

DRAFT MEETING MINUTES

TOWN OF APEX TOWN COUNCIL WORK SESSION TUESDAY, OCTOBER 21, 2025 3:30 P.M.

The Apex Town Council met for a work session on Tuesday, October 21, 2025 at 3:30 p.m. at the Apex Town Hall located at 73 Hunter Street in Apex North Carolina. The meeting was held on the 3rd Floor in Training Rooms A and B.

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=ITkxi0d65Hs>

[ATTENDANCE]

Elected Body

Mayor Jacques K. Gilbert (*presiding officer*)

Mayor Pro-Tempore Ed Gray

Councilmember Brett Gantt

Councilmember Audra Killingsworth (*arrived late - noted below*)

Councilmember Terry Mahaffey

Councilmember Arno Zegerman

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

ABSENT: Town Manager Randy Vosburg

All other staff members will be identified appropriately below.

[CALL TO ORDER | PLEDGE OF ATTENDANCE]

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

4 **Assistant Town Manager John** said that this Work Session is brought to
5 Council by Parks, Recreation, and Cultural Resource's team, Craig Seltzer, Director,
6 and Angela Reincke, Assistant Director.

7
8 **[PROJECT UPDATES]**
9

10
11 **Assistant Director Reincke** said that this was an update on current recreation
12 and cultural resources from projects for feedback from Council to ensure projects
13 align with strategic goals and that they were implemented effectively and efficiently.
14 She gave the following presentation:

15 **[SLIDE 1]**



[SLIDE 2]



Councilmember Zegerman asked what the four small items were on the right-hand side of the plan.

Assistant Director Reincke said that they represent nature play areas and lighting controls for safety and visibility in darker areas of the park as well as a creek area, and these will be reviewed by the Water Resources team to see if they meet requirement **Councilmember Mahaffey** asked where the pump station would go.

Assistant Director Reincke said it would be close to the restroom structure.

Councilmember Mahaffey asked how far off the sewer it was.

Councilmember Gantt asked if it was part of a bigger project in this neighborhood.

Assistant Director Reincke said yes, and it was a longer corridor and this was at the top end of it.

Assistant Water Resources Director Jonathan Jacobs said Water Resources had a funded project, The West Street Sewer Project, that affects several homes in the neighborhood to the west of this parcel. He said that the Real Estate team attempted to be successful in further action to select those or receive those easements but the team has been on hold and that they have done some cost analysis to determine what was cost effective. He said that there was discussion about adding a small pump station but there had been easement issues and potentially it could help property owners move away from septic systems and could mutually benefit both parties.

Councilmember Gantt asked what the issue with the easements was.

Assistant Town Manager Stone said the property owners and the Town weren't agreeing on the value.

Mayor Pro Tempore Gray asked how the pump station may impact the project timing.

1 **Assistant Director Jacobs** said he didn't think it would add any time to the
2 project.

3 **Assistant Director Reincke** said they are working on changing park designs
4 based on that possibility now.

5 **Assistant Town Manager Stone** said it may be overall cheaper to service the
6 park as well.

7 **Mayor Gilbert** asked what the overall timeline would be.

8 **Assistant Director Reincke** said that bidding would begin in about 12 months.

9 **[SLIDE 3]**



10 **Councilmember Gantt** noticed on the map that this project wasn't part of the
11 neighborhood and asked why and what the history was.

12
13
14 *Councilmember Killingsworth arrived at 3:54 p.m.*

15
16 **Assistant Director Reincke** said that she wasn't sure, she started in 2015 and
17 there was discussion about possibly not having the easement through there, but it
18 actually does go through the neighborhood. She said with the placement of the
19 sewer in some of the areas to connect that there were a few pinch points and they
20 would be on top of the sewer, but they wouldn't know exactly until a survey was
21 completed.

22 **Councilmember Gantt** asked for the first project if there was a policy that
23 allows cost-sharing with a homeowners' association.

24 **Assistant Director Reincke** said that she had not done that but this extends to
25 the existing section and that would go to the back of commercial property, so in a
26 sense it does provide potentially a connection and there is a study being conducted
27 to see what area would be served.

1 **Councilmember Gantt** said that there may be a policy that should be
2 developed for these types of situations for future development.

3 **Councilmember Mahaffey** said that the HOA should be able to contribute.

4 **Councilmember Gantt** said that this project is one neighborhood and
5 normally the connections are for multiple neighborhoods and include sidewalks.

6 **Assistant Director Reincke** said that it is important to find an alignment if the
7 HOA willing to find the space needed and get their support and obtain grants.

8 **Mayor Pro-Tempore Gray** said that although this serves one neighborhood, it
9 still supports broader connectivity goals, linking downtown to the western area, and it
10 could discourage participation from neighborhoods with fewer resources that can't
11 even give 5% or 10%.

12 **Councilmember Gantt** said this may score low because of cost.

13 **[SLIDE 4]**



14 **Councilmember Zegerman** asked Assistant Director Reincke to walk back
15 through the timeline again.

16 **Assistant Director Reincke** said the site plan upgrades begins Fall 2025,
17 design development scheduled for summer 2026, and construction when funding is
18 available, with the earliest being 2027.

19 **Councilmember Zegerman** asked why there was a delay between CDs and
20 construction.

21 **Assistant Director Reincke** said that the one-year gap between CDs and
22 construction is because of the time needed for final design updates, permitting,
23 bidding, and securing funding prior to work beginning.
24
25

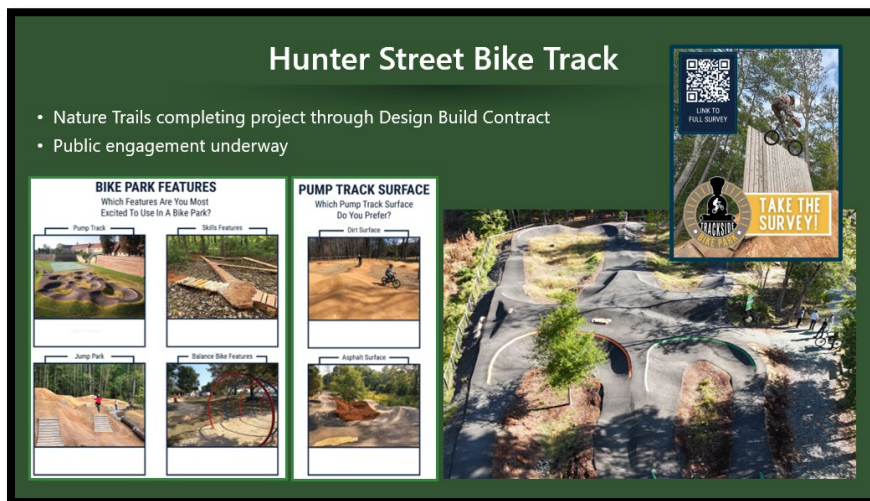
[SLIDE 5]



[PROJECT DIRECTION REQUESTS]

(Angela Reincke continued with the presentation)

[SLIDE 6]



Councilmember Gantt asked if Wake County currently or historically provided funding for the Cary-Apex connection.

Assistant Director Reincke said that currently Wake County does not but Cary added Apex to their updated master plan for long range planning. She said that this is part of the Regional Plan which is usually where Apex would be able to receive state funding.

1 **[SLIDE 7]**



2
3 **[SLIDE 8]**



4
5 **Mayor Pro Tempore Gray** asked if Assistant Director Reincke could share more
6 about the discussions with Carrboro Town Council.

7 **Assistant Director Reincke** said that dirt tracks require maintenance if heavily
8 used, which can be addressed with partners or staff. She said that other thing
9 discussed was that a dirt track for younger users does not have as much grip so
10 asphalt tracks are preferred. She said that over the years, the use had fallen off at the
11 Town of Carrboro. The Town of Carrboro found that with asphalt that there was less
12 maintenance and usage was higher.

13 **Councilmember Zegerman** asked what a cost estimate was to pave the track.

14 **Assistant Director Reincke** said it would depend on how much was paved.
15 She said that they aren't sure if they would pave a full track because if it is two types of
16 facilities together, an estimate is \$30,000 to \$40,000. If all of the track is paved, it may

1 be double that. Also, impervious surface stormwater costs would have to be
2 considered.

3 **Councilmember Mahaffey** said that the extra cost to pave may offset
4 maintenance costs over the years. He asked what the feedback was for the
5 community for dirt or paved tracks.

6 **Assistant Director Reincke** said there were 20 responses and they continue to
7 get responses from the survey along with focus groups, so they may learn more about
8 if they feel strongly about one or the other.

9 **Director Setzer** said the survey data is on page 4 at the top right.

10 **Assistant Director Reincke** said they are trying to weigh one way or the other.

11 **Mayor Gilbert** asked if there could be more discussion.

12 **Mayor Pro-Tempore Gray** said that in his discussions at the Touch a Truck
13 event there was a like for dirt tracks but they didn't understand the maintenance
14 piece. He said that other discussions were those with dirt tracks said they would pave
15 if they did it again.

16 **Assistant Director Reincke** said that there was also training that is being
17 worked on.

18 **Councilmember Mahaffey** said it may be good to have multiple different
19 surface types.

20 **Councilmember Zegerman** said that partial phases may be the option to go
21 with multiple different surfaces, which would cut down on maintenance.

22 **Councilmember Killingsworth** said dirt only is not the way to go, so paving as
23 much as possible and then alternating other surfaces and based on discussions.

24 **Mayor Gilbert** said when the cost information comes back, then there is the
25 option of having community engagement like what was done with the Skate Park.

26 **Assistant Director Reincke** said that controlling cost was the goal while
27 balancing it with making the park interesting and attractive for users.

28 **Councilmember Zegerman** asked about the lighting throughout the park.

29 **Assistant Director Reincke** said there had been requests and they have
30 considered how the trail can be safely lit so that it may be used possibly 24 hours.

31 **Director Setzer** said that before the bike park had been considered opening
32 24 hours, there were concerns received about darkness.

33 **Councilmember Killingsworth** cautioned that there were townhomes near
34 the park, so be mindful of directional lighting and possibly put timers on lights.

35 **Councilmember Gantt** asked if there was shrubbery or a fence in the plans.

36 **Assistant Director Reincke** said there was a 50' foot buffer of an undisturbed
37 area and a 10' buffer on the north side along the storage and a street front buffer. She
38 said the goal was to work the design around the existing trees.

1 **Director Setzer** said that sports venue lighting in general terms is a high
2 quality of lighting compared to what is at the skate plaza and there have been
3 concerns over time but the question is if they want to invest in LED sports venue
4 lighting like at the ball fields, which can be directed better. He said LED lighting
5 would be beneficial.

6 **Councilmember Gantt** asked if pedestals would be the lights at the front by
7 the road.

8 **Assistant Director Reincke** said that pedestals are electric outlet boxes used
9 at festivals.

10 **Councilmember Mahaffey** asked if they were proposing for the
11 pedestals/lighting to be part of the Hunter Street Bike project or a separate CIP
12 project.

13 **Assistant Director Reincke** said the lighting should be provided, but it may be
14 an additional cost to enhance the lighting with sports venue lighting.

15 **Mayor Gilbert** said that he has received complaints all the way back to 2021
16 that residents don't use the trail at night because they're concerned with safety so
17 now may be a good opportunity to go ahead and get the lighting updated.

18 **Councilmember Zegerman** said that he would like to see the cost estimate for
19 this. He said he doesn't want the project cost to get too high or cause undue delay.

20 **Councilmember Mahaffey** asked if there were any anticipated issues with
21 lighting with the houses in the area.

22 **Assistant Director Reincke** said that the lighting plan would help with that
23 information, but there should not be issues if the lights are within the buffer and
24 directional.

25 **Director Setzer** said the lights would be able to be seen from homes, but not
26 spilling into it.

27 **Councilmember Mahaffey** asked if there were complaints about the baseball
28 lighting at night.

29 **Director Setzer** said that he hasn't heard any complaints.

30 **Assistant Director Reincke** said that they were cut off, and sometimes stayed
31 on until 10 or 11 if there were late games.

32 **Councilmember Mahaffey** asked if the skatepark lights were kept on.

33 **Director Setzer** said that it was part of the draw for people because they use
34 the skatepark at night and after regular park hours, and he suggested having the bike
35 park open at night also.

36 **Mayor Gilbert** asked if there was a way to secure the park.

37 **Director Setzer** said that the only way to secure it would be to fence it in and
38 that would keep people from using it.

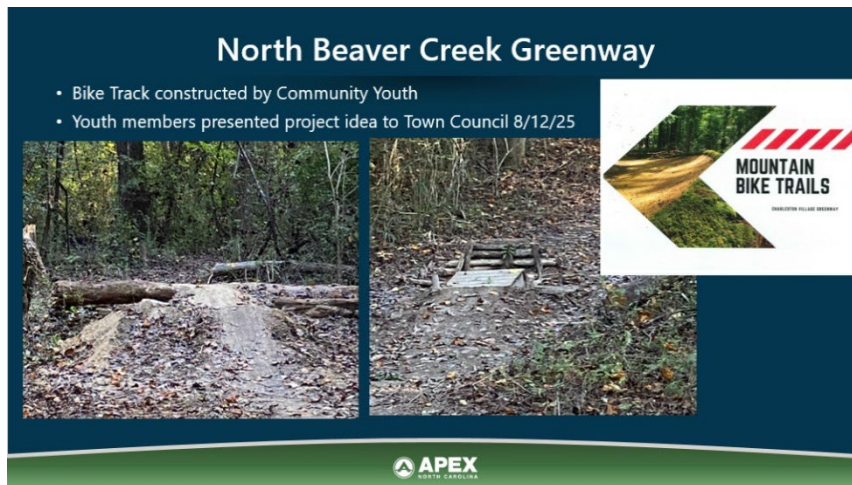
Councilmember Gantt suggested reaching out to the HOA of the area neighborhood during the beginning of the process.

Assistant Director Reincke said that there were comments during the rezoning of this property specifically about lighting and they told them that the lighting would meet the standards of the town.

Councilmember Killingsworth said whether or not the project is phased it should be included in the plan to get it ready.

Mayor Gilbert agreed.

[SLIDE 9]



Councilmember Gantt asked about the town's rules for kids playing in Beaver Creek.

Assistant Director Reincke said walking in the woods was not against the rules unless it disturbed riparian buffer or creek areas. She explained about the history and process of the goals to keep the area undisturbed and safe.

[SLIDE 10]



1 **Hunter**, a local mountain biker spoke about the value of the track and
2 recreational opportunities for all ages.

3 **[SLIDE 11]**



4
5 **Councilmember Gantt** asked if there had ever been land given or sold back to
6 the HOA that was town-owned

7 **Assistant Director Reincke** said that she had never been involved with that.

8 **Councilmember Gantt** said because this is an easement, the land is still HOA.

9 **Town Attorney Hohe** said that in the past there were utility easements that
10 weren't needed and it would be considered surplus, and there were formal steps to
11 go through.

12 **Councilmember Gantt** asked if then the decision would be on the HOA
13 instead of the town.

14 **Assistant Director Reincke** said that this is just one way that it is being looked
15 at to mitigate the issue. She said the HOA offered a Memorandum of Understanding,
16 and they would maintain responsibility. She explained that a change of
17 ownership/easement would require a more formal process.

18 **Councilmember Mahaffey** said he doesn't want to give it away.

19 **Town Attorney Hohe** said that it would be a larger process and be essentially
20 a sale, because public land cannot be given away.

21 **Councilmember Gantt** said that no one would purchase property that couldn't
22 be built on. He asked if the town would maintain the greenway easement and the
23 town would still own the greenway in that scenario.

24 **Town Attorney Hohe** said if land is sold easements can be reserved.

25 **Councilmember Gantt** asked if the green area was too small to do anything
26 on.

1 **Assistant Director Reincke** said that under one provision they could do more
2 with no practical alternative.

3 **Councilmember Gantt** said that on one side of the greenway there could be a
4 loop in the thickest part of the green area.

5 **Mayor Gilbert** asked if there were similar projects in other area towns.

6 **Assistant Director Reincke** said that they could check but she did not know of
7 any in neighboring communities.

8 **Mayor Pro-Tempore Gray** said that currently there hasn't been actual design
9 so there are still some pieces missing.

10 **Assistant Director Reincke** said also until there are surveys the dimensions are
11 based on old maps and surveys.

12 **Director Setzer** said this is a lot of preliminary work and this is just to get a feel
13 for what, if anything, needs to be done moving forward.

14 **Councilmember Killingsworth** said that she has received a lot of pushback
15 from the community on this project.

16 **Assistant Town Manager John** said that the more details about the project
17 that is known, then the neighborhood can be brought together to talk through all of
18 the issues and concerns, because there are a lot of people opposing this project but
19 not everyone has been back together since October 2nd.

20 **Councilmember Mahaffey** asked what happened for all of the emails to be
21 sent opposing.

22 **Director Setzer** explained that there was a notice or invite sent to the HOA
23 Board of Directors and the email didn't get delivered to the individual directors, IT
24 could see it went out but could not see if it was opened or not.

25 **Councilmember Killingsworth** said that it sounds like there should be
26 community engagement before moving forward.

27 **Councilmember Mahaffey** said that he had concerns specifically for two
28 stakeholders being greenway users and the property owners behind the greenway
29 that purchased home with the expectation of having a greenway behind them, and a
30 bike trail could change this.

31 **Mayor Pro-Tempore Gray** said that there are concerns about budgeting this as
32 a priority due to other projects on the CIP that have been waiting, and because there
33 are a lot of questions that have to be answered. He said that with the costs being
34 unknown it is early to make decisions, but that it is a worthwhile project that needs
35 more information. He said there is another concern with the community regarding
36 traffic and parking.

1 **Councilmember Gantt** said that town funds shouldn't be spent on this, but if
2 the land could be a surplus and given to the HOA to support while the greenway was
3 being used that would be a better idea.

4 **Councilmember Mahaffey** said doing that would create a precedent about
5 surplus of town land that people want to build on.

6 **Councilmember Gantt** said that in most new neighborhoods it isn't done this
7 way, and he wouldn't want to affect the greenways.

8 **Mayor Pro-Tempore Gray** said he was not in support of giving up easements
9 and the value is good for land.

10 **Councilmember Gantt** said he would want to retain the easement. He said
11 they didn't support this being a destination attraction but this should just be the
12 neighborhood using this. He said that he would like to connect this land with the
13 HOA's land and keep the easement for the greenway and they can decide if they
14 want to build this park or not and the greenway would remain and this would be put
15 in the contract. He said the land would sell to the HOA for \$1 and they can do what
16 they want with the land.

17 **Mayor Gilbert** asked Council if they were interested in pursuing this project.

18 **Councilmember Zegerman** said that it may be a CIP project and should go on
19 the CIP list. He said he appreciated the passion the kids had for this and them coming
20 out to speak to Council about it.

21 **Councilmember Gantt** asked if it would be worth it for staff to continue
22 spending time or money researching this.

23 **Councilmember Killingsworth** said she would recommend to not move
24 forward at this time, and that the community should be more engaged as a whole.
25 She said that putting money into this project when there is another bike park coming
26 up may not be the best use of resources.

27 **Mayor Gilbert** said that it is worth bringing everyone back together and then
28 deciding.

29 **Mayor Pro-Tempore Gray** recommended putting it on the CIP, and then there
30 would be opportunities to find more information to make decisions based on.

31 **Councilmember Gantt** asked can it go on the CIP project list without using
32 funding or a lot of town resources.

33 **Assistant Director Reincke** said that as a full town project staff would continue
34 to get cost estimates for design costs as planned and doing the area survey. She said
35 it would be more time without having a direction to go in.

36 **Assistant Town Manager John** said if Council gives instruction to further
37 explore, there would need to be some kind of community engagement to hear from

both sides and to bring everyone together to have some kind of consensus of what this may look like.

Councilmember Killingsworth said that at this time she would only be supportive of community engagement and not put any funding into this until that is done.

Mayor Gilbert said that he agreed with Councilmember Killingsworth about more research, but went back to 2013 and compared the amount of people in the community that were in opposition of the skate park then compared to today. He said more research would be beneficial.

Councilmember Zegerman asked what would happen once there is research, would there be a decision at that point to decide if it is a CIP project or include it as a CIP project and further prioritize later.

Following discussion, the verbal consensus of the elected body was for staff to explore this further through community engagement and do preliminary research, emphasizing the importance of the entire neighborhood's involvement. Verbal consensus was also provided by the elected body to bring this item back for a future decision where costs, impacts, and public input would be considered.

VOTE: *All members acknowledged support of this approach. A formal vote was not taken.*

[SLIDE 12]



[ADJOURNEMENT]

With no additional business being presented to the elected body, **Mayor Gilbert** adjourned the meeting at **5:19 p.m.**

Jacques K. Gilbert
Apex, Mayor

Allen Coleman, CMC, NCCCC
Town Clerk to the Apex Town Council

Submitted for approval by Apex Town Clerk Allen Coleman

Minutes approved on _____ of _____, 2025.