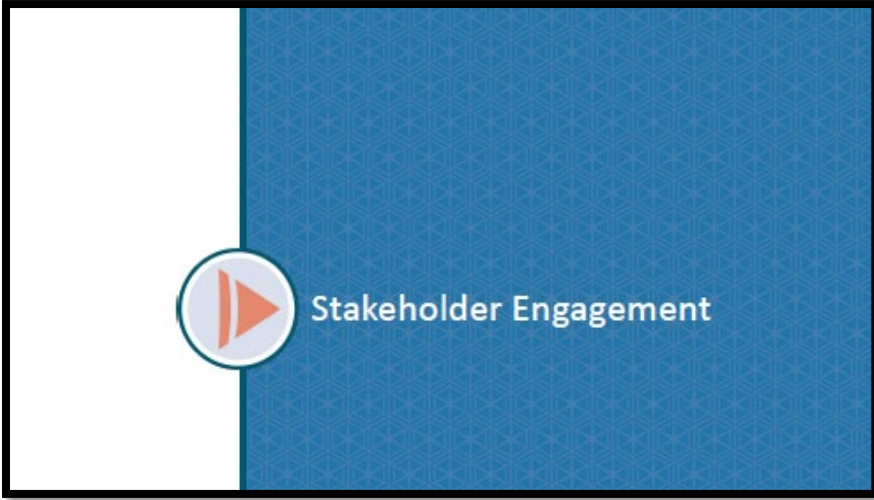


6

1 [SLIDE 12]



2
3 [SLIDE 13]

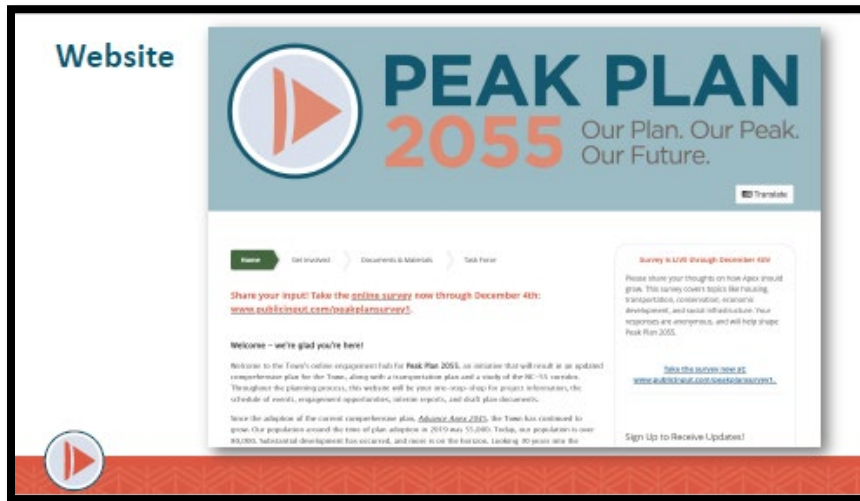


4
5 [SLIDE 15]

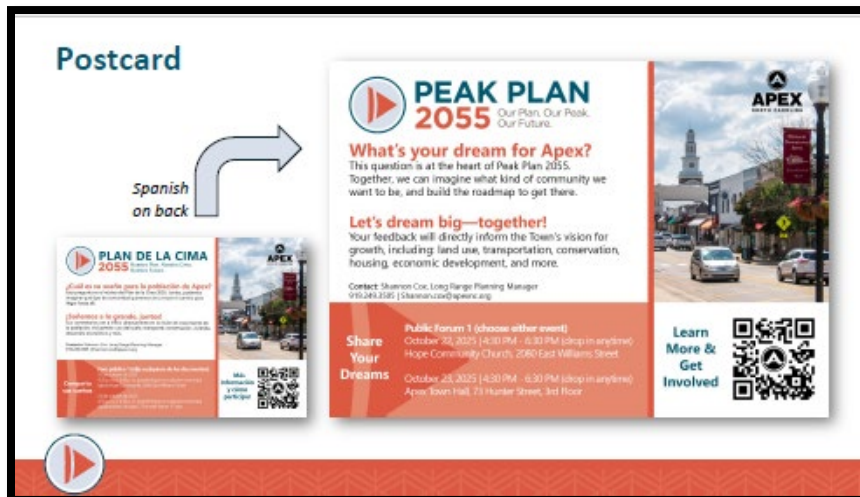


6

1 [SLIDE 16]



2
3 [SLIDE 17]



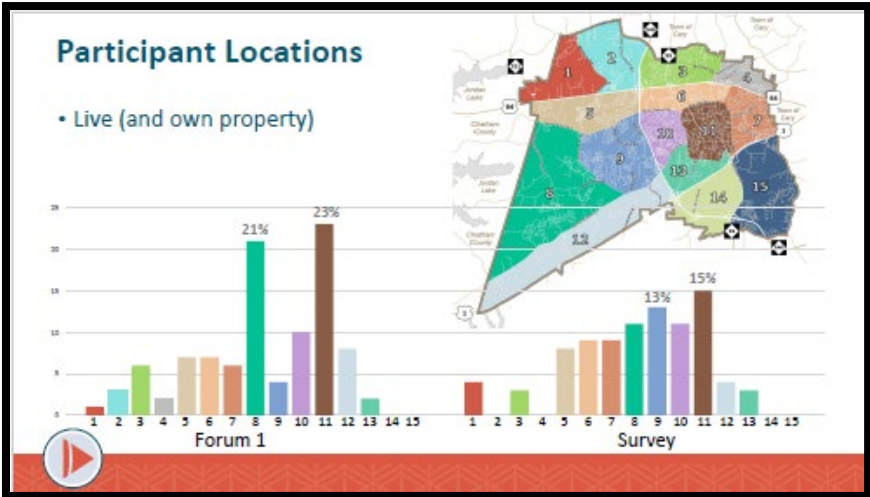
4
5 [SLIDE 18]



1 [SLIDE 19]



2
3 [SLIDE 20]

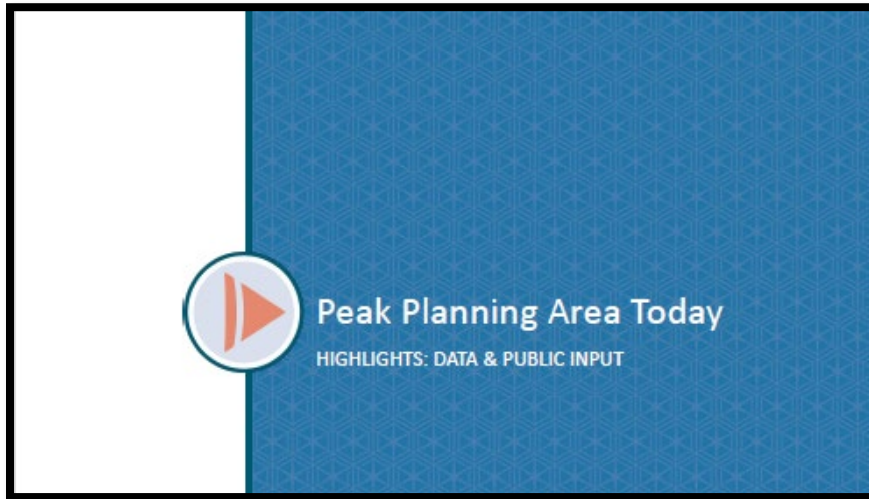


4
5 [SLIDE 21]



6

1 **[SLIDE 22]**



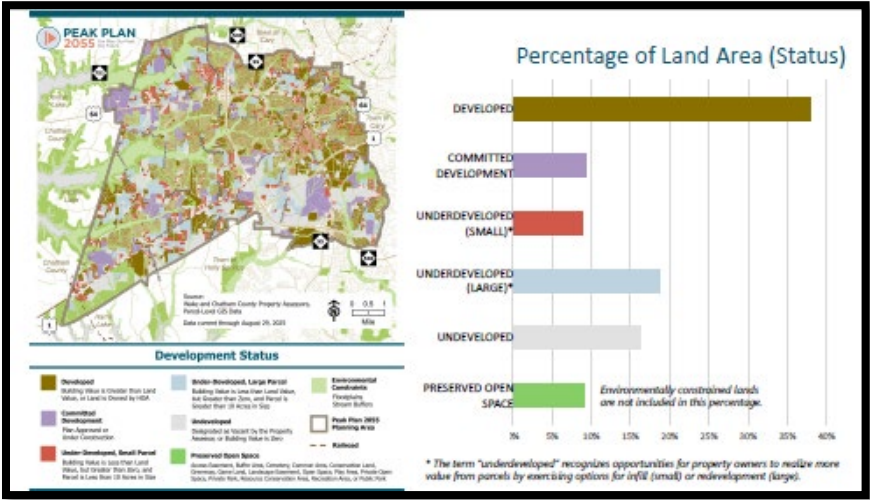
2
3 **Ms. Nealon** turned the presentation back to Mr. Hitchings.

4 **[SLIDE 23]**



5

1 [SLIDE 27]



2
3 [SLIDE 28]

Housing

KEY TOPICS:

- Diversity, choices
- Affordability
- Legacy neighborhoods
- Age-in-place, senior friendly
- Accessibility

4
5 [SLIDE 29]

37% - Large House / Large Lot

25% - Upper Loft to Mid-Rise

30% - Cottage Court

22% - Accessory Dwelling Unit

33% - Large House / Average Lot

22% - Duplex

Survey respondents that would like to see future residential as infill development:

49%

(on vacant or underutilized land in already-developed areas)

Top survey responses (housing)*:

- 33% single-family detached
- 32% affordable housing
- 29% housing for seniors
- 26% rural residential homes
- 14% accessory dwelling units
- 14% tiny homes

* These are in response to a question about types of development respondents would like to see in the future.

Left: The percentages shown on each housing type indicate the support expressed by Forum 7 attendees using dots.

1 [SLIDE 30]



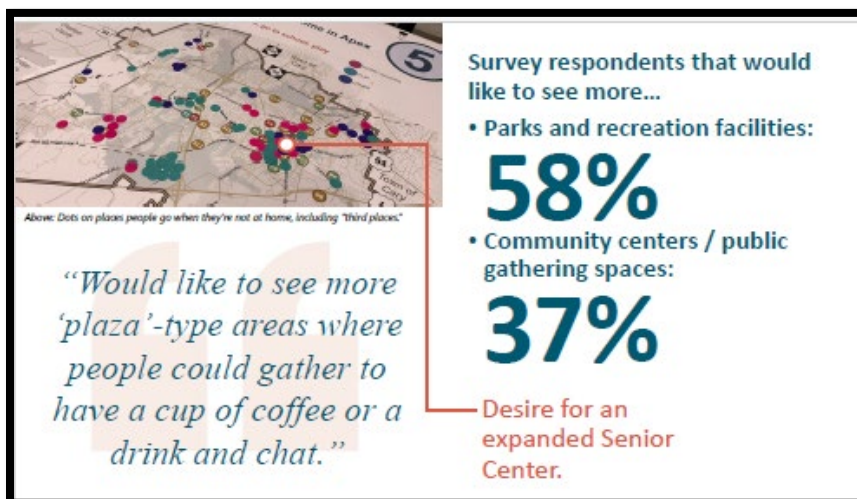
2
3 [SLIDE 31]

Quality of Life & Place

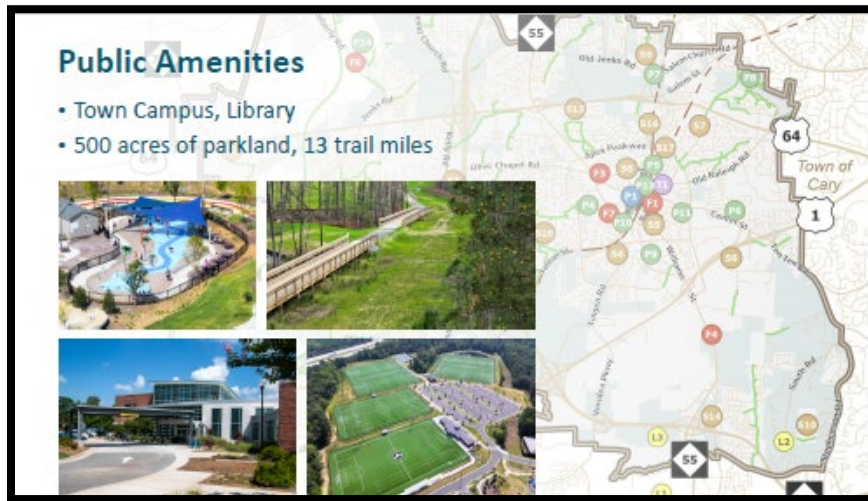
KEY TOPICS:

- More parks, community centers (like Senior Center), similar facilities
- Places to gather, connect
- Safety
- Cultural resource protection and expansion
 - Downtown
 - Historic buildings and sites/areas
 - Diversity of activities
 - Art, storytelling

4
5 [SLIDE 32]



1 **[SLIDE 33]**



2
3 **[SLIDE 34]**



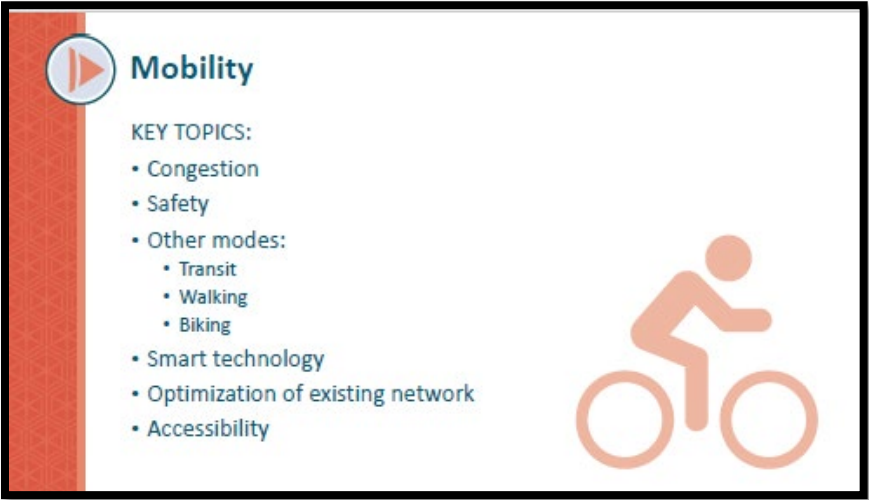
4

Mr. Hitchings turned the presentation back to Ms. Nealon.

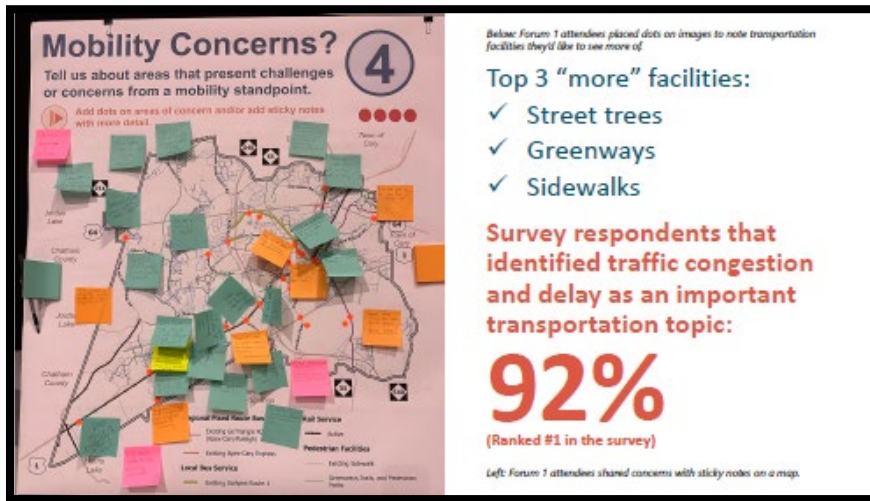
[SLIDE 35]



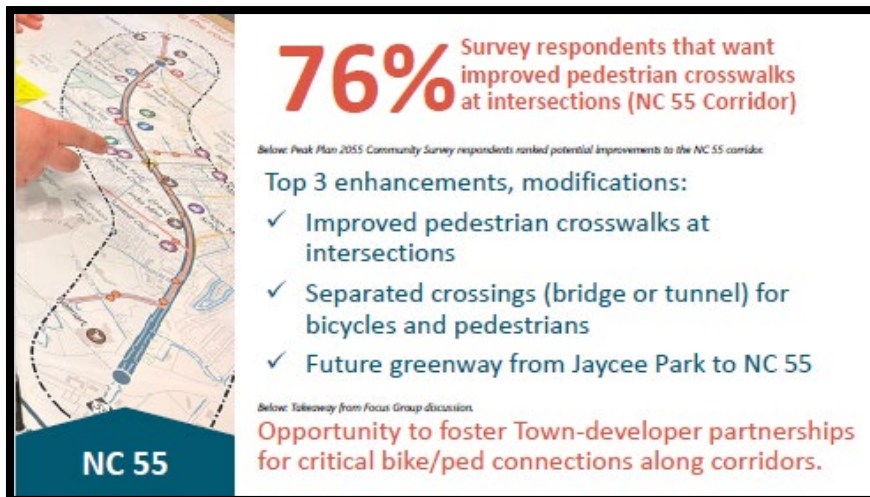
[SLIDE 36]



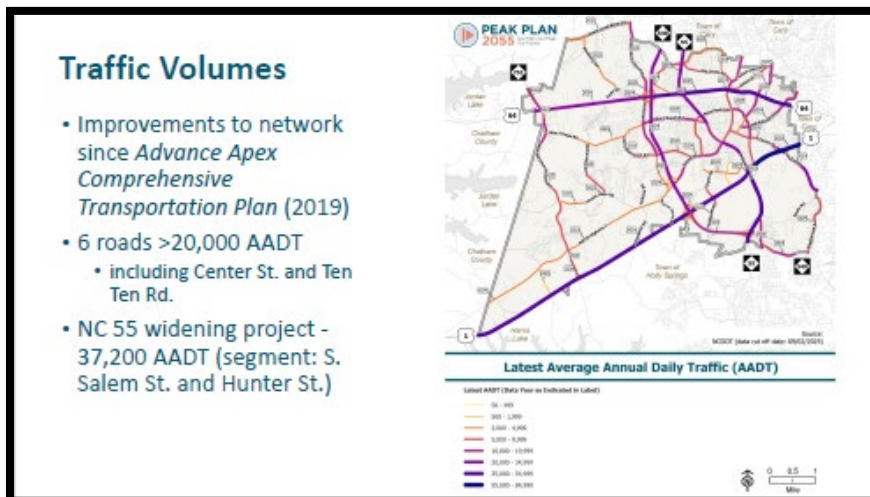
1 [SLIDE 37]



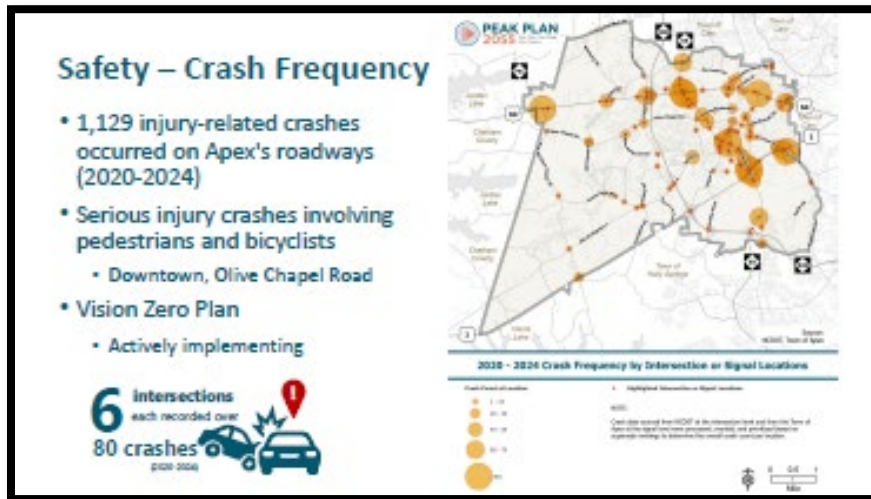
2
3 [SLIDE 38]



4
5 [SLIDE 39]



1 [SLIDE 40]



2
3 [SLIDE 41]

Public Infrastructure & Services

KEY TOPICS:

- Schools
- Public Safety
- Water supply
- Water and sewer utility capacity and timing with development

4
5 [SLIDE 42]

11% Percentage of dots on "adequate infrastructure" as a goal
(Ranked #3 at Forum 1)

Below: Comment about improvements to NC 55 in the Peak Plan 2025 Community Survey

"...support [development] with adequate infrastructure—roads, schools, parks, greenways, and utilities."

6

1 [SLIDE 43]



2
3 [SLIDE 44]

Facilities & Services

- Schools – 22 schools (K-12)
 - Capacity – struggle to keep up with growth
 - Future – land (amount and suitability of sites)
- Water – Supply: Jordan Lake (additional supply needed); Treatment: 23% of 56 MGD (CAWTF)
- Sewer – 86% Peak Planning Area served (12% with Big Branch project)
- Public Safety – Police (145), Fire (118 across 6+ stations), Emergency Management

4
5 [SLIDE 45]

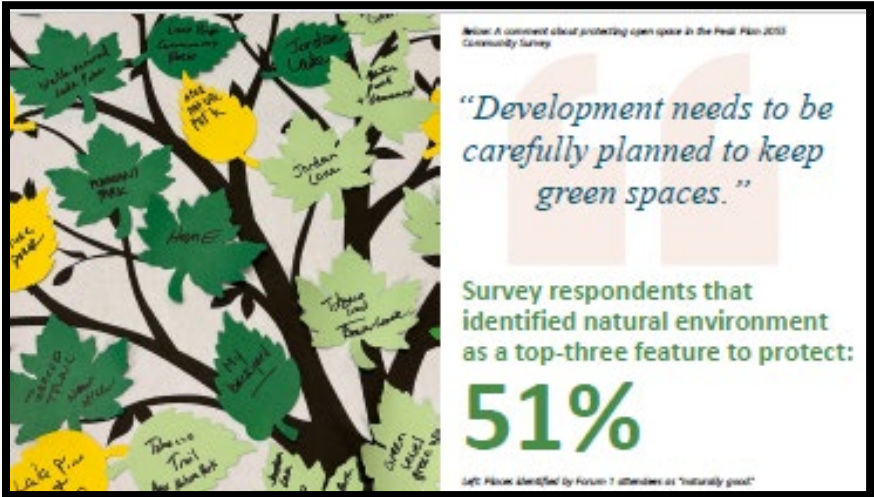
Environment

KEY TOPICS:

- Open/green space protection
- Farmland/agriculture preservation
- Natural resources and ecosystem services
- Tree canopy retention

6

[SLIDE 46]



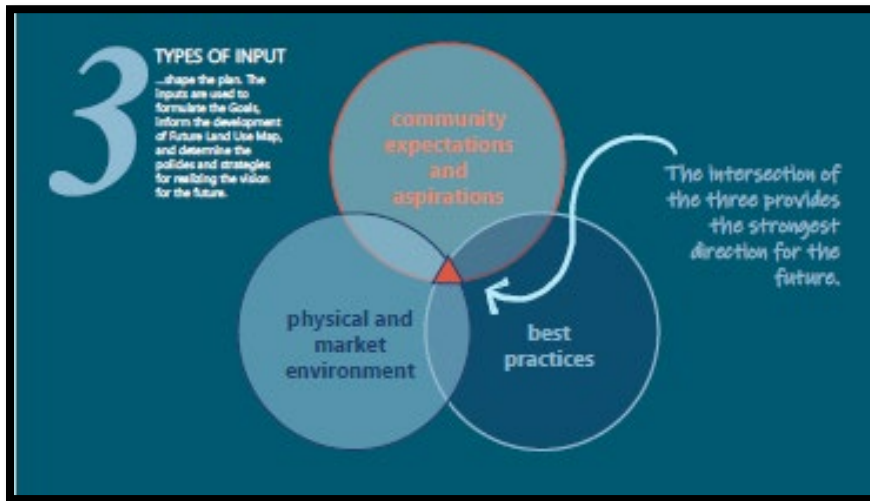
[SLIDE 47]



[SLIDE 48]

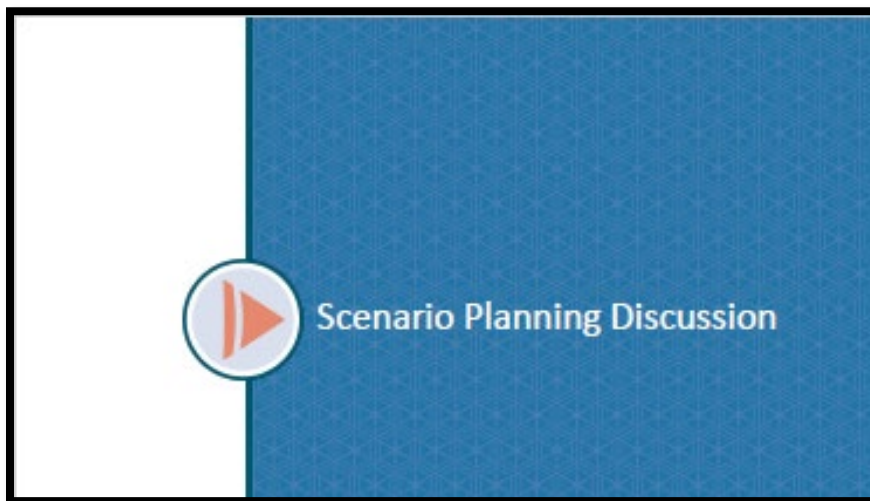


1 [SLIDE 49]



2
3 **Ms. Nealon** turned this part of the presentation over to Mr. Matt Noonkester.

4 [SLIDE 50]



5




1 [SLIDE 51]

Our role is to empower others to make more informed decisions about their future.



2
3 [SLIDE 52]

Future Land Use Map:
the Heart of a Comprehensive Plan



4
5 [SLIDE 53]

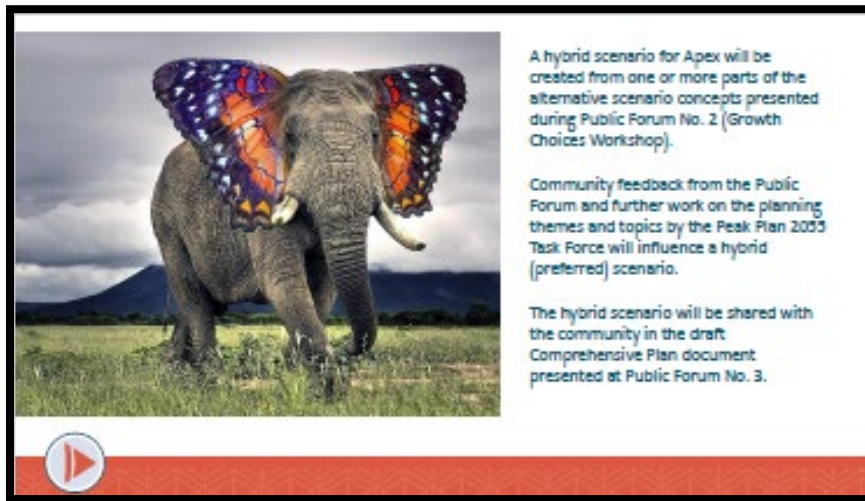
Choose a “Best Path Forward” for the Town

The scenario planning process, and the choices it considers, empowers the community to make more informed decisions about its future.



6

1 [SLIDE 54]



A hybrid scenario for Apex will be created from one or more parts of the alternative scenario concepts presented during Public Forum No. 2 (Growth Choices Workshop).

Community feedback from the Public Forum and further work on the planning themes and topics by the Peak Plan 2033 Task Force will influence a hybrid (preferred) scenario.

The hybrid scenario will be shared with the community in the draft Comprehensive Plan document presented at Public Forum No. 3.

2
3 [SLIDE 55]



How are the scenarios the same?

- Planning Area
- Committed Development Inventory
- Existing Development Patterns
- Existing Land in Permanent Open Space

4
5 [SLIDE 56]



How are the scenarios different?

- Development Types
- Development Locations
- Development Intensities & Patterns
- Open Space Preservation
- Supporting Infrastructure
- Anticipated Growth

1 [SLIDE 57]



2
3 [SLIDE 58]



4
5 [SLIDE 59]



6

1 [SLIDE 60]

DRAFT Goals

- Intentional development
- Authentic and celebrated downtown
- Protected, linked, and high-functioning green space
- Connected, safe, and efficient multi-modal transportation network
- Reliable, high-quality, and strategic utilities, services, and schools
- Enriching arts, history, and cultural scene
- Vibrant, abundant, and welcoming public and “third” spaces
- Varied and attainable housing choices
- Dynamic and creative local economy
- Healthy community for all



2
3 [SLIDE 61]

Follow more compact, and more intense, development patterns.

Follow more dispersed, and less intense, development patterns.

Build out on the basis of a striking residential community in the region.

Becomes a major employment center in the region.

All residential development in the town's boundary is built out.

Residential lots in existing residential subdivisions are built out (if allowed).




4
5 [SLIDE 62]

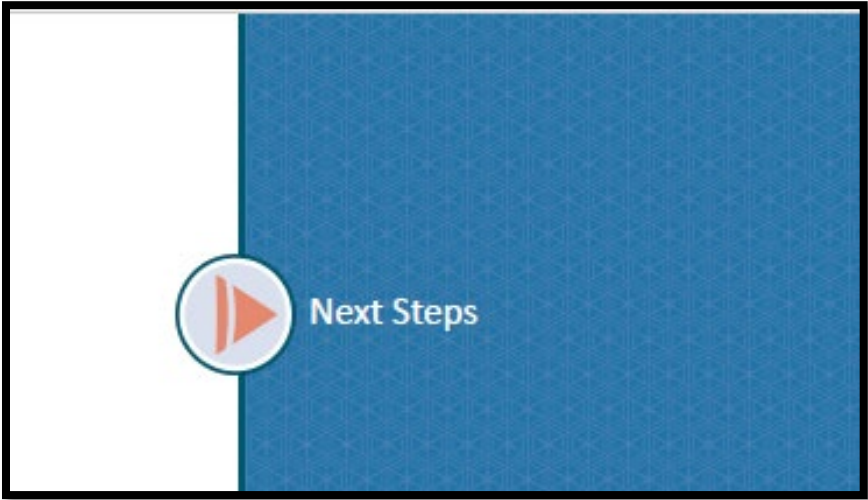
PEAK PLAN 2055
Our Plan. Our Peak.
Our Future.

See you in February!

- Scenario Concepts Presentation
- Model Results, CViz Pro Software
- Side-by-Side Scenario Comparison (impacts, trends, and trade-offs)



1 [SLIDE 63]



2
3 **Ms. Nealon** continued with the presentation.

4 [SLIDE 64]



5

1 **[SLIDE 65]**



2
3 **[SLIDE 65]**



4
5 **Mr. Hitchings** asked for Council members to share any key thoughts or questions on
6 their whiteboard.

7 **Councilmember Zegerman** asked how Apex could control growth and keep natural
8 resources and could this be learned from other areas in the country and internationally. He
9 gave an example of how bicycle lanes have been handled and how it may have been better if
10 roads had been designed with bicycle lanes in mind.

11 **Mr. Hitchings** said that they were not going to respond to most of these comments
12 but said that they do have an extensive inventory of places that they visit and observe both
13 domestically and internationally and will be using that information to use to carry out the
14 work of the plan and partner with Apex staff and the community.

15 **Mayor Pro-Tempore Mahaffey** asked how to make sure all voices in the community
16 were represented, and how to balance local versus townwide views on some of the topics. He
17 said that they are given surveys from a select group of residents with strong feelings, and may

1 not represent the majority of the community, and how to ensure that decisions being made
2 are based on the entire community. He also asked how to balance high level goals residents
3 want versus the practical implications and planning for these projects.

4 **Mayor Gilbert** said that his interest is in long-term 2055 Community Planning and
5 particularly the Youth Council involvement.

6 **Ms. Nealon** said that she was impressed with the numbers of youth participating and
7 volunteering in the community and that the Youth Council were on their list to explore some
8 ideas with them.

9 **Councilmember Gray** said that Council has been discussing the idea of rebalancing
10 residential and commercial development economic mix. He asked if that is the right strategy
11 and a feasible option or should the town be pursuing a different option.

12 **Ms. Nealon** said that the jobs and tax base question had surfaced and they would be
13 exploring this.

14 **Councilmember Reese** asked how to reconcile the public input on affordable
15 housing and open space, and referred to urban planning. He spoke on the competing
16 interests and priorities, and how tradeoffs exist between what people want most. He said that
17 he appreciated the efforts of the team and the number of residents that responded, and the
18 residents that responded were the most passionate ones, which is still very valuable, but
19 asked how to get more of the general public to participate.

20 **Mr. Hitchings** said that they understand the challenges of working with a multi-
21 objective environment and they can help with this challenge.

22 **Councilmember Mu** said her key question is how infrastructure can keep up with
23 development while preserving trees and community character, and how to plan better. She
24 spoke about affordable housing and high-density communities, and the challenges in
25 minimizing traffic impacts in tandem. She talked about how Apex can learn from other
26 countries and locations to help make residents happier, as well as achieve the goals they set
27 out to in regards to things like affordable housing.

28 **Ms. Nealon** said that the topics that were brought up touch on the topics of balance
29 and also education needed while going through this process.

30 **Mr. Hitchings** said there was a unique opportunity with the Comprehensive and
31 Transportation Plan at the same time to address some of those overlapping challenges as the
32 plan evolves.

33
34 **[COMMUNITY READINESS PLAN UPDATE]**

35
36 **Ben Hitchings**, FAICP, CZO, Fellow, UNC School of Government introduced Anita
37 Brown Graham and Michael Welker with UNCC School of Government, the NC Impact
38 Program and David Rouse. He gave the following presentation focusing on what Apex should
39 prioritize for inclusion in Community Readiness.

1 **[SLIDE 1]**

UNC SCHOOL OF GOVERNMENT
Growing Practical Solutions for North Carolina

**Council Update and Action
on Town of Apex
Community Readiness Plan**

Presentation to
Apex Town Council
December 16, 2025

Ben Hitchings, FAICP, CZO and David Rouse, FAICP, ASLA
Fellows, UNC School of Government

2
3 **[SLIDE 2]**

UNC SCHOOL OF GOVERNMENT
Growing Practical Solutions for North Carolina

Project Overview

- Preparing a Community Readiness Plan to help Apex prepare for the future
- Future-focused, action-oriented strategic plan
- Designed to help your community improve its readiness and resilience to manage change

4
5 **[SLIDE 3]**

UNC SCHOOL OF GOVERNMENT
Growing Practical Solutions for North Carolina

Town Council Direction Requested

Which drivers of change should the Town prioritize for inclusion in the *Community Readiness Plan*?

1 [SLIDE 4]

Supported by SOG Initiative – GPS NC



SCHOOL OF GOVERNMENT
Growing Practical
Solutions for
North Carolina



UNC at duke
eScribe
**MANAGING
DISRUPTION**
IN A RAPIDLY CHANGING WORLD
A Handbook About the Disruption Challenge
in North Carolina
Burgess Merriam and David Reaser



SCHOOL OF GOVERNMENT
Growing Practical Solutions for North Carolina



SOCIETY
TECHNOLOGICAL
ECONOMIC
ENVIRONMENTAL

2
3 [SLIDE 5]

Integration with Comprehensive Plan




SCHOOL OF GOVERNMENT
Growing Practical
Solutions for
North Carolina




Have integrated project with
Peak Plan 2055 initiative

4
5 [SLIDE 6]


Preparing a Community Readiness Plan



SCHOOL OF GOVERNMENT
Growing Practical
Solutions for
North Carolina

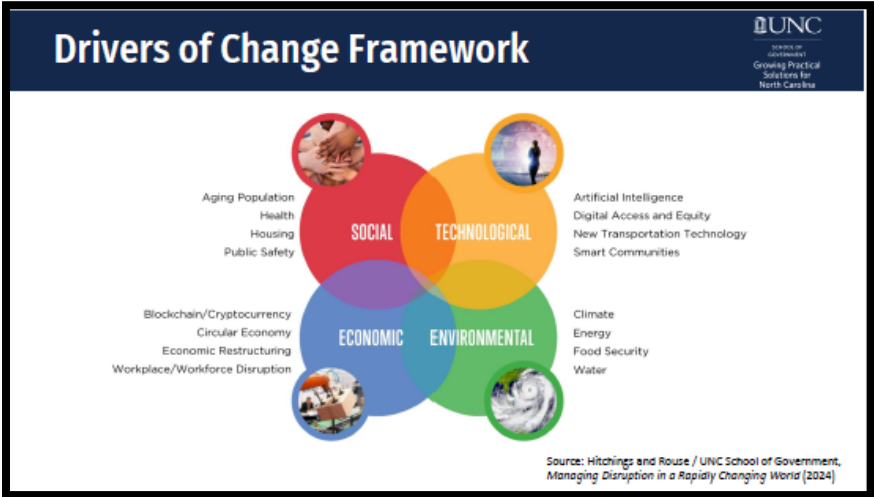


Two Major Tasks:
1. Prioritize drivers of change for Apex
2. Develop a customized set of implementation projects

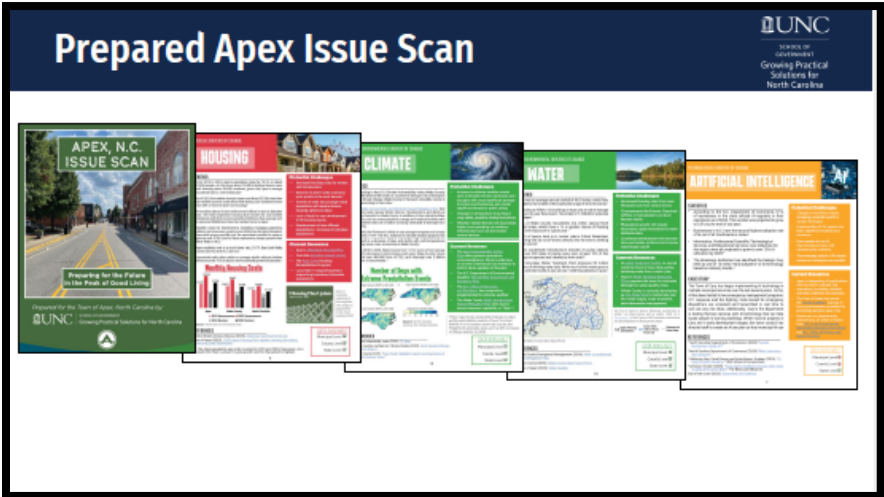


6

1 [SLIDE 7]



2
3 [SLIDE 8]



4
5 [SLIDE 9]

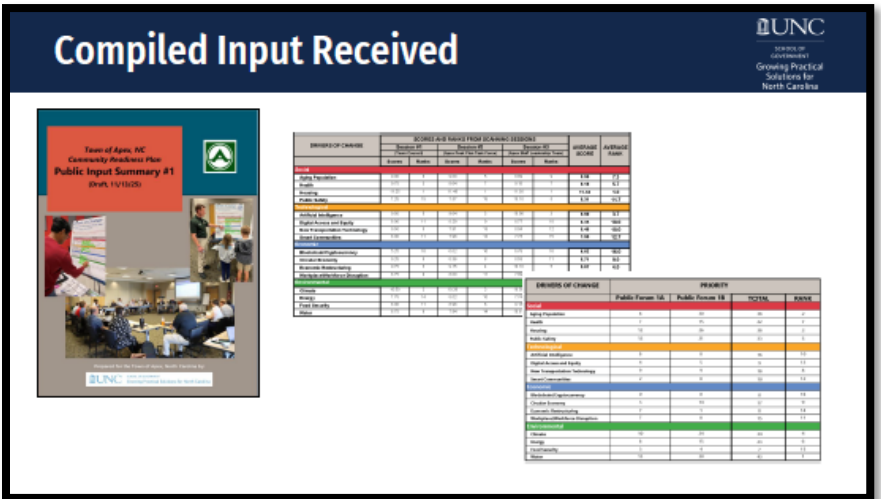


6

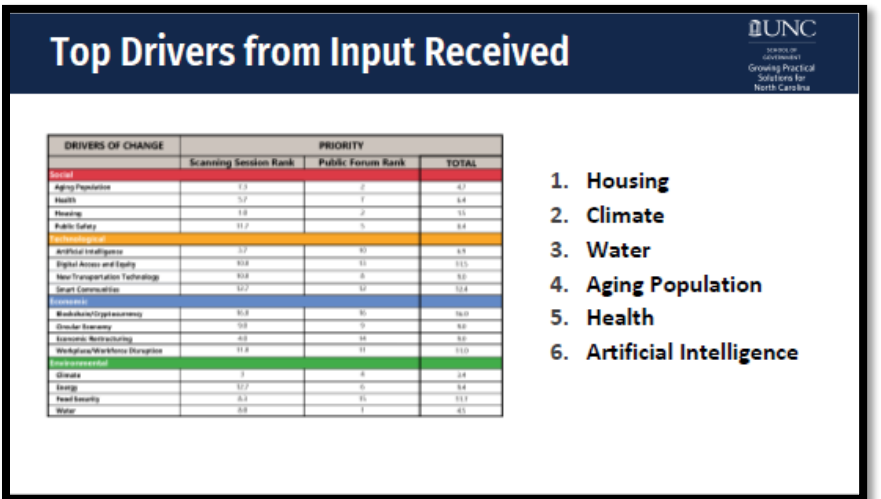
1 [SLIDE 10]



2
3 [SLIDE 11]



4
5 [SLIDE 12]



6

1 **[SLIDE 13]**

Top Priorities for Apex?

UNC
TOWN OF
APEX
Growing Practical
Solutions for
North Carolina

DRIVERS OF CHANGE	SCANNING SESSION PRIORITIES				PUBLIC FORUM PRIORITIES		COMBINED AVERAGE	
	Session #1 (Town Council)	Session #2 (Peak Performers Panel)	Session #3 (Dept. Directors, Admin.)	AVERAGE RANK	Rank			
	Rank	Rank	Rank					
Social								
Aging Population	3	5	9	7.3	3		4.7	
Health	3	7	7	5.7	7		6.4	
Housing	1	1	2	1.0	2		1.6	
Public Safety	15	15	5	11.7	5		8.4	
Technological								
Artificial Intelligence	5	3	3	3.7	10		6.9	
Digital Access and Equity	11	9	10	10.0	13		11.6	
New Transportation Technology	5	13	12	10.0	8		9.0	
Smart Communities	11	12	15	12.7	12		12.4	
Economic								
Blockchain/Cryptocurrency	16	18	16	16.0	18		16.0	
Circular Economy	9	8	11	9.0	9		9.0	
Economic Restructuring	3	4	5	4.0	14		9.0	
Workplace/Workforce Disruption	9	11	13	11.0	11		11.0	
Environmental								
Climate	2	2	4	2.7	4		3.4	
Energy	14	10	14	12.7	6		9.4	
Food Security	11	6	8	8.3	15		11.7	
Water	8	14	2	6.0	1		4.6	

Staff Recommendation

1. Housing
2. Climate
3. Water
4. Artificial Intelligence

2
3 **Ms. Cox** said that Planning staff had worked on this project and wanted to provide a
4 staff recommendation as a starting point for discussions, particularly on which drivers to
5 prioritize, and the number one recommendation is housing, the second recommendation is
6 climate, and the third recommendation is water. She said these recommendations were
7 decided on from different scanning sessions, public forums, and staff leadership. She gave
8 more information on other drivers that were also considered but not in the top three
9 recommendations.

10 **Councilmember Zegerman** asked what the risks of artificial intelligence were and
11 why it was considered a driver of change and not a solution.

12 **Mr. Hutchings** said that artificial intelligence promotes efficiency and productivity but
13 there are risks with data privacy, and referenced the cybersecurity incident that Apex
14 experienced. He said that they wanted to explore and understand both the opportunities and
15 the challenges associated with artificial intelligence. He said that the challenge when trying to
16 prepare is having to make some decisions of how to prepare with less certainty and less
17 information than they normally like to have in local government, and the other option is not to
18 prepare which is not a great option. He said with this type of uncertainty necessitates coming
19 back to this type of exercise in a few years with updated information to see how these trends
20 are evolving.

21 **Councilmember Zegerman** said that he was trying to understand why staff believe
22 artificial intelligence is so high up on the list of priorities and what is trying to be achieved for
23 preparedness.

24 **Ms. Cox** said that staff are thinking about the energy and support needed for the use
25 of AI and preparing with other discussions.

26 **Town Manager Vosburg** said that there were discussions on the potential impact to
27 the area in terms of workforce and potential job replacement as well as housing.

28 **Director Khin** said that was part of the discussion.

29 **Councilmember Gray** asked what the date of session two was.

1 **Mr. Hitchings** said that session two was September 16th and session three was the
2 following morning, September 17th.

3 **Ms. Cox** said that Public Forum was October 22nd.

4 **Mr. Hitchings** said there are staff recommendations to think through to decide what
5 should be on the list and to finalize the set of priorities.

6 **Mayor Pro-Tempore Mahaffey** said he would like to hear thoughts from the new
7 Council members and the Mayor, as they weren't there for the previous discussion on this.

8 **Councilmember Mu** asked about Apex water quality, she said that she had
9 experienced change in the taste.

10 **Mr. Hitchings** said sometimes the taste changes seasonally as the form of treatment
11 switches. He said that the water issue is broad and it includes both trying to make sure that
12 there is clean water as a resource for drinking, for serving the existing community, for growth
13 and development, and also in regards to flooding.

14 **Town Manager Vosburg** said that the water issue is broad, it includes quality and
15 quantity of the water.

16 **Ms. Cox** said that, as in other discussions, there were concerns related to climate
17 affecting water or housing, so some of these issues have overlap.

18 **Mayor Gilbert** said asked how public safety factors into this as Apex is a growing
19 town, and the perception is that Apex is a safe place. He wondered how to balance that
20 feeling with additional growth.

21 **Town Manager Vosburg** said that the Police Chief was at the session and talked
22 about safety and staff had felt Public Safety already was a high priority. He said he wasn't sure
23 if Chief Johansen agreed with where it was, but staff overall felt Public Safety had a lot of
24 effort and resources already going to it, and so other things may need more attention in this
25 context.

26 **Director Khin** said there was also the possibility in the future of artificial intelligence
27 intersecting with policing, and the Chief had given an example at the session.

28 **Councilmember Zegerman** said that even if they select a top 3 or 4, that wouldn't
29 mean that the remaining items won't be looked at.

30 **Mr. Hitchings** said that as Apex grows, the size of the police force, fire department,
31 etc. will need to keep pace to maintain the level of service needed.

32 **Mayor Pro-Tempore Mahaffey** said that it wasn't intended to ask staff to develop a
33 detailed plan but to explore new challenges that are more than a standard mitigation plan.

34 **Councilmember Gray** said that it wasn't all the problems that needed to solve it was
35 focusing and identifying high risk, low risk, high priority in terms of high opportunity and low
36 priority that is reflected in these numbers for priorities.

37 **Councilmember Reese** asked in terms of recommendations, are they tiered emphasis
38 or is it just the four and the emphasis is equal for each.


39 **Mr. Hitchings** said that the issues that Council prioritizes will be the focus of the
40 subsequent efforts to develop a set of implementation projects to increase readiness and
41 resilience to address the chosen priorities, and the other issues will not be looked at unless
42 they intersect with one of the priority issues.

Councilmember Reese clarified the question of between the top four recommendations; would they be prioritized equally.

Mr. Hitchings said yes, they would work to develop appropriate sets of implementation projects for each of them. He gave the next steps and thanked everyone.

[SLIDE 14]

Next Steps



No.	Project	Priority	Owner	Start Date	End Date
1	Develop action plan to address top issues	High	Apex	Q1 2026	Q3 2026
2	Prepare Community Readiness Plan document for Council review and adoption	High	Apex	Q1 2026	Q3 2026
3	Conduct community outreach and engagement	Medium	Apex	Q2 2026	Q4 2026
4	Develop and implement pilot projects	Medium	Apex	Q3 2026	Q1 2027

1. Develop action plan to address top issues
2. Prepare Community Readiness Plan document for Council review and adoption

[SLIDE 15]

Project Website



Community Readiness Plan

For more information, visit:
<https://publicinput.com/apexcrp>



[SLIDE 16]



[CAPITAL IMPROVEMENT PLAN (CIP) OVERVIEW]

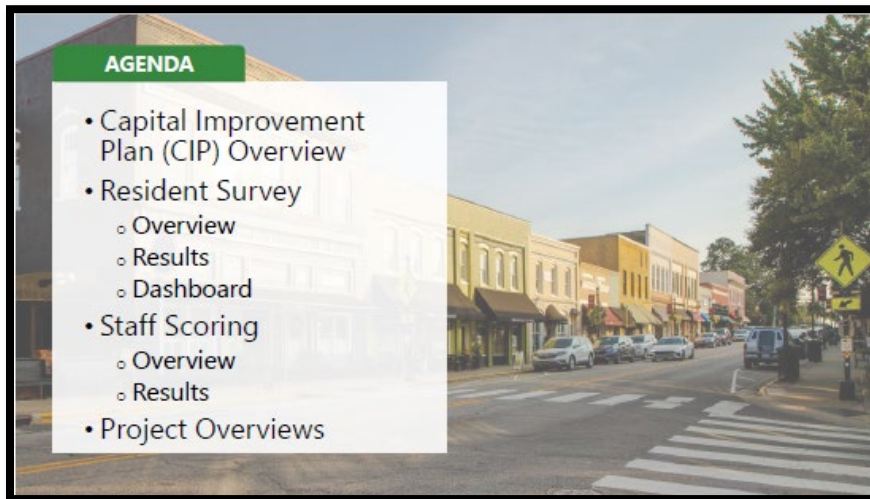
Town Manager Vosburg said that the next presentation was a CIP overview with an emphasis on overview. He said that the overall CIP goes beyond 5 years and includes future years and there is a request of \$645 million total, with \$367 million funded. He gave an overview of how these amounts are broken down and said there are significant decisions to be made and the timeline to prepare the budget. He asked Jessical Hoffman, Director, Budget and Performance Management, to begin the presentation.

Director Hoffman gave the following presentation.

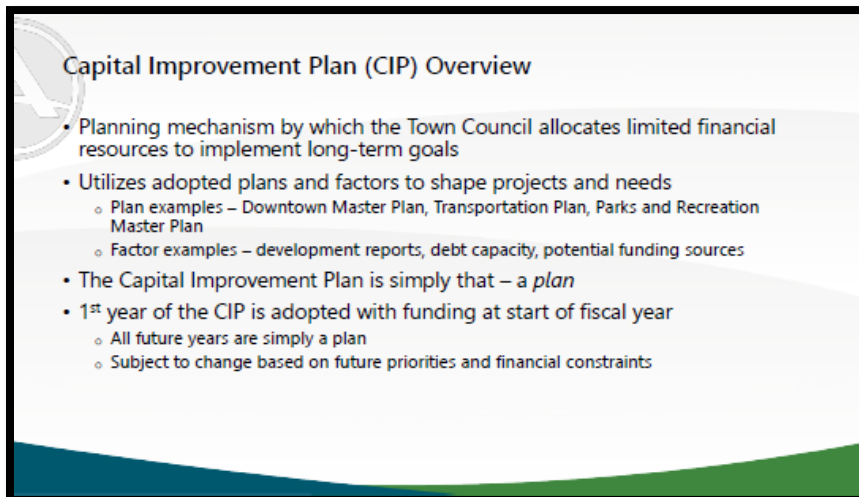
[SLIDE 1]



1 [SLIDE 2]



2
3 [SLIDE 3]

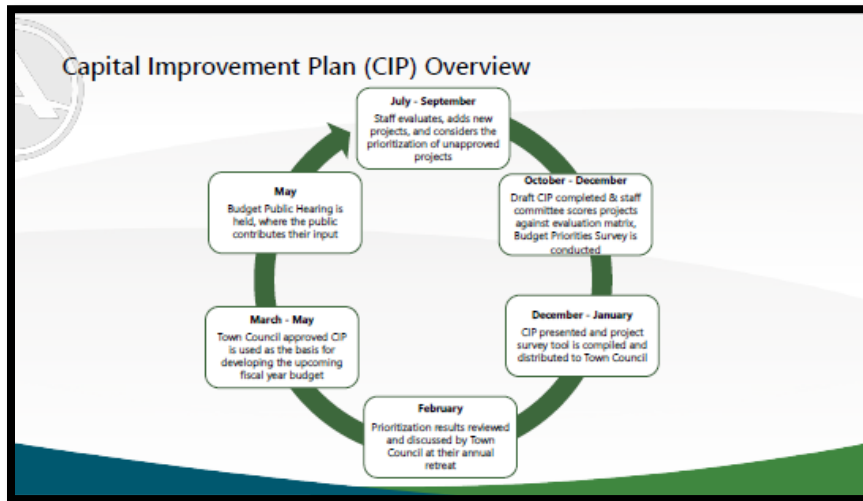


4
5 [SLIDE 4]

Major Objectives of the CIP	
Purpose	Eligible Projects
<ul style="list-style-type: none">• Forecast and match projected revenues and major capital needs over a 5-year period• Link community infrastructure needs and the financial capacity of the Town• Capture major capital expenses<ul style="list-style-type: none">• Asset value > \$100,000• Useful life > 3 years	<ul style="list-style-type: none">• Acquisition of land• Construction or significant renovation of public facilities (i.e. buildings/parks)• Construction of new transportation infrastructure (i.e. roads, sidewalks, multi-use paths)• Expansion or significant renovation of water, wastewater, electric, or stormwater infrastructure• Capital equipment to support operations

6

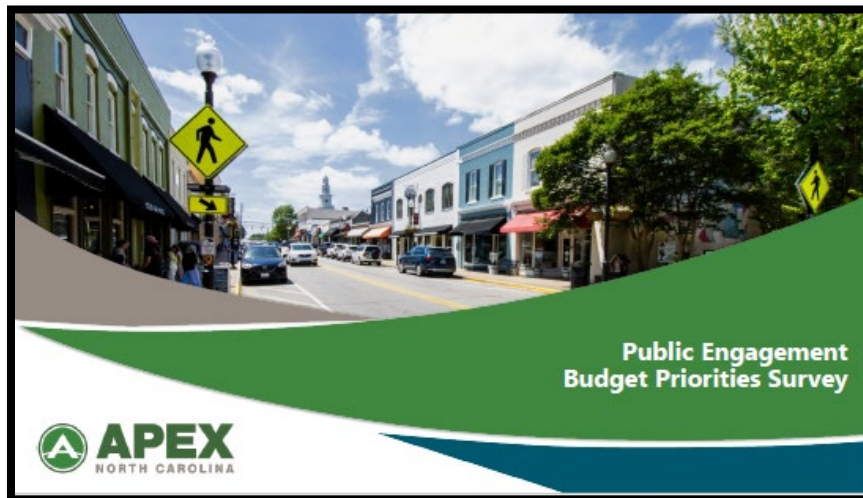
1 [SLIDE 5]



2
3 **Director Hoffman** introduced intern and UNCC MPA candidate, Rachel Wooster.

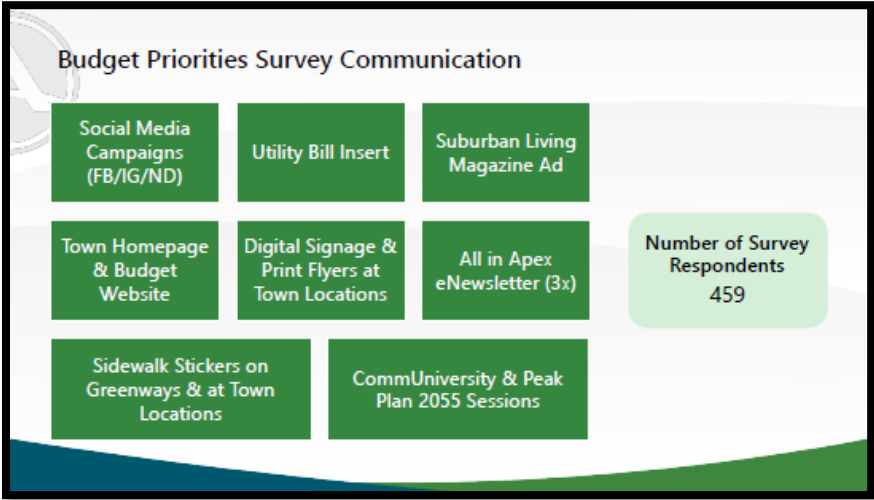
4 **Ms. Wooster** gave the following part of the presentation.

5 [SLIDE 6]



6

1 [SLIDE 7]



2
3 [SLIDE 8]

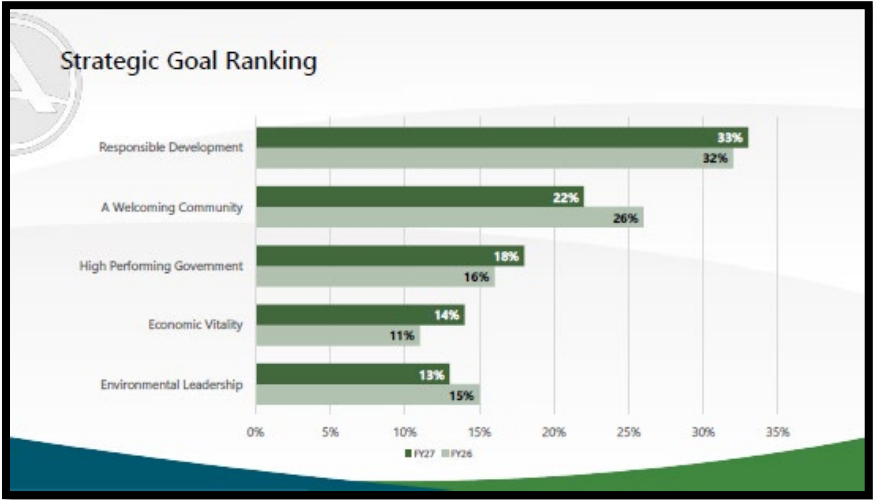


4
5 [SLIDE 9]

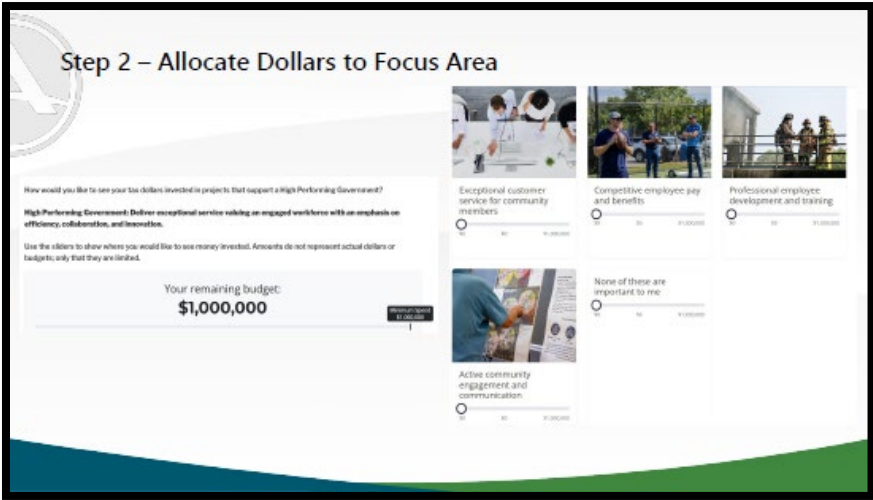


6

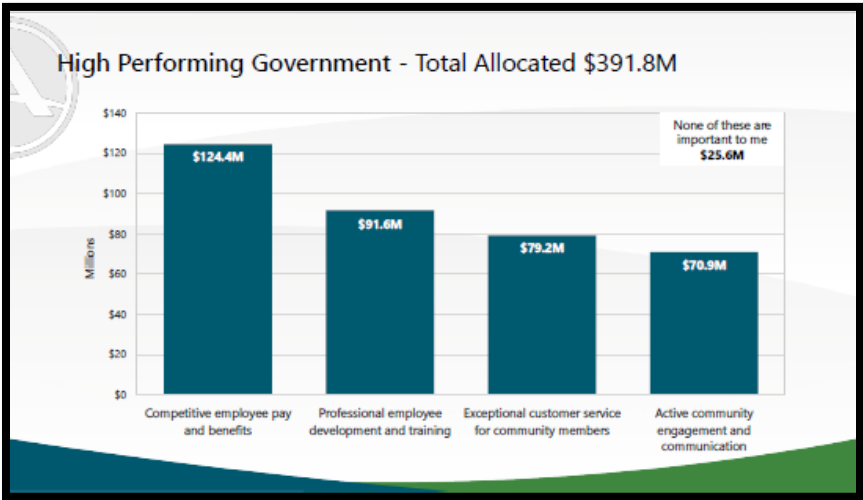
1 [SLIDE 10]



2
3 [SLIDE 11]

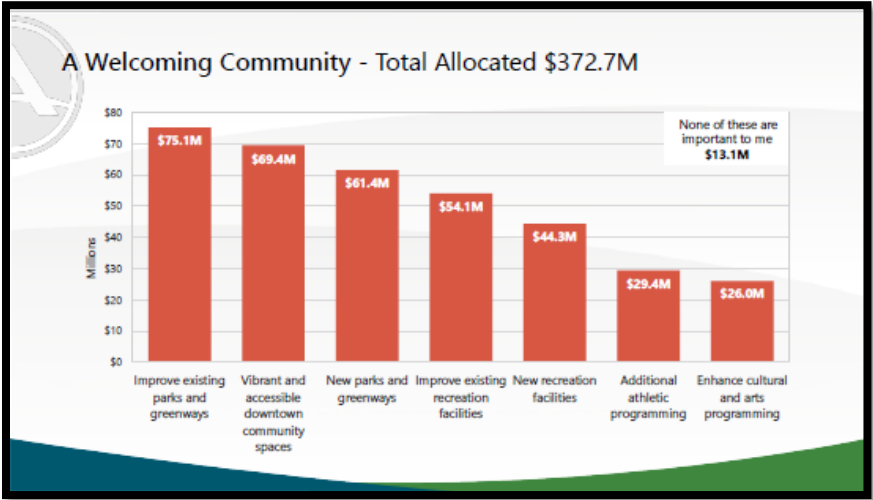


4
5 [SLIDE 12]

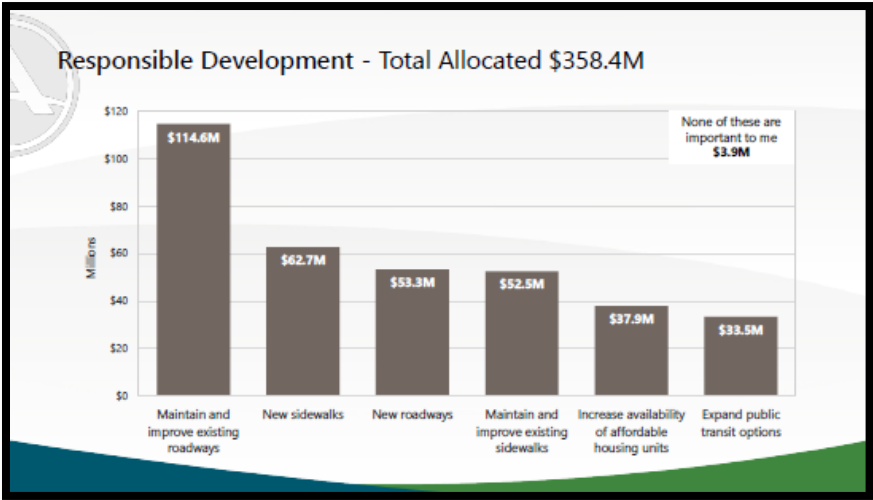


6

1 [SLIDE 13]



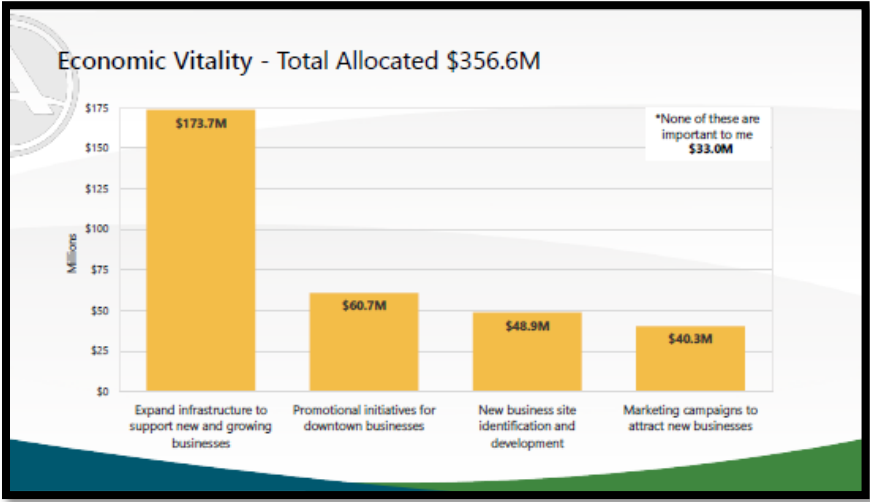
2
3 [SLIDE 14]



4
5 [SLIDE 15]



[SLIDE 16]



Councilmember Zegerman asked for Ms. Wooster to explain how the dollar amounts were ranked.

Ms. Wooster it has to do with the focus area questions and when given a broad category of strategic goals sometimes it is not clear which category it fits in, but when there are focus areas given and the categories within it, priorities can change because it is better understood what each area includes.

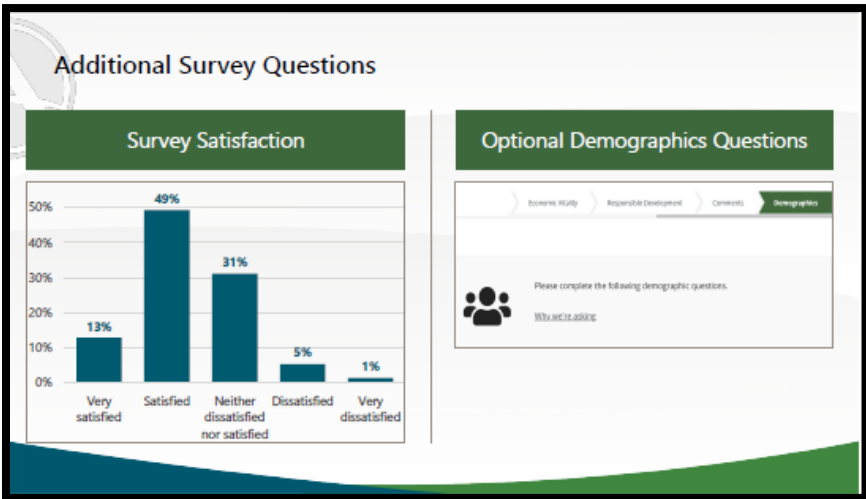
[SLIDE 17]



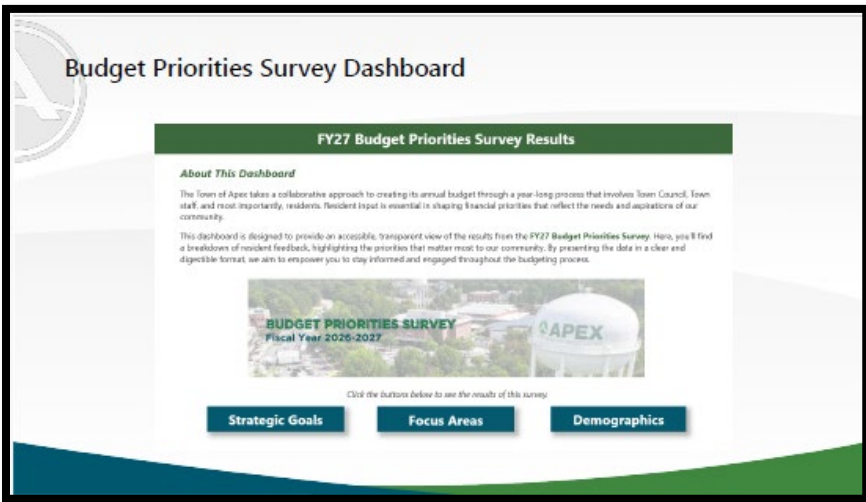
1 [SLIDE 18]



2 [SLIDE 19]
3



4 [SLIDE 20]
5

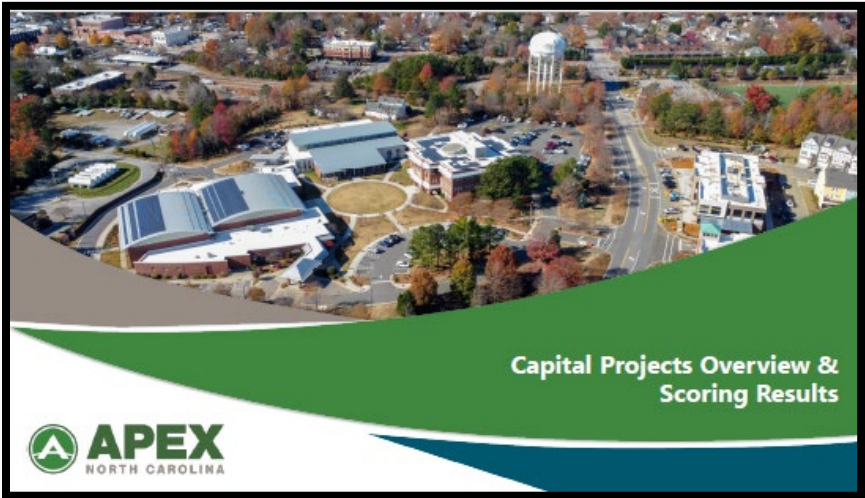


6






Ms. Wooster concluded this part of the presentation with a dashboard, showed how it worked, and gave examples of questions.

Director Hoffman resumed this part of the presentation.

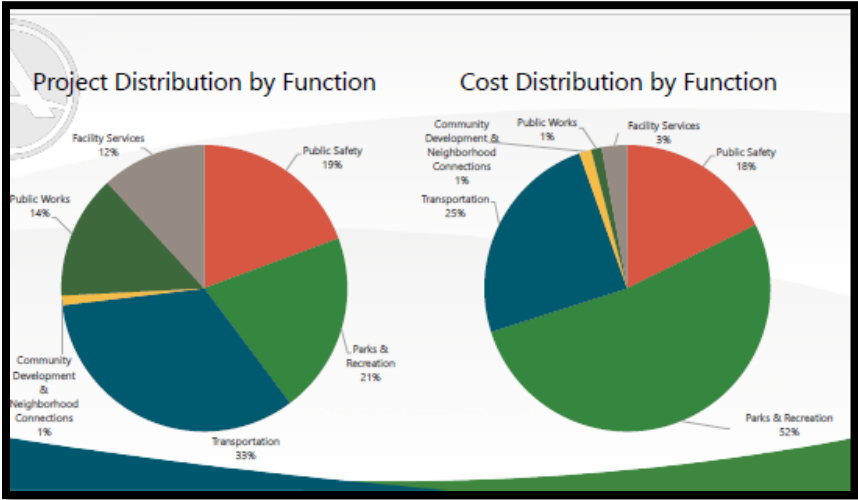
[SLIDE 21]



[SLIDE 22]

General Fund CIP Project Summary							
Element	Submittals	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	Future
 Transportation	32	26,115,000	15,795,000	33,720,000	15,890,000	17,015,000	48,995,000
 Parks, Recreation & Cultural Resources	20	9,531,700	22,392,500	34,205,000	14,378,000	104,220,000	152,075,000
 Public Facilities	16	27,239,000	14,486,600	3,321,600	6,248,200	1,610,000	74,975,600
 Public Safety	12	3,654,000	4,100,000	1,600,000	1,400,000	2,837,500	1,546,720
 Public Works	18	3,666,000	2,984,000	225,000	460,000	-	225,000
Total All General Fund	98	70,205,700	59,758,100	73,071,600	38,376,200	125,682,500	277,817,320

1 [SLIDE 23]



2
3 [SLIDE 24]

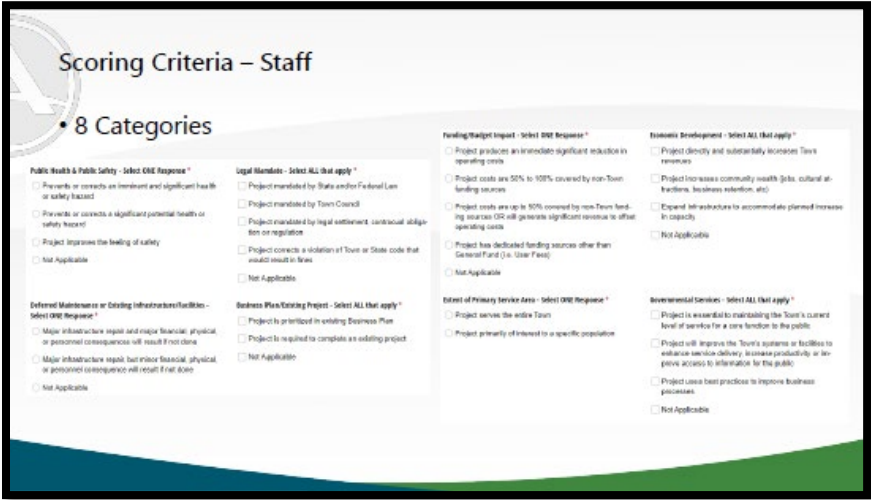
Utility Fund CIP Project Summary							
Element	Submittals	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	Future
Water Sewer Utility	34	8,069,000	28,055,000	11,295,000	13,925,000	133,685,000	40,585,825
Stormwater Utility	10	1,668,000	3,180,000	667,000	750,000	265,000	425,000
Electric Utility	11	12,170,000	12,280,000	10,665,000	7,565,000	6,365,000	5,065,000

4
5 [SLIDE 25]

How are Projects Selected to Rank?

- Each year the CIP is re-prioritized to align with initiatives and financial conditions as such it is possible that projects will be ranked during multiple years
- Projects excluded from ranking:
 - Ongoing
 - Fall outside the 5-year funding purview
 - Required for operations (i.e. facility maintenance, equipment replacement)
- Projects within the CIP, outside of the above categories are selected for ranking

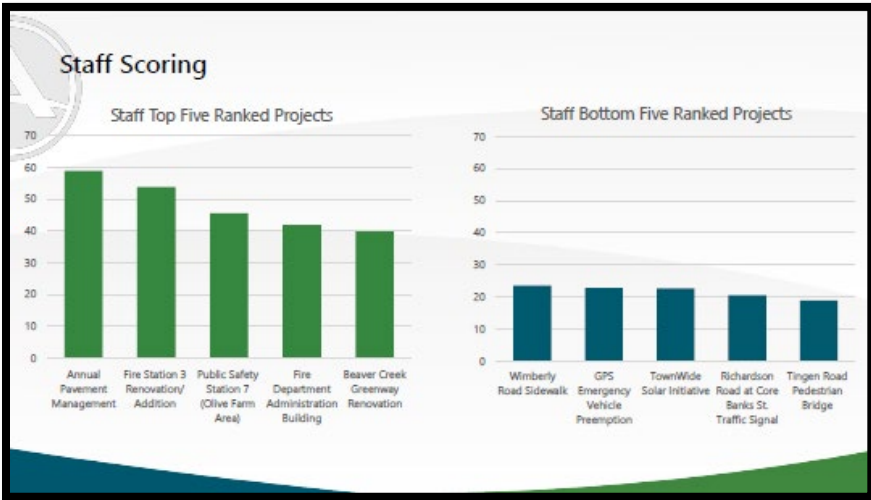
1 [SLIDE 26]



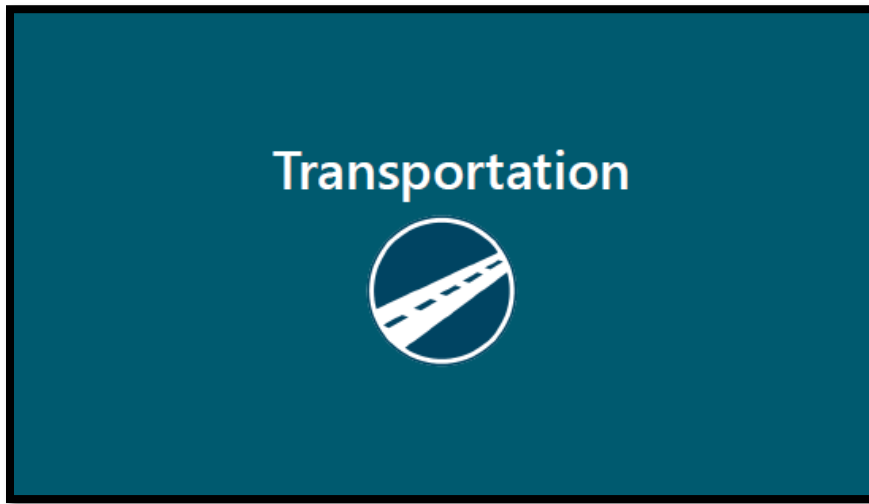
2
3 [SLIDE 27]



4
5 [SLIDE 28]



1 [SLIDE 29]



2
3 [SLIDE 30]

Annual Pavement Management
\$24,375,000

- Maintain and resurface Town streets with preservation treatments and curb-ramp upgrades
- Current Project Status:
 - Ongoing annually
 - ~2.4M in Powell Bill Funding annually, increases with added miles
- Future Operating Impact:
 - Savings of ~\$187,500 for FY27, increasing thereafter



- Staff Scoring
 - Above Average Scoring: 59/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Maintain and Improve existing roadways

4
5 **Councilmember Zegerman** asked if in the project rating criteria accounted for public
6 input, because it seems there is a disconnect between the public input was for priorities and
7 the staff-ranked priorities.

8 **Director Hoffman** said this doesn't include public input, as that was running as a
9 separate survey. She said that the categories are based on the project meeting certain criteria
10 such as if it has a positive budget, is it addressing public service concerns, and other criteria.

11 **Town Manager Vosburg** said there are two different backgrounds that are being
12 drawn from and the true blend is a balance in his opinion.

13 **Councilmember Zegerman** said that in his opinion, the public input should be
14 weighed in the decision-making process, including decisions from staff. He said that without
15 clear authority or transparency over why certain criteria are applied, the scoring may not be
16 clear and would like the reasons to be explained, for example when a project is mandated or
17 required for certain legal reasons.

1 **Mayor Pro-Tempore Mahaffey** said that there could be a list of projects from staff
2 giving information such as what projects were already initiated or required instead of just
3 discretionary.

4 **Town Manager Vosburg** said the number one from staff was annual pavement and
5 infrastructure as a major priority when reviewing the overall project list specifically from the
6 public perspective.

7 **Councilmember Gray** said that the public priorities may vary from staff's priorities.

8 **Mayor Pro-Tempore Mahaffey** said of it was already tied to funding, as some of the
9 money coming in for pavement cannot be reallocated to other things. He asked if the \$24
10 million was total backlog on the Annual Pavement Management.

11 **Director Hoffman** said that was the total over the next five years and the backlog was
12 fully funded by the \$10 million from the bond funds received.

13 **[SLIDE 31]**


Apex Peakway at Tingen Road Intersection Improvements
\$1,500,000

- Add left turn lanes and a traffic signal with signalized crosswalks at Apex Peakway and Tingen Road to manage increased traffic from nearby development and prevent severe congestion and delays during peak hours
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$2,400/year, increasing thereafter
- Staff Scoring:
 - Below Average Scoring: 25/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways

14 **[SLIDE 32]**

Apex Peakway North Widening
\$13,100,000

- Widen Apex Peakway from Center St to Old Raleigh Rd to four lanes to reduce congestion and align with upcoming state projects
- Current Project Status:
 - Design Underway
 - Feasibility Study completed; applied for federal funds
 - \$9M in 2021 Transportation Bond Funding
- Staff Scoring:
 - Above Average Scoring: 36/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways



1 **[SLIDE 33]**

Apex Peakway Southwest Widening
\$4,380,000

- Widen Apex Peakway from Padstone Drive to James Street to a four-lane median-divided section to address future capacity needs, complete a continuous four-lane corridor to Tingen Road, and reduce delays for commuters and emergency vehicles

- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$31,250/year, increasing thereafter

- Staff Scoring:
 - Below Average Scoring: 29/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways

2
3 **[SLIDE 34]**

Center Street Railroad Crossing Improvements
\$1,350,000

- Expand the crossing surface and upgrade railroad gates to complete the south-side sidewalk connection from the Depot to Elm Street and support future Quiet Zone eligibility, preventing pedestrians from being forced into the roadway

- Current Project Status:
 - Design Underway
 - 850k in 2021 Transportation Bond funding
- Future Operating Impact:
 - Costs of ~\$2,200/year, increasing thereafter

- Staff Scoring:
 - Below Average Scoring: 29/118
 - Above Average Agreement
- Resident Survey Alignment:
 - New sidewalks

4
5 **[SLIDE 35]**

Chatham Street Railroad Crossing Improvements
\$1,350,000

- Expand the crossing surface and upgrade railroad gates to complete the north-side sidewalk connection along Chatham Street to Elm Street with a safe crosswalk, supporting future Quiet Zone eligibility and preventing pedestrians from having to enter the roadway

- Current Project Status:
 - Design Underway
 - 850k in 2021 Transportation Bond funding
- Future Operating Impact:
 - Costs of ~\$2,200/year, increasing thereafter

- Staff Scoring:
 - Below Average Scoring: 27/118
 - Below Average Agreement
- Resident Survey Alignment:
 - New sidewalks

6

Councilmember Zegerman asked if the improvements are establishing the quiet zones.

Mr. Dalton said there is a separate process that sort of runs parallel with an agreement for sidewalk projects, and that would be with the Federal Railroad Administration.

[SLIDE 36]

Center Street and Chatham Street Sidewalk Phase 2

\$1,930,000

• Complete the sidewalk gap along the south side of E. Chatham Street between N. Mason Street and Clairmont Park to finish Downtown Railroad Crossing improvements and provide a Safe Route to School for Apex Middle School

• Current Project Status:

◦ Not Started

• Future Operating Impact:

◦ Costs of ~\$14,400/year, increasing thereafter

• Staff Scoring:

◦ Below Average Scoring: 29/118

◦ Above Average Agreement

• Resident Survey Alignment:

◦ New sidewalks

[SLIDE 37]

Davis Drive at Salem Church Road Realignment

\$7,300,000

• Realign and widen Davis Drive and Salem Church Road, add a traffic signal and upgraded railroad gates, and shift the intersection west to improve safety, increase stacking space, and address visibility and congestion near the CSX tracks

• Current Project Status:

◦ Not Started

• Future Operating Impact:

◦ Costs of ~\$7,300/year, increasing thereafter

• Staff Scoring:

◦ Below Average Scoring: 26/118

◦ Above Average Agreement

• Resident Survey Alignment:

◦ Maintain and improve existing roadways


Page 49 of 72

1 **[SLIDE 38]**

Downtown Projects: Commerce Street & Seaboard Street Improvements

\$4,300,000

- Fund right-of-way and construction for the Commerce and Seaboard Street improvements, a Top 10 Downtown Plan priority based on 2021–2022 Council-approved designs.
- Current Project Status:
 - Acquisition Underway
- Future Operating Impact:
 - Costs of ~\$7,500/year, increasing thereafter



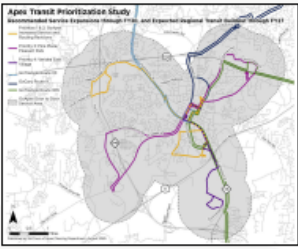
- Staff Scoring:
 - Above Average Scoring: 31/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Vibrant and accessible downtown community spaces

2
3 **[SLIDE 39]**

GoApex New Bus Stop Installation

\$700,000

- Design, acquire right of way for, and construct around 30 new bus stops to support updated GoApex routing and new local routes while meeting ADA and PROWAG standards outlined in the Town's Bus Stop Improvement Policy
- Current Project Status:
 - Not Started
 - 65% anticipated in grant funding
- Future Operating Impact:
 - Costs of ~\$3,000/year, increasing thereafter



- Staff Scoring:
 - Above Average Scoring: 38/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Expand public transit options

4
5 **[SLIDE 40]**

GPS Emergency Vehicle Preemption

\$700,000

- Install GPS preemption at ten traffic signals per year along major corridors to improve travel times and coordination, with timing adjusted as needed to align with NCDOT's Maxtime and fiber upgrade project
- Current Project Status:
 - Not Started
 - Pending NCDOT signal plan & controller upgrades
- Future Operating Impact:
 - Costs of ~\$20,000/year, increasing thereafter

- Staff Scoring:
 - Below Average Scoring: 23/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways

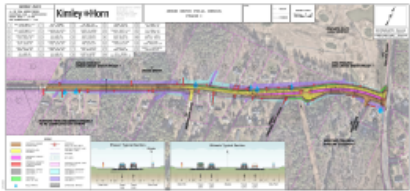
6

1 **[SLIDE 41]**

Jessie Drive Phase 2

\$16,000,000

- Complete the four-lane divided gap on Jessie Drive to create a continuous route between Ten Ten Rd and NC 55, support nearby development, provide an east-west detour, and ease pressure on congested connections
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$20,400/year, increasing thereafter



The map shows a section of Jessie Drive with a proposed four-lane divided gap. It includes a legend for various road types and features, and a scale bar. The project area is highlighted in a specific color.


- Staff Scoring:
 - Above Average Scoring: 33/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways

2
3 **[SLIDE 42]**

Olive Chapel Road at Apex Barbecue Road Improvements

\$600,000

- Improve the Olive Chapel Rd and Apex Barbecue Rd intersection with added turn lanes, wider shoulders, rumble strips, a wood-pole signal, and a 10-ft side path to reduce congestion and crash risk as traffic grows
- Current Project Status:
 - LAPP funding approved for design and right-of-way phases
- Future Operating Impact:
 - Costs of ~\$1,200/year, increasing thereafter



The map shows the intersection of Olive Chapel Road and Apex Barbecue Road. It highlights the proposed improvements, including added turn lanes, wider shoulders, rumble strips, a wood-pole signal, and a 10-ft side path.


- Staff Scoring:
 - Below Average Scoring: 30/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways

4
5 **[SLIDE 43]**

Richardson Road at Core Banks Street Traffic Signal

\$650,000

- Add a Town-maintained traffic signal with signalized crosswalks at Richardson Road and Core Banks Street to manage growing traffic, improve pedestrian safety, and reduce delays as nearby development increases
- Current Project Status:
 - Not Started
 - Pending warrant study in 2026
- Future Operating Impact:
 - Savings of ~\$15,000/year, increasing thereafter



The map shows the intersection of Richardson Road and Core Banks Street. It highlights the proposed traffic signal and signalized crosswalks.

- Staff Scoring:
 - Below Average Scoring: 21/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways


6

1 **[SLIDE 44]**

S-line Mobility Hub

\$2,300,000

- Develop a mobility hub at the E. Moore St parking area to support future bus and potential rail service, align with upcoming transit routes, and provide a central downtown connection
- Current Project Status:
 - Feasibility Study Complete
 - 65% anticipated in grant funding
- Future Operating Impact:
 - Costs of ~\$15,000/year, increasing thereafter



- Staff Scoring:
 - Above Average Scoring: 39/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Expand public transit options

2
3 **[SLIDE 45]**

South Salem Street Bicycle Connection

\$2,120,000

- Add pavement markings that indicate shared bicycle and vehicle space along Salem Street and add bike lanes along S Salem Street to implement a top Bike Apex priority and improve bicycle facilities on a key route
- Current Project Status:
 - Design Contract Scoping Underway
 - Federal Funds Awarded
- Future Operating Impact:
 - Costs of ~\$4,240/year, increasing thereafter


- Staff Scoring:
 - Below Average Scoring: 24/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways

4
5 **[SLIDE 46]**

Tingen Road Pedestrian Bridge/Tunnel

\$10,025,000

- Build a bike-ped tunnel under the Tingen Road railroad crossing, realign Tingen Road, and add a greenway link to maintain safe access to downtown after the at-grade crossing closes
- Current Project Status:
 - Feasibility Study Underway
 - Final design phase pending Council approval in February 2026
- Future Operating Impact:
 - Costs of ~\$85,000/year, increasing thereafter



- Staff Scoring:
 - Below Average Scoring: 19/118
 - Above Average Agreement
- Resident Survey Alignment:
 - New sidewalks

1 **[SLIDE 47]**

Traffic Signal System:
Apex-Holly Springs-Fuquay-Varina Partnership
\$3,530,000

- Establish an annual regional traffic signal operation and maintenance agreement with Holly Springs and Fuquay-Varina to support growing Town signal responsibilities and enhance system safety and performance

<ul style="list-style-type: none">• Current Project Status:<ul style="list-style-type: none">◦ Not Started• Future Operating Impact:<ul style="list-style-type: none">◦ Costs of ~\$630,000/year, increasing thereafter	<ul style="list-style-type: none">• Staff Scoring:<ul style="list-style-type: none">◦ Below Average Scoring: 24/118◦ Above Average Agreement• Resident Survey Alignment:<ul style="list-style-type: none">◦ Maintain and improve existing roadways
--	--

2
3 **[SLIDE 48]**

Wayfinding Signage Fabrication & Installation
\$1,600,00

- Fabricate and install Town-wide wayfinding signs to support the Downtown Plan, enhance branding, and improve navigation for residents and visitors

<ul style="list-style-type: none">• Current Project Status:<ul style="list-style-type: none">◦ Design & Permitting• Future Operating Impact:<ul style="list-style-type: none">◦ Costs of ~\$55,000/year, increasing thereafter	<ul style="list-style-type: none">• Staff Scoring:<ul style="list-style-type: none">◦ Below Average Scoring: 25/118◦ Above Average Agreement• Resident Survey Alignment:<ul style="list-style-type: none">◦ Maintain and improve existing roadways
---	--

A blue rectangular wayfinding sign with a white 'P' in a circle at the top, a white arrow pointing left in the middle, and the text 'Seaboard Lot' at the bottom.

4
5 **[SLIDE 49]**

Wimberly Road Sidewalk
\$350,000

- Add sidewalks along both sides of Wimberly Road to close gaps in the pedestrian network near Lake Castleberry and utilize the developer's fee-in-lieu contribution

<ul style="list-style-type: none">• Current Project Status:<ul style="list-style-type: none">◦ Not Started• Future Operating Impact:<ul style="list-style-type: none">◦ Costs of ~\$3,000/year, increasing thereafter	<ul style="list-style-type: none">• Staff Scoring:<ul style="list-style-type: none">◦ Below Average Scoring: 24/118◦ Above Average Agreement• Resident Survey Alignment:<ul style="list-style-type: none">◦ New sidewalks
--	---

6

1 [SLIDE 50]




2
3 [SLIDE 51]

Beaver Creek Greenway Extension

\$17,737,000

- Extend the Beaver Creek Greenway in three segments, connecting Jaycee Park to NC 55, Nature Park to Richardson Road, and Richardson Road to the American Tobacco Trail while adding boardwalk and bridge sections, a high-visibility crosswalk, and future grade-separated crossing opportunities, and planning for e-bike program needs
- Current Project Status:
 - Scope Created
 - Design contract anticipated early 2026
- Future Operating Impact:
 - Costs of ~\$292,000 in FY27
 - Costs of ~\$115,800/year & increasing thereafter




- Staff Scoring:
 - Below Average Scoring: 30/118
 - Above Average Agreement
- Resident Survey Alignment:
 - New parks and greenways

4
5 [SLIDE 52]

Beaver Creek Greenway Renovation

\$6,000,000

- Evaluate and address frequent flooding along the Beaver Creek Greenway by studying realignment options, relocating damaged infrastructure, and coordinating with federal agencies on feasible floodplain repairs
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Savings of ~\$5,000/year



- Staff Scoring:
 - Above Average Scoring: 40/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Improve existing parks and greenways

6

1 **[SLIDE 53]**

Big Branch Greenway

\$5,440,000

- Complete the Big Branch Greenway from Apex Peakway to US 1 with a new trail that requires right-of-way, structural and environmental work, and provides connections to nearby neighborhoods, schools, transit routes, and future side paths

• Current Project Status: <ul style="list-style-type: none">◦ Not Started	• Staff Scoring: <ul style="list-style-type: none">◦ Below Average Scoring: 24/118◦ Above Average Agreement
• Future Operating Impact: <ul style="list-style-type: none">◦ Costs of ~\$193,600 in FY28-29◦ Costs of ~\$96,500/year and increasing thereafter	• Resident Survey Alignment: <ul style="list-style-type: none">◦ New parks and greenways

2
3 **[SLIDE 54]**

Community Park Trail Widening (Swift Creek Greenway)

\$5,675,000

- Widen the Community Park Trail to improve accessibility, add shallow channels that manage stormwater and reduce erosion, adjust curves and slopes, preserve trees, rebuild shoulders, reinstall memorial benches, and upgrade amenities to current Town standards

• Current Project Status: <ul style="list-style-type: none">◦ Scope in progress	• Staff Scoring: <ul style="list-style-type: none">◦ Above Average Scoring: 38/118◦ Below Average Agreement
	• Resident Survey Alignment: <ul style="list-style-type: none">◦ Improve existing parks and greenways


4
5 **[SLIDE 55]**

Environmental Education Center

\$8,300,000

- Build a facility at Apex Nature Park with educational, office, meeting, and exhibit spaces, plus upgrades to the shelter and restrooms

• Current Project Status: <ul style="list-style-type: none">◦ Design Contract Pending	• Staff Scoring: <ul style="list-style-type: none">◦ Below Average Scoring: 29/118◦ Below Average Agreement
• Future Operating Impact: <ul style="list-style-type: none">◦ Costs of ~\$950,800/year, increasing thereafter	• Resident Survey Alignment: <ul style="list-style-type: none">◦ New recreation facilities



1 **[SLIDE 56]**

Hunter Street Park Renovation

\$1,875,000

- Replace the 2016 turf field and add paved areas, a retaining wall, and slope stabilization to reduce erosion, manage stormwater, and improve accessibility for visitors
- Current Project Status:
 - Not Started
- Staff Scoring:
 - Below Average Scoring: 29/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Improve existing parks and greenways



2
3 **[SLIDE 57]**

Jaycee Park Expansion

\$5,700,000

- Develop the west side of the park with an open play field, shelter with restrooms, playground, adaptive court space, and additional parking, and connect the site to the Beaver Creek Greenway and existing Jaycee Park amenities
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$223,600/year


- Staff Scoring:
 - Below Average Scoring: 28/118
 - Below Average Agreement
- Resident Survey Alignment:
 - New recreation facilities

4
5 **[SLIDE 58]**

KidsTowne Playground Renovation

\$3,223,500

- Replace the existing KidsTowne playground equipment, improve surfacing, renovate the existing shelter and restrooms, and add a rental shelter
- Current Project Status:
 - Design Phase
 - Estimated Completion May 2027
- Future Operating Impact:
 - Savings of ~\$6,000/year



- Staff Scoring:
 - Above Average Scoring: 34/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Improve existing recreation facilities


6

1 **[SLIDE 59]**

Middle Creek Greenway

\$4,600,000

- Extend bike and pedestrian facilities north of Jessie Dr to the Ten Ten Rd signal at Reliance Ave to support a future Swift Creek Greenway link and improve access to nearby neighborhoods, schools, parks, and commercial areas
- Current Project Status:
 - Scope Created
 - Design contract anticipated early 2026
- Future Operating Impact:
 - Costs of ~\$367,100 in FY29
 - Costs of ~\$173,000/year and increasing thereafter



- Staff Scoring:
 - Below Average Scoring: 29/118
 - Below Average Agreement
- Resident Survey Alignment:
 - New parks and greenways

2
3 **[SLIDE 60]**

Nature Park Operations & Maintenance Building

\$16,950,000

- Replace the current Operations and Maintenance Building with a two-story 30,000-square-foot office, warehouse, and sign shop and add a two-acre yard with staff parking on Town property east of Evans Road
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$184,100/year

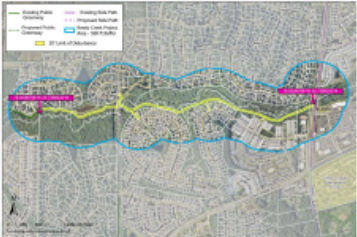
- Staff Scoring:
 - Below Average Scoring: 28/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Improve existing recreation facilities

4
5 **[SLIDE 61]**

Reedy Branch Greenway

\$7,005,000

- Extend Reedy Branch Greenway from Goliath Ln to Kelly Rd to close the gap to the American Tobacco Trail, add neighborhood connections, and improve access to nearby schools, transit, and commercial areas
- Current Project Status:
 - Scope Created
 - Design contract anticipated early 2026
- Future Operating Impact:
 - Costs of ~\$200,000 in FY28
 - Costs of ~\$102,400/year and increasing thereafter




- Staff Scoring:
 - Below Average Scoring: 29/118
 - Below Average Agreement
- Resident Survey Alignment:
 - New parks and greenways

1 **[SLIDE 62]**

Seymour Athletic Fields/Nature Park Parking Lot Expansion & Turf Renovation

\$3,825,000

- Add ~50 new parking spaces at the Seymour Athletic Fields area after removing the existing Operations and Maintenance building and yard, and renovate the synthetic turf fields to address drainage issues
- Current Project Status:
 - Not Started
- Staff Scoring:
 - Below Average Scoring: 28/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Improve existing recreation facilities



2
3 **[SLIDE 63]**

Street Hockey & Inclusive Playground

\$3,100,000

- Replace existing play equipment with an inclusive playground and add a roof, lighting, and IT upgrades to support street hockey programming with the Carolina Hurricanes and expand access for underserved groups
- Current Project Status:
 - Scope & Fees Proposal in process
- Future Operating Impact:
 - Costs of ~\$26,640/year, increasing thereafter
- Staff Scoring:
 - Above Average Scoring: 35/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Improve existing recreation facilities




4
5 **[SLIDE 64]**

Town Campus Stage

\$696,700

- Design and build a permanent stage in the grassy area of the Arc Lot on Town Campus with a round layout that provides full-angle viewing
- Current Project Status:
 - Initial design & estimates complete
 - Under consideration for 50% grant match
- Staff Scoring:
 - Below Average Scoring: 25/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Enhance cultural and arts programming



6

1 **[SLIDE 65]**


Wimberly Road Park
\$98,150,000

- Design and develop a nearly 50-acre site with a recreation center of more than 70,000 square feet, a maintenance facility and yard, and park amenities identified through a Parks Master Plan such as indoor recreation space, trails, open space, adaptive fields, courts, gardens, and environmental education areas

<ul style="list-style-type: none">• Current Project Status:<ul style="list-style-type: none">◦ Scope Complete• Future Operating Impact:<ul style="list-style-type: none">◦ Costs of ~\$1,934,800 in FY31◦ Costs of ~\$1,504,000/year thereafter	<ul style="list-style-type: none">• Staff Scoring:<ul style="list-style-type: none">◦ Above Average Scoring: 31/118◦ Below Average Agreement• Resident Survey Alignment:<ul style="list-style-type: none">◦ New parks and greenways
---	---

2
3 **[SLIDE 66]**

Facilities



4
5 **[SLIDE 67]**

Depot Parking Lot Repurposing
\$2,350,000

- Convert the Depot parking lot into a curbless downtown gathering space with flexible shaded/sunny areas, lighting, and movable furnishings for markets and community events




<ul style="list-style-type: none">• Current Project Status:<ul style="list-style-type: none">◦ Not Started• Future Operating Impact:<ul style="list-style-type: none">◦ Costs of ~\$20,000/year	<ul style="list-style-type: none">• Staff Scoring:<ul style="list-style-type: none">◦ Below Average Scoring: 24/118◦ Above Average Agreement• Resident Survey Alignment:<ul style="list-style-type: none">◦ Vibrant and accessible downtown community spaces
--	--

1 **[SLIDE 68]**

Electric Vehicle Supply Equipment (EVSE) Infrastructure Development

\$348,000

- Install infrastructure to support new EV chargers so the Town can electrify its fleet, guided by the EV Suitability Assessment and a focus on departments with the highest potential for EV adoption
- Current Project Status:
 - Phase 1 of 5 complete
- Staff Scoring:
 - Below Average Scoring: 25/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Increase renewable and alternative energy sources for the Town



2
3 **[SLIDE 69]**

Fire Department Administration Building

\$14,570,000


- Build a new 10,000-square-foot Fire Department Administration facility to replace the undersized building that will be demolished for NC 55 construction and to provide adequate space for offices, meetings, training, parking, and storage at a new location
- Current Project Status:
 - Advanced Planning
 - Design scheduled May 2026
 - Construction bid July 2027
- Future Operating Impact:
 - Costs of ~\$103,500/year, increasing thereafter
- Staff Scoring:
 - Above Average Scoring: 42/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Exceptional customer service for community members

4
5 **[SLIDE 70]**

Fire Station 3 Renovation/Addition

\$8,100,000

- Renovate Fire Station 3 to provide adequate living and operational space for the engine company relocating from Fire Station 1, address age-related facility needs, and support future fire administration plans
- Current Project Status:
 - Design Phase
 - Ready to bid for construction October 2026
- Future Operating Impact:
 - Savings of ~\$12,100/year, decreasing thereafter
- Staff Scoring:
 - Above Average Scoring: 54/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Exceptional customer service for community members




6

1 **[SLIDE 71]**

Hughes Street Mixed-Use Development

\$10,675,000

- Design and build street, water, and sewer infrastructure for the Town-owned site by widening Perry Rd and S. Hughes St with new pedestrian facilities and adding new on-site residential streets with sidewalks
- Current Project Status:
 - Site Planning & Design Underway
- Future Operating Impact:
 - Costs of ~\$35,000/year, increasing thereafter




- Staff Scoring:
 - Below Average Scoring: 29/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Expand infrastructure to support new and growing businesses

2
3 **[SLIDE 72]**

Public Safety Station 7 (Olive Farm Area)

\$18,100,000

- Construct Public Safety Station 7, an 18,000-sq-ft three-bay fire station housing two companies and a battalion chief, to improve response times in the growing Olive Chapel Rd area
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$1,281,000/year, increasing thereafter




- Staff Scoring:
 - Above Average Scoring: 46/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Exceptional customer service for community members

4
5 **[SLIDE 73]**

Town Wide Solar Initiative

\$1,340,000

- Design and construct solar panels on twelve Town facilities to support the Town's environmental leadership goals and follow priorities identified in the Solar Panel Assessment
- Current Project Status:
 - Phase 1 of 3 complete
- Future Operating Impact:
 - Annual costs of ~\$2,000 every other year



- Staff Scoring:
 - Below Average Scoring: 23/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Increase renewable and alternative energy sources for the Town

6

1 **[SLIDE 74]**



2
3 **Director Hoffman** asked if there were any questions.

4 **Mayor Pro-Tempore Mahaffey** asked if certain projects like Wimberly Road were
5 reflected in the current amounts.

6 **Director Hoffman** said that they were not reflected

7 **Mayor Pro-Tempore Mahaffey** asked if there were other things than the CIF debt
8 funding line at \$12 million per year and the \$100 Million parks bond.

9 **Director Hoffman** said that there are two options with the parks bond, one is that it
10 cannot use the CIF funding for a few years to bank it until you get to the \$100 million and use
11 it for the park and then it wouldn't have to do any kind of tax rate increase to offset the bond,
12 or the other option is to completely separately the CIF fund and fund the project every
13 couple of years and do a bond which would come with a tax rate increase to support funding
14 the debt payment. She said this is Apex's capital investment fund as it is being funded
15 currently and the general fund transfers currently as well, so when you add park funds to that
16 it covers that project or if you decide to increase the capital fund that would also change.

17 **Mayor Pro-Tempore Mahaffey** asked if the current study stays at \$12 million a year.

18 **Deputy Town Manager Purvis** said it is financing not \$12 million in projects, and it is
19 taking the money and financing it over 20 years, so that is the debt service payment which will
20 be about a penny on the tax rate.

21 **Mayor Pro-Tempore Mahaffey** asked if the fund transfer was \$7 million.

22 **Director Hoffman** said fund transfers were projects that would be included in the
23 budget whether they come from the general fund money and is on top of the CIF, and the CIF
24 allocation is the penny allocation being talked about, and there were 7 cents which is
25 transferred to the debt fund for funding the CIF, additionally they fund projects through
26 regular general fund money as well.

27 **Councilmember Zegerman** asked if the net expense to the town or is this the total
28 cost of the projects.

29 **Director Hoffman** said that this is the total cost of the projects.

30 **Councilmember Zegerman** asked for what the town's expense for the projects.

1 **Director Hoffman** said that they would include this information in the full packet from
2 the prioritization exercise.

3 **Mayor Gilbert** thanked Director Hoffman for the presentation of the projects. He
4 asked what the process was.

5 **Director Hoffman** said that staff has to resubmit every project each year and update
6 the cost per square foot for the estimated building based on the most recent projects and the
7 projects are reviewed for the most up-to-date costs. She said that they do apply escalators for
8 future years and the future projects have a certain percentage added for increasing costs.

9 **Councilmember Mu** confirmed that the CIP plan is 5 years, and said that from the
10 presentation she recalled that there would be 7 cents to 11 cents increase on the tax rate.

11 **Director Hoffman** said that if everything is fully funded today, that is correct.

12 **Councilmember Mu** said that we don't have to fully fund everything today.

13 **Director Hoffman** said that was correct, and that this is where prioritization comes
14 into play and what is being shown for the options.

15 **Town Manager Vosburg** said that considering what the tax increase for capital would
16 be, there is also a consideration for the operational side, for example bringing a new park
17 online, there would be staffing required to be added as well.

18 **Mayor Gilbert** asked if there were any other questions.

19 **Town Manager Vosburg** said that getting Council feedback, taking into
20 consideration the public factor will help put forward a financially feasible plan and budget to
21 bring back for consideration.

22
23 There was a 5-minute break at **5:49 PM**.

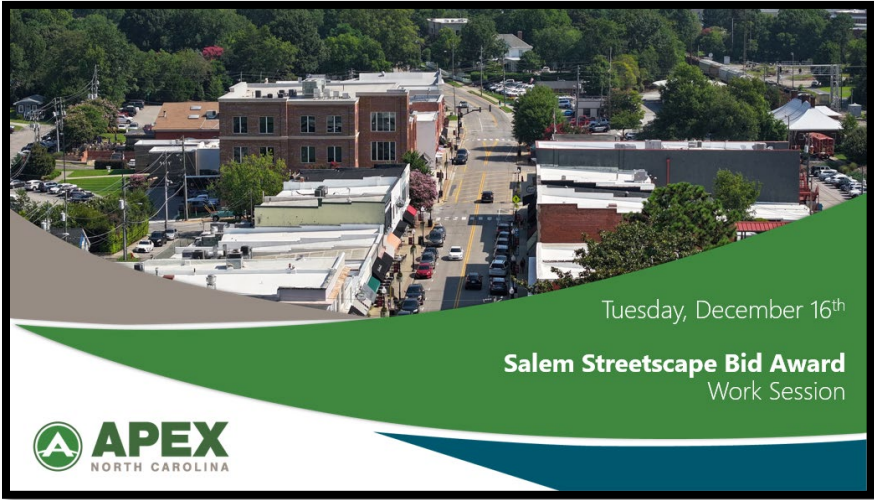
24
25 Council returned at **5:54 PM**.

26
27
28 **[CONSTRUCTION CONTRACT AWARD - SALEM STREETSCAPE PROJECT]**

29
30 **Town Manager Vosburg** said that this item was supposed to have been on the last
31 regular Council agenda but there was still some work on negotiation details. He invited Chris
32 Johnson, Director of Transportation and Infrastructure Development Department to give the
33 presentation.

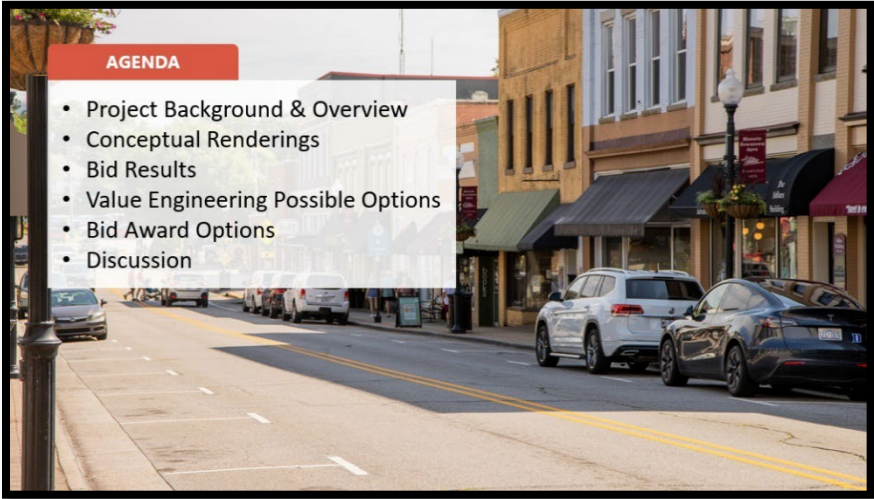
34 **Chris Johnson**, Director, Transportation and Infrastructure Development Department
35 gave the history and overview of the project and said that **Adam Stephenson**, Transportation
36 Engineering Manager, would be giving the following presentation.

1 [SLIDE 1]



2

3 [SLIDE 2]



4

1 [SLIDE 3]



2
3 [SLIDE 4]

Project Background & Overview

Strategic Planning: Top priority in Downtown Master Plan & Parking Study

Goal: Transform Salem Street into a premier regional public space that reflects Apex's vision for vibrant downtown development.

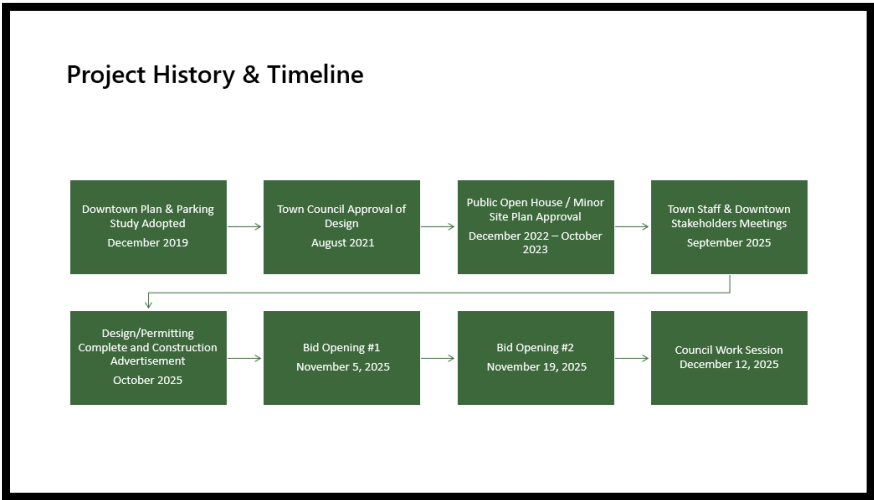
Scope:

- Redesign N Salem St from W Chatham St to Saunders St
- Repurpose Saunders street off-street parking spaces into gathering space

Key design elements:

- Curbless street design that creates a shared street that more highly prioritizes pedestrians & cyclists
- Street trees and catenary lighting
- Retain 10 on-street parking spaces
- Saunders Street gathering space

4
5 [SLIDE 5]



6

1 [SLIDE 6]



2
3 **Mr. Stephenson** gave this portion of the presentation.

4 [SLIDE 7]



5

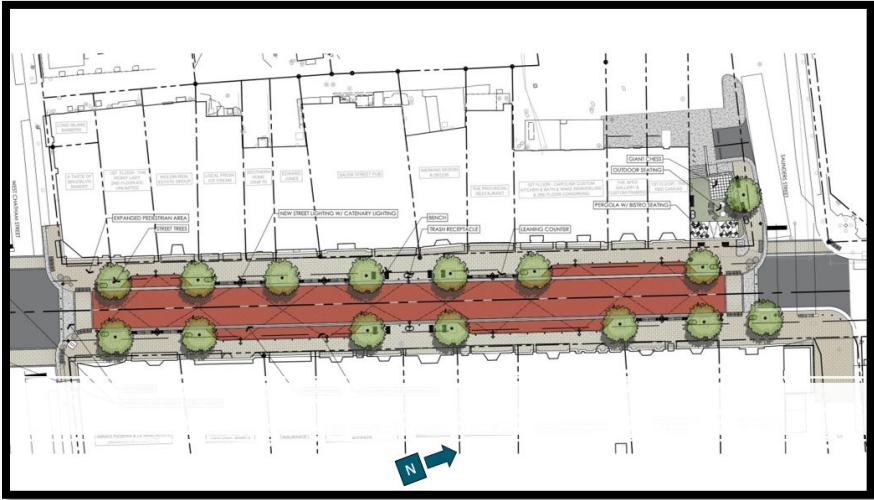
1 [SLIDE 8]



2
3 [SLIDE 9]



4
5 [SLIDE 10]




1 [SLIDE 11]



Anticipated Contract & Construction Timeline

- November 5th: Bid Opening #1 (1 bid, readvertised)
- November 19th: Bid Opening #2 (2 bids, opened)
- Next steps: Contract Award → Contract Execution → Notice To Proceed
- Construction Contract Time: **270 days (January – October 2026)**

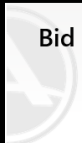
2
3 [SLIDE 12]



Bid Results

Engineer's Estimate (Stantec)	\$2,487,196	% Over Estimate
Browe Construction Company	\$4,318,648	74%
Roadworks Construction Company	\$4,844,431	95%

4
5 [SLIDE 13]

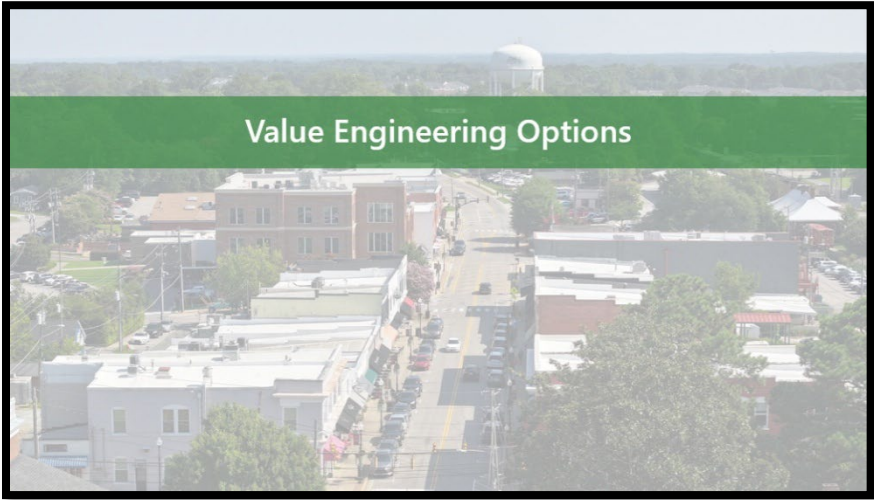


Bid Results

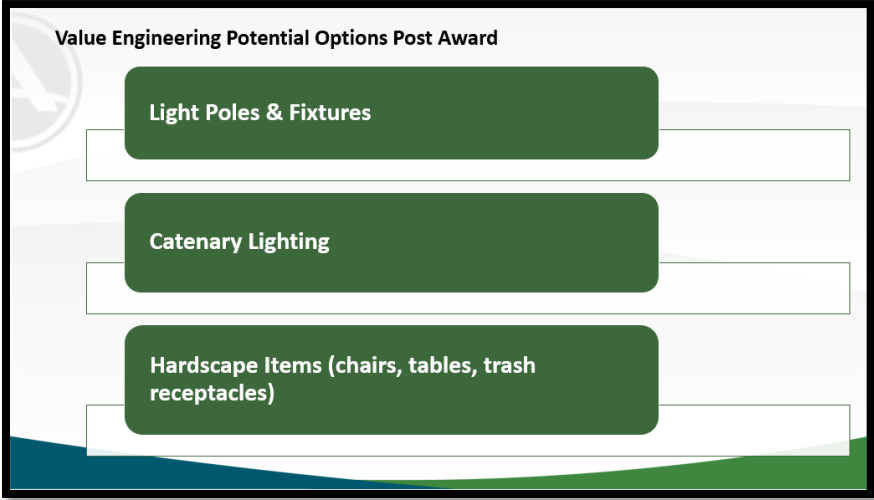
Primary Line Items of Significant Price Difference

Line Item	Engineer's Estimate	Low Bid Price	Difference
Traffic Control	\$80,000	\$225,000	\$145,000
Grading	\$50,000	\$275,000	\$225,000
Trench Drains	\$168,000	\$319,200	\$151,200
Light Poles & Fixtures	\$220,000	\$895,488	\$675,488
Catenary Lighting	\$30,720	\$246,720	\$216,000
Soil Cells	\$105,000	\$281,820	\$176,820
		Total:	\$1,589,508

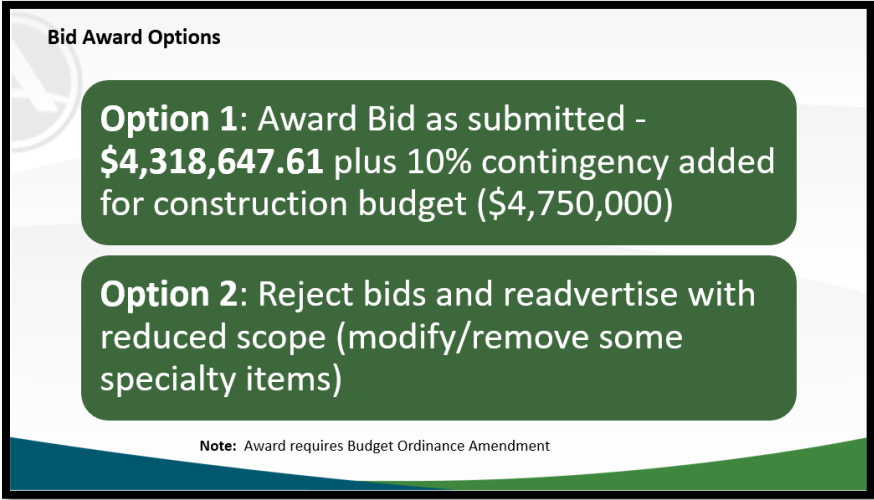
1 **[SLIDE 14]**



2
3 **[SLIDE 15]**



4
5 **[SLIDE 16]**



6

[SLIDE 17]



Councilmember Gray said that if the bids go back out and there is a delay for a full season or year then there would be a possible increase in cost.

Mr. Stephenson said that is correct and there is no guarantee that even if the scope is changed that it will be cheaper and there is also no guarantee that the two current bidders will resubmit, so there are a lot of risks in re-opening the bidding process. He said that these are two solid companies.

Councilmember Mu asked why there were only two bidders.

Mr. Stephenson said because of the complexity of the project and the many parts to the project. He said a lot of companies want to do most of the work themselves and do not want to assume the risk with this project. He said this case would have a lot of subcontractors. He said that there was a contractor that put in hours of putting a bid together and in the end decided they did not want to assume the risk.

Mayor Gilbert said that this project needs to be finished.

Councilmember Zegerman said that there are multiple bids that contrast each other and looking at the two bids there is a wide fluctuation of some of the line items. He gave line-item differences and asked what is special for the different items asked could these be negotiated.

Mr. Stephenson said that the bids are reasonably close overall and what one contractor chooses to put in one item versus another is how they have prepared their bid and how they want to mitigate potentially the risk on certain things. He said that nothing stands out to him that is outrageous compared to the other bidder.

Director Johnson said that it is hard to look at look at item by item because every contractor works their bids differently. He gave the example of traffic control and the risk involved, and where they include that in the bid. He said they either have to go with the low bid, or modify the scope to bring the cost down.

Councilmember Zegerman asked why the contractor would not be comfortable with Apex's Public Works doing the lighting, especially with the contractor already managing a third party for the work. He said that there could be some contract language for changing the

1 scope or as the work goes on there could be a change order submitted if a better alternative
2 was found. He asked if Apex would have the ability to change or modify this as the work is
3 being done.

4 **Mr. Stephenson** said yes, potentially. He said that for the big items that require an
5 electrician, Apex doesn't have an electrician on staff, and this would be another contractor
6 they would have to bid out and would be another contractor that now the primary contractor
7 would have to coordinate to keep the project moving forward.

8 **Councilmember Zegerman** said that Apex has an entire electric department.

9 **Director Khin** said that Assistant Town Manager Stone spoke with her about this and
10 part of the issue is the risk of having something off by even an eighth of an inch, that Apex's
11 electric staff would not be able to connect the lights to the poles.

12 **Town Manager Vosburg** said and that is the benefit of having one party responsible
13 for it and it is not usually good to make a deductive change and there is history on this. He
14 said typically the deduction is not going to be the appropriate value for what the Town would
15 then have to pay.

16 **Director Johnson** said that these conversations have been had and lasted for at least
17 a week.

18 **Councilmember Zegerman** said that every project that has been done comes in
19 millions of dollars over which means that either the Town is terrible at estimating or
20 contractors take advantage of the situation, and Council are stewards of the taxpayers' money
21 and is asking for staff to do the best they can to get more bids or better estimates on these
22 things.

23 **Town Manager Vosburg** noted this was an engineer estimate, and was not done
24 internally.

25 **Mr. Stephenson** said that he couldn't speak to other projects being referred to, but
26 for Transportation this is a unique project and an outlier.

27 **Councilmember Reese** said there may be other funding that has been allocated,
28 perhaps there is an opportunity to reallocate some of the Commerce Street Funding to this
29 project, there may be some recouperation of the overrun cost, but that is for another time to
30 discuss. He said that he supported this even considering the price. He said that this project
31 was presented almost 12 years and the downtown plan was approved in 2019, and what is
32 envisioned in Apex over a decade ago is what they're hopefully about to say yes to finally get
33 things that are tangible and underway. He said that perhaps this doesn't necessarily match
34 with some of the other priorities, when it comes to downtown as our economic development
35 team and as former Economic Development Director Joanna Helms said, that when
36 companies come into town the first thing they regularly say is show me your downtown. He
37 said that this is Apex's front porch, our calling card, and the crown jewel for our town and a
38 place for people to feel like the belong.

39 **Councilmember Mu** asked if awarding one general contractor to manage the
40 subcontractors is a better way than breaking down all of these items and letting each
41 contractor bid for each item.

Director Johnson said yes and for multiple reasons, they are responsible for all safety, so bringing in two contractors creates a blame game of things that may go wrong, and puts the town in the position that if the second contractor causes any delay, then the primary contractor has damages against the town. He said keeping it under one umbrella where one contractor is responsible for all the subcontractors reduces town liability.

Councilmember Reese said that another reason for expediency of developing this project is that the downtown businesses make a third or more of their entire annual revenue during the holiday season, and there has been a misconception for years that downtown businesses are making money hand over fist, this is a low margin business downtown. He encouraged residents to shop downtown. He said that if this project is not done by October it takes away the downtown businesses viability and people will go somewhere else to shop.

Councilmember Mu asked when this should begin to be able to meet this deadline.

Town Manager Vosburg said that there is not a lot of time and they need to start this quickly and the compressed nature of the project added to the risk, it's an investment that this Council prioritized for those businesses. He said a longer timeframe may have gotten more bidders, but it isn't guaranteed.

Councilmember Reese said the importance of accomplishing this project with a bidder who is accountable in a compressed timeline is to protect the downtown businesses.

Mr. Stephenson said that no bidder or potential bidder said this is not enough time to complete the project.

Mayor Gilbert referred to Mayor Pro-Tempore Mahaffey.

Mayor Pro-Tempore Mahaffey said that there weren't going to be better prices, the project needed to be done for the betterment of the downtown area.

Councilmember Gray said that this is not getting any cheaper as the town waits.

A **motion** was made by to **Councilmember Gray**, seconded by **Mayor Pro-Tempore Mahaffey**, to award a construction contract to Browe Construction Company with a 10% contingency added for the construction budget, and to authorize the Town Manager to execute the agreement and approve the associated budget ordinance amendment.

VOTE: UNANIMOUS (5-0)

[ADJOURNEMENT]

Mayor Gilbert adjourned the meeting at **6:27 p.m.**

Jacques K. Gilbert
Apex, Mayor

Allen Coleman, CMC

Town Clerk to the Apex Town Council

Submitted for approval by Apex Town Clerk Allen Coleman

Minutes approved on _____ of _____, 2026.