

DRAFT MEETING MINUTES

**TOWN OF APEX
REGULAR TOWN COUNCIL MEETING
TUESDAY, MAY 13, 2025
6:00 PM**

The Apex Town Council met for a Regular Town Council Meeting on Tuesday, May 13th, 2025 at 6:00 p.m. in the Council Chambers at 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. The recording of this meeting can be viewed here:
https://www.youtube.com/watch?v=yF98vo0t_tE

[ATTENDANCE]

Elected Body

Mayor Jacques K. Gilbert (presiding)
Mayor Pro Tempore Ed Gray
Councilmember Audra Killingsworth
Councilmember Terry Mahaffey
Councilmember Brett Gantt
Councilmember Arno Zegerman

Town Staff

Town Manager Randy Vosburg
Deputy Town Manager Shawn Purvis
Assistant Town Manager Marty Stone
Assistant Town Manager Demetria John
Town Attorney Laurie Hohe
Town Clerk Allen Coleman
All other staff members will be identified appropriately below

[COMMENCEMENT]

Mayor Gilbert called the meeting to order at **6:00 p.m.** He welcomed all who were in attendance and watching via the Town's Youtube Channel (livestream) and then took a moment of silence.

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1 **Mayor Gilbert** recognized Information Technology Specialist Yunjun Jung's birthday,
2 and then led those in attendance in the Pledge of Allegiance.

3 **[CONSENT AGENDA]**

4
5 **Mayor Gilbert** noted that on Consent Item 1, the applicant had requested a delay of
6 the Public Hearing until June 24th, 2025

7
8 A **motion** was made by **Mayor Pro Tempore Gray**, seconded by **Councilmember**
9 **Killingsworth**, to approve the Consent Agenda, with the delay of the Public Hearing for
10 Consent Item 1 until June 24th, 2025.

11 **VOTE: UNANIMOUS (5-0)**

12 13 **CN1 Annexation No. 790 - Lawrence Property PUD - Olive Chapel Road - 37.98** 14 **acres (REF: RES-2025-020, RES-2025-021, and OTHER-2025-037)**

15 Council voted to adopt a Resolution Directing the Town Clerk to Investigate Petition
16 Received, to accept the Certificate of Sufficiency by the Town Clerk, and to adopt a
17 Resolution Setting the Date of a Public Hearing for June 24, 2025, on the Question of
18 Annexation - Apex Town Council's intent to annex 37.98 acres project entitled Lawrence
19 Property PUD, and located on Olive Chapel Road, Annexation No. 790, into the Town
20 Corporate limits.

21 **CN2 Annexation No. 793 - New Hill Commons PUD - 40.72 acres (REF: RES-2025-022,** 22 **RES-2025-023, and OTHER-2025-038)**

23 Council voted to adopt a Resolution Directing the Town Clerk to Investigate Petition
24 Received, to accept the Certificate of Sufficiency by the Town Clerk, and to adopt a
25 Resolution Setting the Date of a Public Hearing for May 27, 2025, on the Question of
26 Annexation - Apex Town Council's intent to annex 40.72 acres project entitled New Hill
27 Commons PUD, Annexation No. 793, into the Town Corporate limits.

28 **CN3 Annexation No. 794 - Grace Christian School - 308 Thorn Hollow Drive - 63.50** 29 **acres (REF: RES-2025-024, RES-2025-025, and OTHER-2025-039)**

30 Council voted to adopt a Resolution Directing the Town Clerk to Investigate Petition
31 Received, to accept the Certificate of Sufficiency by the Town Clerk, and to adopt a
32 Resolution Setting the Date of a Public Hearing for May 27, 2025, on the Question of
33 Annexation - Apex Town Council's intent to annex 63.50 acres project entitled Grace
34 Christian School, located at 308 Thorn Hollow Drive, Annexation No. 794, into the Town
35 Corporate limits.

36 **CN4 Annexation No. 795 - Courtyards on Wimberly - Wimberly Road - 23.979 acres** 37 **(REF: RES-2025-026, RES-2025-027, and OTHER-2025-040)**

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Council voted to adopt a Resolution Directing the Town Clerk to Investigate Petition Received, to accept the Certificate of Sufficiency by the Town Clerk, and to adopt a Resolution Setting the Date of a Public Hearing for May 27, 2025, on the Question of Annexation - Apex Town Council's intent to annex 23.979 acres project entitled Courtyards on Wimberly, located on Wimberly Road, Annexation No. 795, into the Town Corporate limits.

CN5 Council Meeting Minutes - Various

Council voted to approve Meeting Minutes from the following meetings:

April 8, 2025 - Regular Town Council Meeting Minutes

April 15, 2025 - Town Council Work Session Minutes

April 22, 2025 - Regular Town Council Meeting Minutes

CN6 Encroachment Agreement - 2528 Gold Hill Court, New Hill NC (REF: CONT-2025-118)

Council voted to approve an Encroachment Agreement between the Town of Apex and property owners, Prakash Munirajulu and spouse, Nirmala Narasimha, for a concrete driveway that will encroach 112 square feet (SF) onto the Public Sanitary Sewer Easement and authorize the Town Manager, or their designee, to execute on behalf of the Town.

CN7 Multi-Year Agreement - Wake County and Town of Apex - Municipal Fire Protection - July 1, 2025 through June 30, 2028 (REF: CONT-2025-119)

Council voted to approve a multi-year agreement between the Town of Apex and Wake County, effective July 1, 2025 through June 30, 2028, to provide Fire Protection Services in the unincorporated areas of the district (Hipex District) and authorize the Town Manager, or their designee, to execute on behalf of the Town.

CN8 Ordinance Amendment - Chapter 14 Offenses and Miscellaneous Provisions, Article I - Establish Social District - Downtown Apex REF: ORD-2025-028 and PLCY-2025-006)

Council voted to adopt an ordinance establishing a Social District in Downtown Apex, effective June 07, 2025

CN9 Property Acquisition - 8421 Humie Olive Road - 1.81 acres (REF: CONT-2025-120)

Council voted to approve the acquisition of property located at 8421 Humie Olive Road in Apex, North Carolina, for a purchase price of \$437,410.00, to authorize the Town Attorney and Town Manager to make minor modifications to the Offer to Purchase and Contract not affecting the cost or acreage, and authorize the Town Manager or their designee to execute the Offer to Purchase and Contract and execute any other associated legal documents related to this acquisition.

CN10 Tax Report - March 2025 (REF: OTHER-2025-041)

Council voted to approve the Apex Tax Report dated April 10, 2025.

[UPDATES BY TOWN MANAGER]

Town Manager Vosburg gave an update on the following items:

- **Police Week** – May 11th – 17th is designated Police week and a formal proclamation will follow.
- **Memorial Day Closures** – Town Hall will be closed on May 26 in observance of Memorial Day and for more information on other Town services residents can visit the Town's website.
- **Peak Academy Attendance** – He welcomed the members of the Peak Academy attending the meeting.
- **Utility Billing Disruption** – the vendor for the utility bill printing and mailing stopped operations on Friday, and the vendor was acquired by another company. The Town is actively working with them and considering other vendors to help with the situation. Residents are encouraged to register on the eSuite portal to view bills online, this has not been affected. Residents that use paper bills can contact the Town for help accessing their billing information. There will be more updates to come as the utility billing vendor transitions move forward.

[REGULAR MEETING AGENDA]

Mayor Gilbert noted there was a request to add a Presentation 7 and to add an item for Closed Session.

A **motion** was made by **Councilmember Gantt**, seconded by **Councilmember Zegerman** to approve the Regular Meeting Agenda with the addition of Presentation 7 and an additional Closed Session item.

VOTE: UNANIMOUS (5-0)

[PRESENTATIONS]

PR1 Apex Public School Foundation - Quarterly Peak S.T.A.R. Awards - 3rd Quarter

Councilmember Mahaffey spoke about the award and partnering with the Apex Public School Foundation who help administer the award. He introduced Daine Talley from Apex Public School Foundation and asked her to speak about the foundation and to introduce the awardee.

1
2 **Ms. Talley**, Chair of the Teacher Grant Committee spoke on supporting the 19 local
3 area schools and the grant programs. She said there were 14 grants totaling nearly \$27,000
4 given out this year given from donations of local Apex Businesses and the community. She
5 said that the second program was Staff Recognition where each week they give a shout out to
6 teachers based on recommendations from the principals and once a quarter those
7 nominated teachers are evaluated against the mission to increase student engagement to
8 have inclusive programs and increase learning. She announced the winning teacher,
9 Stephanie Chase, a third-grade teacher, and gave information about Ms. Chase.

10
11 **Member Mahaffey** invited Ms. Chase up to receive the proclamation and take
12 pictures.

13
14 **Ms. Chase** said she loved her job and her team.

15
16 **PR2 Prestigious Peak Service Recognition**

17 **Mayor Gilbert** invited Tim Herman, Fire Chief, to talk about the presentation.

18
19 **Chief Herman** read about the event that took place for this proclamation. He said that
20 on March 30th, 2025, Mr. Alex Spori suffered a cardiac arrest at Pleasant Park, and he spoke
21 on all of the emergency measures that were taken to save this resident by civilians. He called
22 Assistant Chief David Dague and Captain Howard Miles to assist in recognizing the group for
23 their efforts in saving a life. He invited the Town employees who assisted to accept the award;
24 Miguel Arguello, Zachary Brown, Rachel Clark, Michaels Parker and Alyssa Williams to accept
25 the award and take pictures. He handed out a challenge coin to each.

26
27 **Mayor Gilbert** said that this is truly what Apex represents. He read the Prestigious
28 Peak Service Recognition award. He asked the Councilmembers to assist with presenting the
29 awards.

30
31
32 **PR3 Proclamation - Asian American, Native Hawaiian, and Pacific Islander Month -**
33 **May 2025 (REF: PRO-2025-020)**

34
35 **Mayor Gilbert**, along with the rest of the Town Council, read the Proclamation Asian
36 American, Native Hawaiian, and Pacific Islander Month - May 2025. He invited members of
37 the Food Lounge NCRTF; Lili Liu, Director, Raina Zhou, VP of Fundraising and Joshua Li,
38 Secretary, to accept the proclamation and take a picture.

39
40 **Lili Liu** spoke about the Food Lounge in CRTP and some background and history on
41 the organization. She spoke about donations that the organization has made to school
42 districts.

1
2 **Joshua Li** said that they were ecstatic to be here.

3
4 **Raina Zhou** said that they were very honored to be here. She said that the group
5 adopted Apex Greenway and has done fabulous work in the Town of Apex and other work.

6
7
8 **PR4 Proclamation - National Police Week and Peace Officer's Memorial Day 2025 -**
9 **Sunday May 11 through Saturday May 17, 2025 (REF: PRO-2025-021)**

10
11 **Mayor Gilbert**, along with the rest of the Town Council, read the
12 Proclamation National Police Week and Peace Officer's Memorial Day 2025 - Sunday May 11
13 through Saturday May 17, 2025. He invited all members of the Apex Police Department in
14 attendance to accept the proclamation and take pictures.

15
16 **ADDED AT THE MEETING - Proclamation - 56th Municipal Clerk's Week**

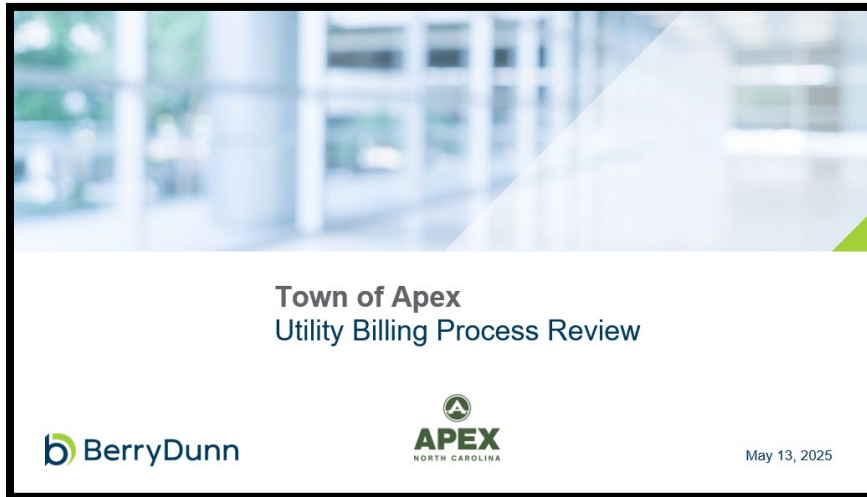
17
18 **Mayor Gilbert**, along with the rest of the Town Council, read the surprise
19 Proclamation for the 56th Annual Professional Municipal Clerks Week and invited the Town
20 Clerk Allen Coleman and Deputy Town Clerk Ashley Gentry to receive the proclamation and
21 take pictures.

22
23
24 **PR5 Utility Billing Third Party Review Update**

25
26 **Town Manager Vosburg** gave information on the process of the Utility Billing and
27 invited Project Manager, Berry Dunn McNeil and Parker, LLC to give a presentation.

28 **Mr. Hedstrom** introduced Sheree Ladner and then gave the following presentation:
29

1 **[SLIDE 1]**



2
3 **[SLIDE 2]**

Objective, Approach, and Status

Objective: The objective of the engagement is to review the current utility billing processes, understand the steps taken to recover from the security incident, and conduct a simulation of billing to confirm the steps taken in recovery and to identify any significant discrepancies.

Approach: The approach includes three key phases and numerous tasks and activities. In summary:

1. Discover current state processes including tools and technologies used
2. Conduct a simulated test of processes over a three-month period to compare to actual bills generated following the security incident
3. Summarize findings and recommend actions for the Town

Status:

1. Discovery and simulations are complete, BerryDunn has begun reviewing the simulation output files, with some files in varying formats. The timeline has been impacted by Town staff availability due to operations, competing projects, turnover, and weather-related closures.
2. 50 accounts from Cycle 1 and 50 accounts from Cycle 2 have been reviewed in detail as of May 9th. Additional spot-checking is ongoing.

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4
5 **[SLIDE 3]**

Preliminary Key Findings

The following preliminary key findings have been identified based upon the review of simulation testing output files:

1. In totality, the data indicates customers did not overpay.
2. The initial review shows a total under collection for Cycle 1 in the amount of approximately \$255,000 (approx. 2.4%).
3. The initial review shows a total under collection for Cycle 2 in the amount of approximately \$45,000 (approx. 0.4%).
4. Of the 100 total accounts reviewed in Cycle 1 and Cycle 2 to-date, a single account appears to have been overbilled by \$19.05 on 145,000 gallons usage. Accounts were sampled for a cross-section.
5. It appears the source of most inquiries in a given bill was due to timing and how credits and base charges were managed in an attempt to provide relief.
6. Due to the way in which data is available, analysis is time consuming and labor intensive.

3

1 **[SLIDE 4]**

Preliminary Paths Forward

Based upon the positive customer results to-date and the significant time and labor involved in reviewing customer accounts, the following preliminary paths are recommended for consideration at this time:

- A. Proceed with a full account by account review on a rolling basis
- B. Recognize the under-collection situation and proceed with no further review
- C. Initiate an opt-in account review campaign and otherwise pause a full review
- D. Isolate high usage accounts for review and otherwise pause a full review

Additional considerations:

- 1. Paths A, C, and D above will benefit from leadership clarification related to how customers who were under-charged will be managed as well as minimal thresholds for collection/credits.
- 2. The Town has paused collections and shutoffs for a significant (and growing) time period.
- 3. The upcoming replacement utility billing system implementation is requiring Town resources.

4

2
3 **[SLIDE 5]**

BerryDunn

Questions and Discussion

6

4

5 **Town Manager Vosburg** said that just to clarify, the entire system has been analyzed
6 but the in-depth account was done on 100 accounts.

7 **Mr. Hedstrom** said that it was correct. A complete analysis was done on the system as
8 a whole, and the town had under collected. The detailed review was done on 100 accounts.

9 **Councilmember Zegerman** asked to clarify that the numbers mentioned is on the
10 entire system not the subset of 100 accounts.

11 **Mr. Hedstrom** said that was correct.

12 **Mayor Gilbert** thanked Mr. Hedstrom for moving his schedule around to be able to
13 come. He asked about the amount of time that this took, stating that it was scheduled for
14 completion on February 28th.

15 **Mr. Hedstrom** said that there were several factors but the largest was competing
16 priorities with Town Staff and their time, also leadership turnover, some weather delays and
17 fieldwork were some of the contributing factors.

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1 **Mayor Gilbert** said that he wanted the community to hear that due to some questions
2 that have been raised. He asked what the time period of analyzing the data.

3 **Ms. Ladner** said for cycle 2 it was a 2-month period and cycle 3 was a 3-month period.
4 She said that they also looked back at May and October and into last year's averages.

5 **Mayor Gilbert** said that there had been lots of questions about this. He gave
6 examples of some of the questions and would like a deeper analysis to be done. He asked if
7 the staff that was spoken to about any unusual bills.

8 **Mr. Hedstrom** said that to their knowledge they spoke to all of the staff and that they
9 did point out those questions.

10 **Mayor Gilbert** asked if they were asked specifically about noticing unusual bills.

11 **Ms. Ladner** said yes that they were asked this question.

12 **Mayor Pro Tempore Gray** asked if a scenario where there is a discrepancy in a billed
13 amount is a usual possibility on accounts with large consumption, even outside of the
14 cyberattack scenario.

15 **Mr. Hedstrom** said no, because they should have been charged 19 dollars less based
16 on their actual consumption.

17 **Mayor Pro Tempore Gray** asked if the \$255,000 was what failed to be collected.

18 **Mr. Hedstrom** said in that particular cycle, yes.

19 **Mayor Pro Tempore Gray** asked if there were other analysis done, would there be
20 additional cycles that were under collected.

21 **Mr. Hedstrom** said that there are four cycles, and one is just town accounts, one is
22 stormwater, and the other under collected by 47,000 the others are the material ones.

23 **Mayor Pro Tempore Gray** said that with \$300,000 is under collection, it was a
24 question of whether they collected it or wrote it off. He said that assuming that there are
25 residents that are not paying because they do not trust the billing system, he asked if that had
26 been accounted for.

27 **Mr. Hedstrom** said that the data would not show that.

28 **Mayor Pro Tempore Gray** asked about individual accounts to be analyzed as
29 requested.

30 **Town Manager Vosburg** said there had been internal analyzing and was separate
31 from what Mr. Hedstrom's office had done. He gave information on how many customers had
32 unpaid balances and that there would be 6,635 customers with a balance of \$10 or more,
33 and older than 120 days. He said that there are 790 customers with a balance of \$1,000. He
34 said there is a timeliness to getting back on track, and they can look at working on payment
35 plans for people.

36 **Mayor Pro Tempore Gray** said communicating with those folks and explaining the
37 analysis to try to offer a repayment plan.

38 **Councilmember Killingsworth** suggested asking for information from the Town
39 Attorney.

40 **Councilmember Zegerman** said that he agreed about getting advice from the Town
41 Attorney and considering a collection process for significant outstanding balances.

1 **Town Manager Vosburg** clarified unbilled and uncollected. He said unbilled was an
2 issue from the Cybersecurity incident, and uncollected was what people had chosen not to
3 pay since the pause.

4 **Councilmember Mahaffey** said that the question is if they have an obligation to send
5 them the bill for the unbilled portion. He said that there is \$300k of unbilled and some are in
6 the millions.

7 **Town Manager Vosburg** said that as best practice there should be communication
8 with those individuals and then go through the normal established process of a payment plan
9 and then look at collections and cut-offs.

10
11 A **motion** was made by **Councilmember Killingsworth**, seconded by
12 **Councilmember Mahaffey** to enter into Closed Session to consult with the Town Attorney.

13 **VOTE: UNANIMOUS (5-0)**

14 Council moved to closed session at **6:59 p.m.**

15
16 Council returned to open session **7:11 p.m.**

17
18 **Councilmember Killingsworth** said she recommended that the Council go for
19 Option C and initiate an opt-in detailed review of accounts, with the understanding that this
20 may make some accounts pay more after review, since most accounts were found to have
21 been underbilled.

22 **Mayor Gilbert** asked if the information could be sent out to the community to receive
23 feedback and then bring this item back to another meeting to make the decision.

24 **Councilmember Zegerman** asked what the Council's hope was to gain and then
25 what is done with the feedback.

26 **Mayor Gilbert** said it was important to get feedback from the community on such an
27 impactful event.

28 **Councilmember Zegerman** said that this was a voluntary option, so it wouldn't
29 impact everyone.

30 **Mayor Gilbert** said that there could be missing information that hasn't been
31 discussed in this meeting, and that it doesn't hurt to listen to the community.

32 **Councilmember Gantt** said that he supported the opt in recommendation.

33 **Councilmember Zegerman** said that Council has heard a lot from the community
34 throughout this process, and there is an offer to opt-in and not forcing anything on the
35 community. He said that the implication that the Council is not listening to the community is
36 inaccurate.

37 **Mayor Gilbert** said he is basing this off of feedback he receives from the community.

38 **Mayor Pro Tempore Gray** asked BerryDunn what the timeline was for Council to
39 decide on the options.

1 **Mr. Hedstrom** said that they do not have a preference. He said that they were hired
2 with the plan of option A, but wanted to know if that was the direction Council wanted to
3 continue pursuing following this update.

4
5 A **motion** was made by **Councilmember Killingsworth**, seconded by
6 **Councilmember Gantt** recommending option C to initiate an opt-in account review
7 campaign.

8
9 **VOTE: UNANIMOUS (4-1), with Councilmember Mahaffey dissenting.**

10
11 **Councilmember Gantt** asked if a decision was needed about the collection process.
12 **Town Manager Vosburg** said that the "opt-in" option will move forward and then
13 unless Council directs for a pause then communication will begin for those who have
14 balances about potential payment plans.

15 **Mayor Gilbert** recommended for the staff to give a weekly update to the community
16 about what is happening with the utility billing.

17 **Councilmember Mahaffey** asked could it be disclosed how the "opt-in" option would
18 Work, and that it may change the amount of money owed.

19 **Councilmember Killingsworth** said that was what she had suggested.

20 **Councilmember Zegerman** said that as soon as it is determined that someone owes,
21 then it becomes a balance due, and collection would begin and this should be disclosed.

22 **Town Manager Vosburg** asked that Council give guidance on the timeframe for the
23 community to opt-in.

24 **Deputy Town Manager Purvis** said there isn't an issue with who wants to opt-in it is a
25 matter of signing up to generate a list, but the challenge is the time it takes to do the analysis
26 depending on how many opt-in.

27 **Town Manager Vosburg** said that within a week they could have the communication
28 out and the process set up with the forms loaded. He said then there would be a couple of
29 weeks after that.

30 **Councilmember Gantt** said that it would be a spike of people opting in and then fade
31 away.

32 **Town Manager Vosburg** said that then those finding out may opt in at the end of the
33 process.

34 **Mayor Pro Tempore Gray** said that part of communication about the opt-in would be
35 to let the community know that the Town has under collected and explain what that means.
36 He said a week is a tight turn around and may not give the community enough time.

37 **Mayor Gilbert** said that it seemed like a lot of decisions to be made.

38 **Town Manager Vosburg** clarified that the week's timeframe was to get the forms set
39 up and accessible and then there would be a timeframe for residents to opt-in and then
40 revisit the timeframe to see how many are coming in.

41 **Councilmember Mahaffey** asked BerryDunn if there was any other information from
42 the analysis that was available to look at.

1 **Mr. Hedstrom** said that there is a planned full summary report, this was a midpoint
2 update.

3 **Councilmember Mahaffey** said that on the form said that there should be two levels
4 of questions. He said that that it needs to be clear if there is another amount on the bill then
5 that is the amount that will be used. He said there should be a thorough explanation of the
6 under-billing and what this is derived from.

7 **Councilmember Killingsworth** suggested that the timeframe should be 30 to 60
8 days.

9 **Councilmember Gantt** asked if the collection would be tied to the timeframe.

10 **Town Manager Vosburg** said that it would be tied to the timeframe and a collection
11 plan would begin at that time.

12 **Councilmember Mahaffey** said that he would like to review the verbiage that the
13 Town would explain and the format doesn't raise further questions.

14 **Mayor Pro Tempore Gray** said that the final report should be digestible and the
15 under collection should be shown why and how.

16 **Councilmember Gantt** said that there may be an interim report that explains this.

17 **Mr. Hedstrom** said that the two primary deliverables was intended to be a full
18 simulation and then a report of the findings so that this will not happen again. He said that in
19 this case there will not be a full simulation but will do the report to see where the root causes
20 are and how to prevent this from happening again.

21 **Mayor Gilbert** thanked Mr. Hedstrom for being at the meeting and providing this
22 information.

23
24
25 **PR6 Wake Transit Plan Update, Draft Investment Strategy and Phase III Engagement**

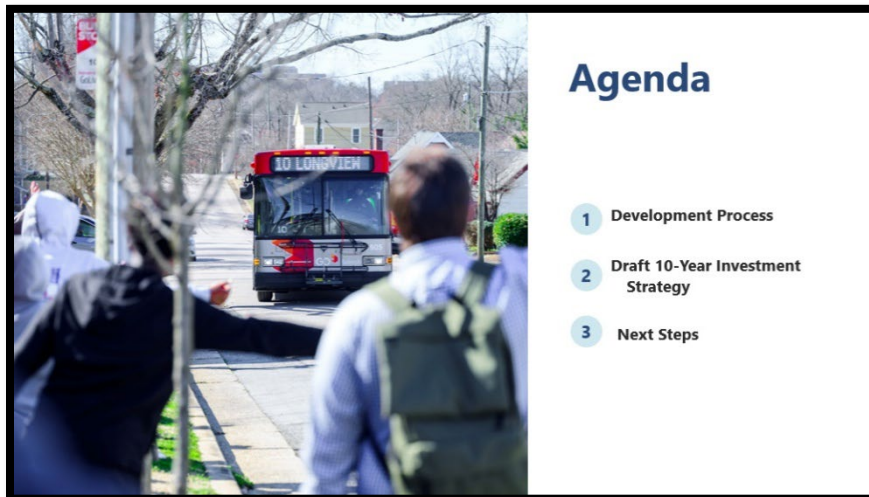
26
27 **Katie Schwing**, Senior Planner - Long Range Transit introduced Benjamin Howell,
28 with CAMPO, AICP, Transit Program Manager, Wake County. He gave an update on the draft
29 plan and the following presentation:

1 **[SLIDE 1]**



2

3 **[SLIDE 2]**

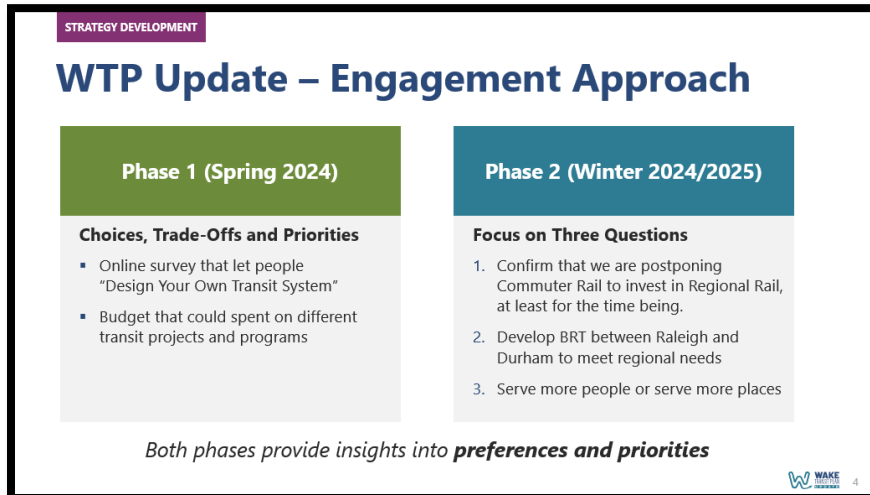


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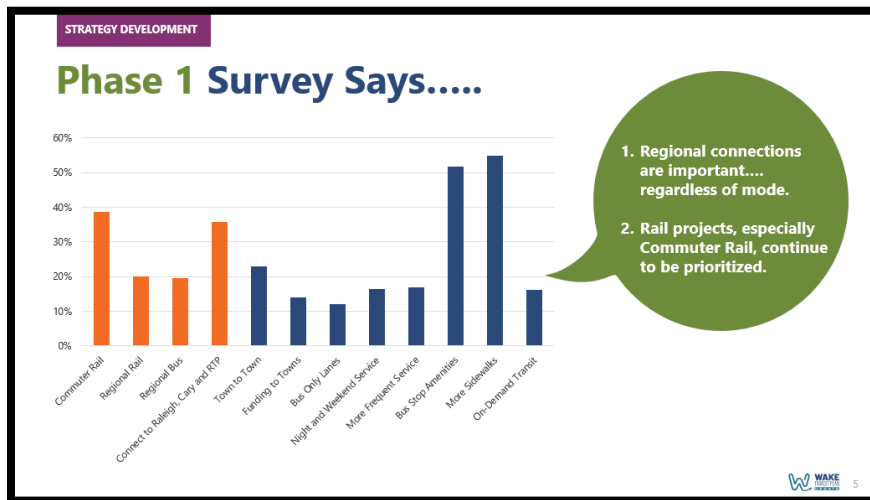
1 [SLIDE 3]



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3 [SLIDE 4]

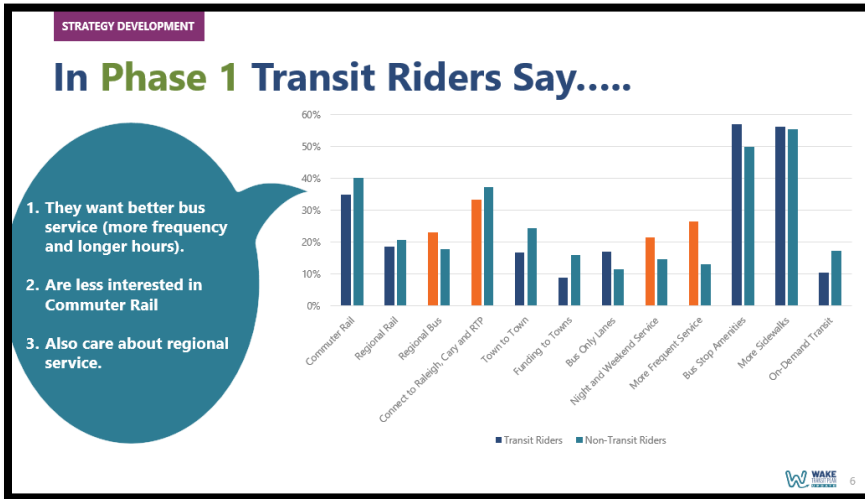


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5 [SLIDE 5]



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1 [SLIDE 6]



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3 [SLIDE 7]

STRATEGY DEVELOPMENT

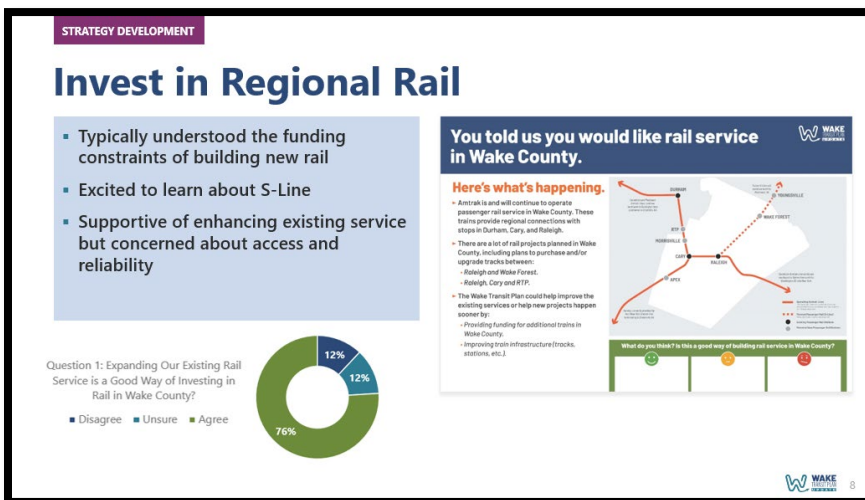
Phase 2 Approach and Activities

- Online Survey**
 - 3 questions plus demographics
- 24 Pop-up Outreach Events**
 - 5 Local Partner Presentations
- Advertisements:**
 - Social Media
 - Qué Pasa Media
 - Rider App Push
- 4 Focus Groups Meetings:**
 - Mobility/Human Service Providers
 - ADA
 - Educational Institutions
 - Transit Riders
- Stakeholder Outreach and Leveraged Engagement**

WAKE TRANSIT

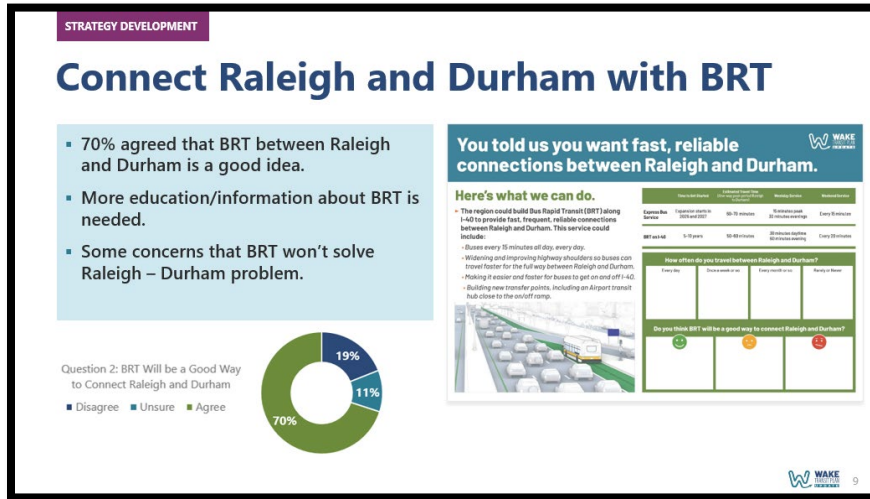
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5 [SLIDE 8]



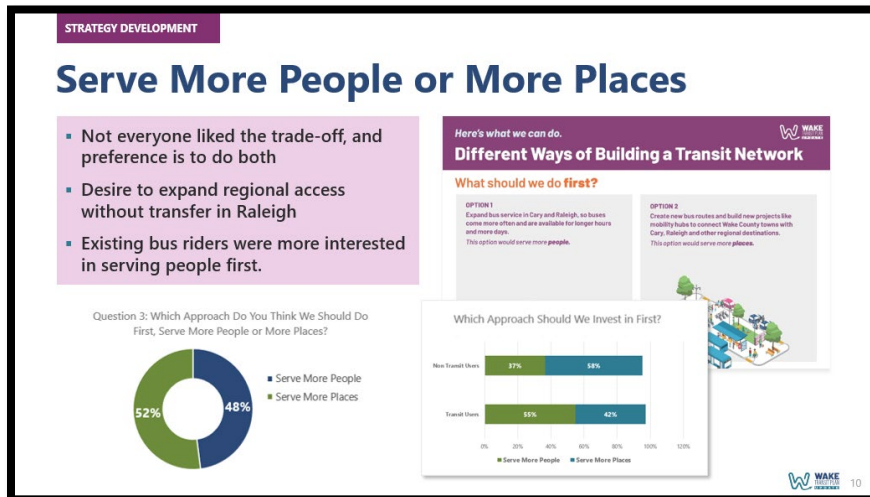
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1 [SLIDE 9]



2

3 [SLIDE 10]



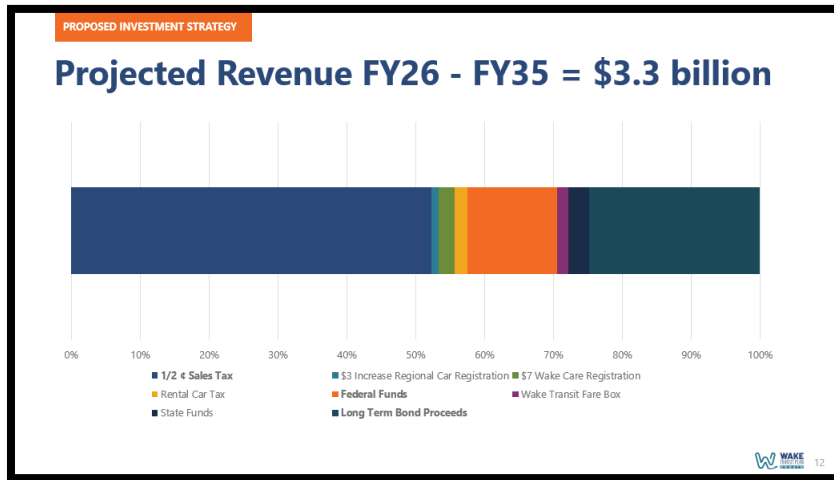
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5 [SLIDE 11]

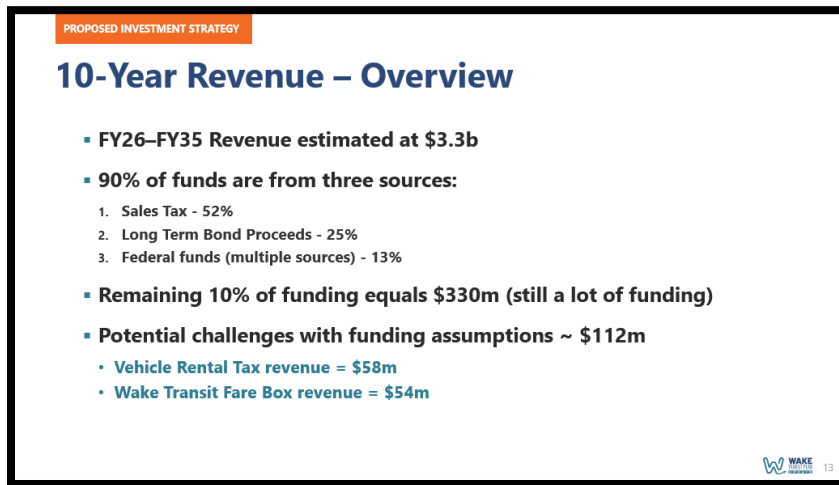


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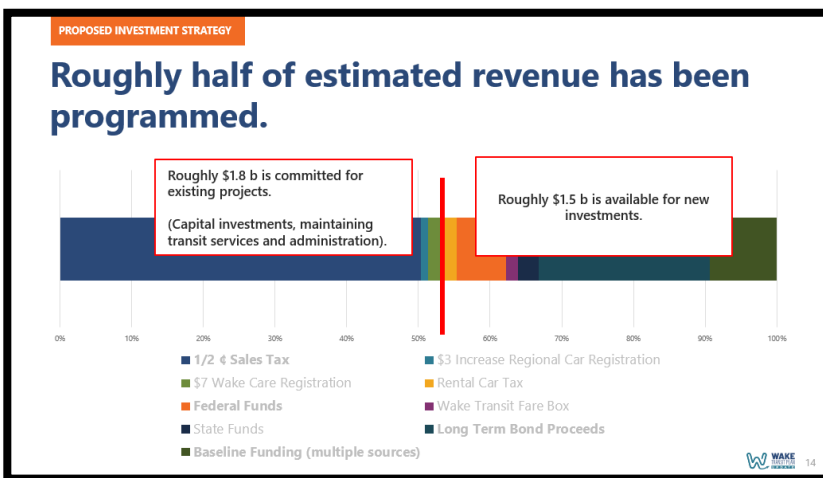
1 **[SLIDE 12]**



2
3 **[SLIDE 13]**



4
5 **[SLIDE 14]**



1 [SLIDE 15]

PROPOSED INVESTMENT STRATEGY

Developing the Investment Strategy

1. **Identify Transit Priorities** (community, stakeholders, Wake Transit Plan team)
2. **Use Priorities to Select Projects, Programs and Services**
3. **Estimate Costs and Confirm Revenues**
 - Align revenues and spending and adhere to agreed financial management guidelines
4. **Draft 2035 Investment Strategy**
 - Share projects, programs and services (lists and maps)
 - Investment strategy type of investment (spending breakdown)
5. **Outcomes and Expected Results**

WAKE TRANSIT PLAN 15

2
3 [SLIDE 16]

PROPOSED INVESTMENT STRATEGY

Wake Transit Plan Investment Strategy

- Proposed Investment strategy = \$3.3 billion (includes debt funding)
- Estimated revenues = \$3.3 billion (with VRT and Fares)

WAKE TRANSIT PLAN 16

4
5 [SLIDE 17]

PROPOSED INVESTMENT STRATEGY

Wake Transit Plan Priorities

The diagram illustrates the process of developing investment priorities. It starts with two boxes on the left: 'Four Big Moves' (with a blue circular icon containing a white double arrow) and 'Community and Stakeholder Priorities' (with a blue circular icon containing a white Wake County logo). These two boxes are connected by a plus sign and a blue arrow pointing to a larger box on the right titled 'FY26-FY35 Investment Priorities'.

Four Big Moves

1. Connect the Region
2. Connect All Wake County Communities
3. Create Frequent, Reliable Urban Mobility
4. Enhance Access to Transit

Community and Stakeholder Priorities

1. Regional Connections
2. Comfortable Bus Stops
3. Crosswalks and Sidewalks
4. Frequent Bus Service
5. Night and Weekend service

FY26-FY35 Investment Priorities

- Invest in the Regional Network**
 - Build core BRT network, including I-40
 - Strengthen connections to Raleigh or Cary
 - Support regional rail network
 - Allocate funding for bus stops, crosswalks and sidewalks
 - Invest in Community Funding Area
- Serve More People**
 - Operate more frequent bus routes
 - Increase service levels on successful bus routes
 - Operate more bus service
- Serve More Places**
 - Regional transit infrastructure (some BRT, regional rail)
 - Strengthen connections to Raleigh or Cary
 - Invest in Community Funding Area
 - Build Community Transportation Facilities

WAKE TRANSIT PLAN 17

6
7

1 [SLIDE 21]

10-YEAR INVESTMENT STRATEGY

Connect All Communities

Wake Transit will improve existing connections between and to Wake County communities.

- Expanding local and regional bus services so there is service available all day, every day.
- Connecting every town with Cary, Raleigh and/or RTP.
- Expanding local bus routes so towns are connected to each other.
- Building at least five new community transportation hubs.

2
3 [SLIDE 22]

PROPOSED INVESTMENT STRATEGY

Invest in the Regional Network

Rail Ready Projects

- Available in annual increments (funding rolls over)
- Regional Rail Implementation Plan will be completed in June 2025
- Potential investments may include
 - Stations
 - Track Improvements
 - Increased Rail Service
 - Additional study may be needed

Implement and Expand BRT Network

- Core Network** (New Bern, Western, Southern and Northern with 2 endpoints)
- BRT Extensions** (Cary to RTP and Garner to Clayton)
- BRT Development** (I-40 Raleigh to TMH)
- BRT Next Gen** (study 5 to 6 corridors)

4
5 [SLIDE 23]

PROPOSED INVESTMENT STRATEGY

Serve More People

Expand Frequent Bus Service

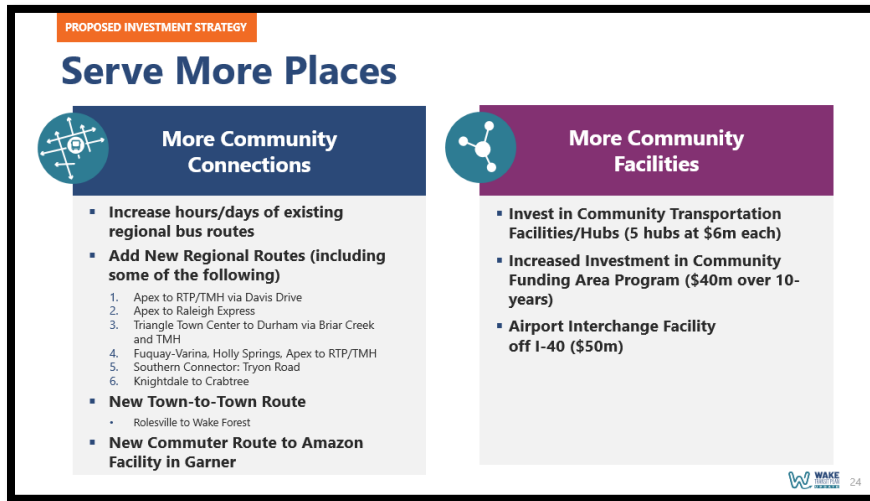
- Increase hours and days of operation for existing bus services
 - Frequent and Local Routes
- Add at least one New Frequent Route each year

Support Bus Service Investments

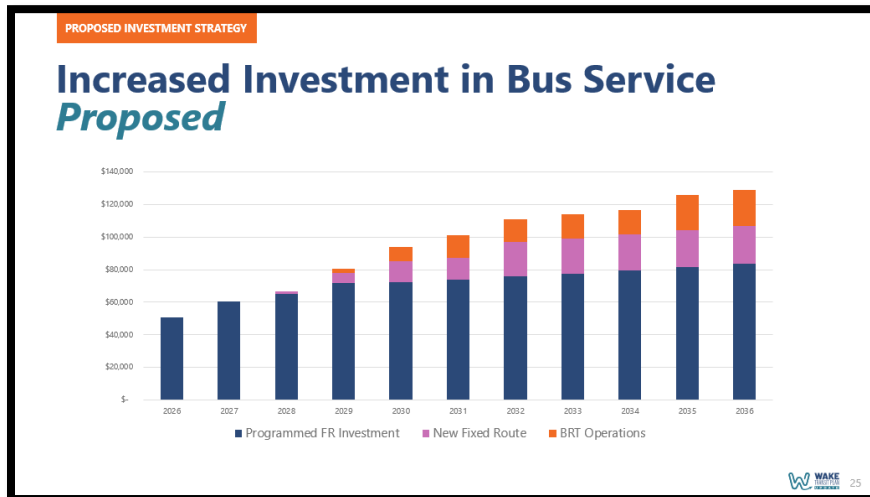
- 5% Contingency for Unanticipated projects
- 15% for ADA
- +40 Expansion Vehicles and Ongoing Replacement Vehicles
- \$3m/year Bus Stops, Sidewalks and Crosswalks
- 10 Connection Points where frequent routes intersect (\$750k per)
- Maintenance Facility Study

6
7

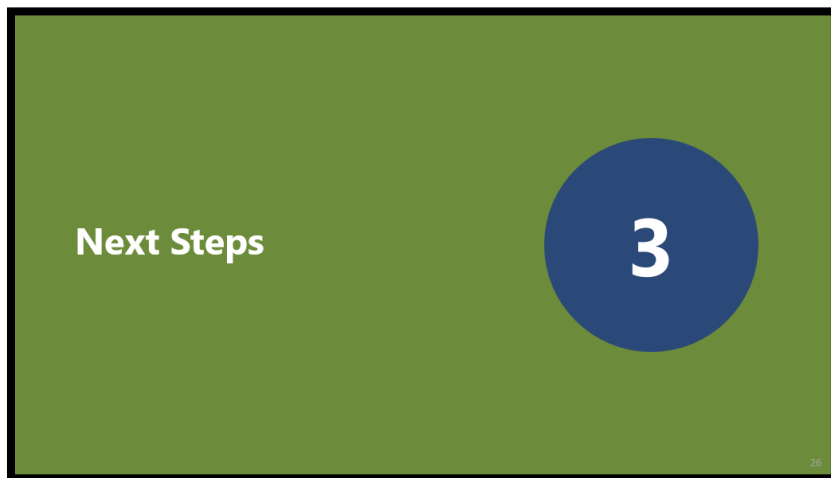
1 [SLIDE 24]



2
3 [SLIDE 25]



4
5 [SLIDE 26]

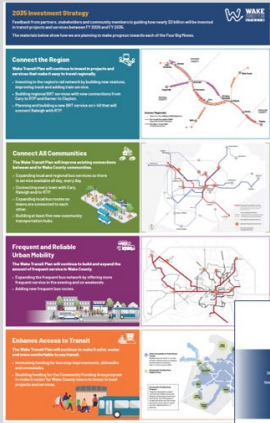


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7

1 [SLIDE 27]


NEXT STEPS			
Partner	Event Type	Date	Details
Wake Forest	Pop-Up	May 3	12- 2 PM Meeting in the Streets in Downtown Wake Forest
Apex	Pop-Up	May 3	9 – 11 AM PeakFest Downtown Apex
Wake Forest	Presentation	May 6	6 PM Wake Forest Commissioners Work Session
Raleigh	Presentation	May 8	3:30 PM Raleigh Transit Authority Meeting
Zebulon	Pop-Up	May 9	5:30 – 6:30 PM Movie Night at Five County Stadium
Cary	Pop-Up	May 10	3 PM to 5 PM Ritmo Latino Festival in Downtown Cary
Apex	Presentation	May 13	6 PM Apex Town Council Meeting
NC State	Pop-Up	May 15	7:30 to 9 AM NCSU Bike to Work Day Pit Stop
Raleigh	Pop-Up	May 15	7 to 9 AM GoRaleigh Station
Morrisville	Pop-Up	May 17	10 AM to 2 PM SpringFest in Downtown Morrisville
Rolesville	Presentation	May 20	7 PM Rolesville Town Board of Commissioners
Knightdale	Presentation	May 21	7 PM Knightdale Town Council Meeting
Durham	Pop-Up	May 22	7 to 9 AM Regional Transit Center
Holly Springs	Pop-Up	May 22	8 to 10 AM Holly Springs Farmers Market
Garner	Presentation	May 27	6 PM Garner Town Council Meeting
Wendell	Presentation	May 27	7 PM Wendell Town Board of Commissioners
Garner	Pop-Up	May 31	11 AM to 1 PM Southeast Regional Library

2
3 [SLIDE 28]



Encourage your network to review the Investment Strategy and Supplemental Documents and provide comments on the website!

www.publicinput.com/waketransit2035

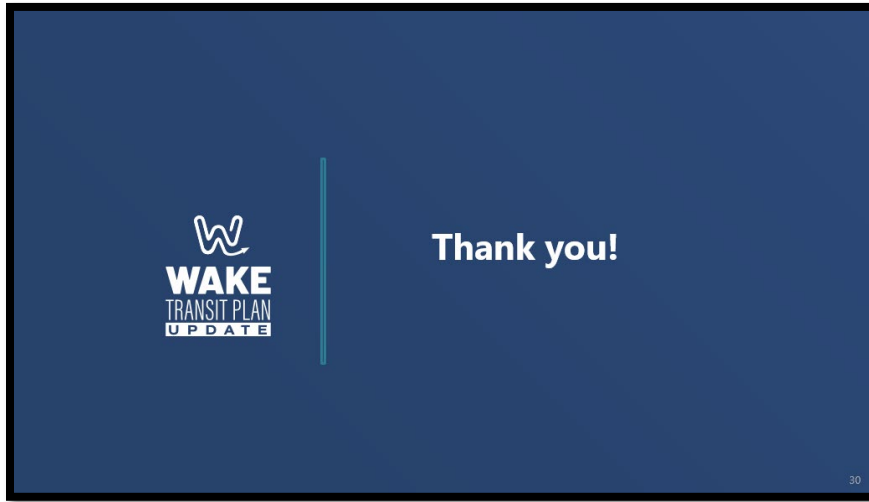


4
5 [SLIDE 29]



6

[SLIDE 30]



Mr. Howell asked if there were any questions.

Mayor Gilbert thanked him for all of the public engagement that has been done.

Councilmember Gantt asked about the feedback time and for more information on the where there are some wiggle-room and which ones would feedback matter for.

Mr. Howell said that the input on the investment strategy is important, but this could change. He said the public comments do matter, and the investment strategy is important.

Councilmember Gantt said that the plan is Wake County focused and wanted to encourage looking at the entire region including the connections between Counties.

Mr. Howell said that CAMPO has a Metropolitan Transportation plan that covers all of Wake County, Durham Count and Orange County and it lays out the larger transit vision. He said the larger visions are out there, but they need more time to figure out investing strategy. He said they are continuing to work on this with their partners.

Councilmember Zegerman said that it has been decided that rail is too expensive to retrofit, and asked how to avoid that in the future and plan better for rail.

Mr. Howell said that they have to rely on the local partners and land development patterns. He said they put those where the demands exist, but the outlying suburban communities need to look at the land uses. He said they have to be able to prove the ridership would be there to warrant the expenses.

Councilmember Gantt said that the triangle mobility hub is being moved to a location that can be accessed by a future bus line.

Councilmember Killingsworth asked if there had been any consideration about talking with D.O.T. about potential commuter rail or regional rail.

Mr. Howell said that commuter rail had been envisioned to be in the corridor, but that there have been some difficulties with the rules and regulations that made it more expensive. He said that building a new rail corridor commuter light or any kind of fixed guideway corridor would be expensive.

Councilmember Killingsworth said that the large parcels of land that NC DOT already owns and the possibility of using what we already have.

Mr. Howell said that there were discussions many years ago and it was determined then not to be feasible, but that it could be looked at it again. He said this is why the focus is on bus transit.

Mayor Gilbert thanked Mr. Howell for the presentation.

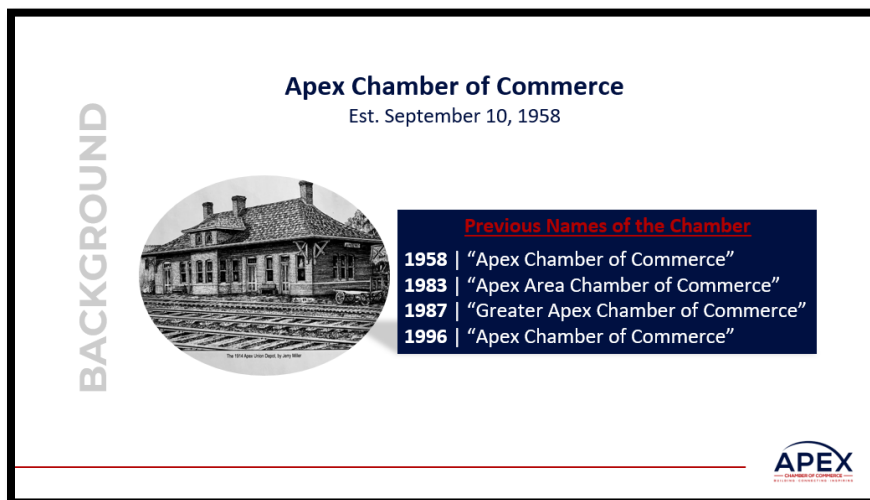
PR7 ADDED - Apex Chamber of Commerce Update

David Bohm, Executive Director, Apex Chamber of Commerce introduced himself and said that he was honored and humbled to be at this meeting. He then gave the following presentation:

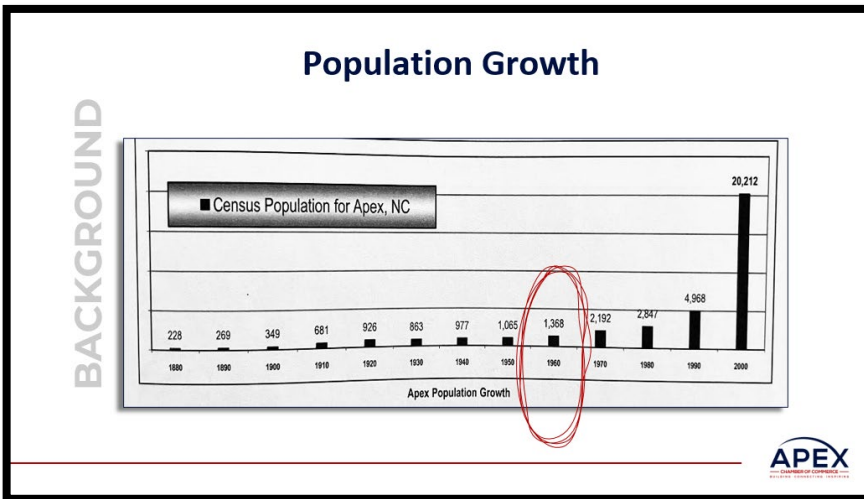
[SLIDE 1]



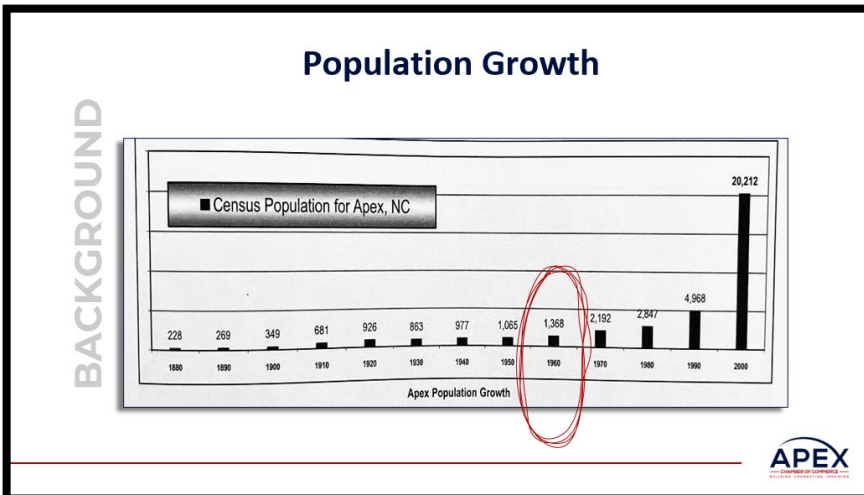
[SLIDE 2]



1 [SLIDE 3]



2
3 [SLIDE 4]



4
5
6 [SLIDE 5]

Apex Chamber of Commerce
Our Mission

MISSION

**Engage Businesses to Improve
Economic Vitality and Quality of Life
of the Apex Community**

APEX
CHAMBER OF COMMERCE
10000 WILSON ROAD, APEX, NC 27502

7

1 [SLIDE 6]

MISSION

Apex Chamber of Commerce

Our Mission

Engage Businesses to Improve
Economic Vitality and Quality of Life
of the Apex Community

APEX

CHAMBER OF COMMERCE

2

3

4 [SLIDE 7]

VALUES

Apex Chamber of Commerce

Our Values

Relational (not Transactional)
Trust / Integrity (Constantly)
Essential (FOMO)
Servant Leadership (Others First)
Welcoming (Belonging)

APEX

CHAMBER OF COMMERCE

5

6

7 [SLIDE 8]

VALUES

Apex Chamber of Commerce

Our Values

Relational (not Transactional)
Trust / Integrity (Constantly)
Essential (FOMO)
Servant Leadership (Others First)
Welcoming (Belonging)

APEX

CHAMBER OF COMMERCE

8

1 [SLIDE 9]

ADMINISTRATION

Apex Chamber of Commerce

What We Are

- Convenor, Catalyst, Champion for the Business Community
- Organized as 501(c)(6) nonprofit (Trade Association)



2
3 [SLIDE 10]

ADMINISTRATION

Apex Chamber of Commerce

What We Are Not

- Charitable nonprofit 501(c)(3)
- Convention Center
- Visitor Center
- Historical Society
- Museum



4
5
6 [SLIDE 11]

BOARD OF DIRECTORS



Sean Hayes



Maria Litzinger



Todd Neal



Karen Atiles



Skeet Woolard



Kelli Bass



Chris Goins



Morgen McVane



Tim Brent



Melissa Ragan



Cheryl Byrne



Jeff Hastings

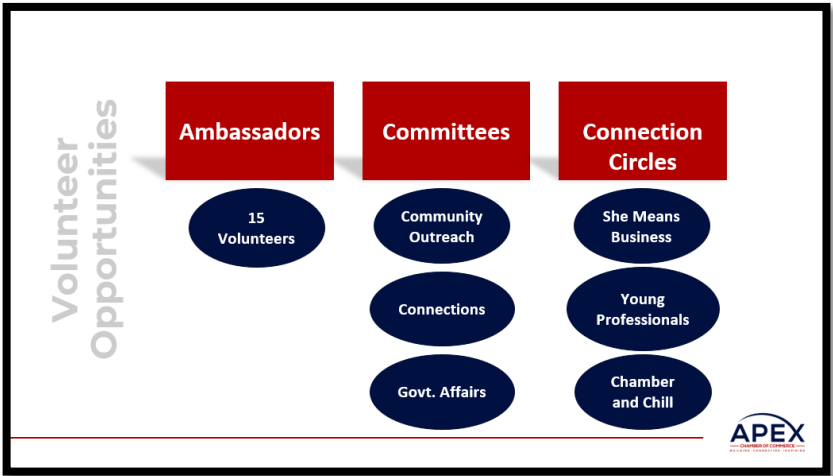


Bekki Bennett



Louanne Caspar

[SLIDE 12]



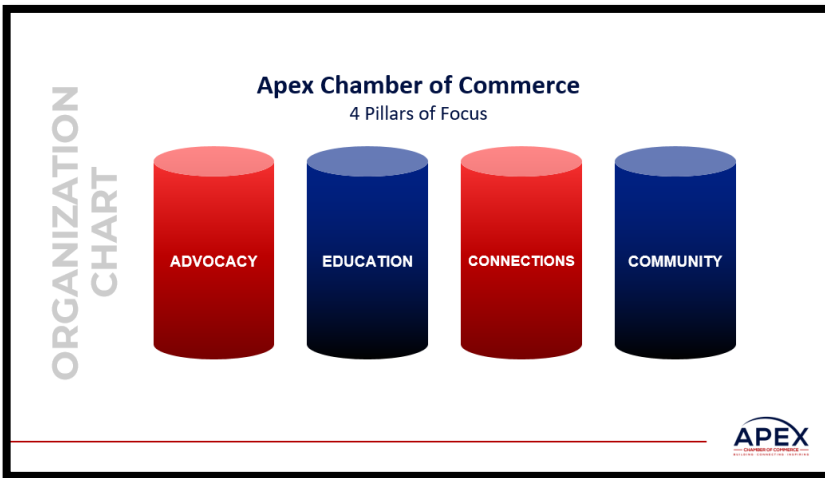
[SLIDE 13]

This slide introduces the staff members. On the left, four circular headshots are arranged in a 2x2 grid, each with a name and title below it: Amy Bishop (Member Engagement Manager), Kirstie Spivey (Connection Coordinator), Elka Anstey (Event and Communication Specialist), and Karen Gibbons (Office Administrator). On the right, a larger circular headshot of David Bohm is shown with the title "Executive Director" below it. A red banner at the bottom right contains the word "Staff" in white.

[SLIDE 14]

The slide is titled "Revenue Resources" at the top. On the left, the word "Finances" is written vertically. In the center, a dark blue box contains a numbered list: 1. Voluntary Dues, 2. Sponsorships, and 3. Ticketed Programming. The APEX logo is in the bottom right corner.

1 **[SLIDE 15]**



2
3 **[SLIDE 16]**



4
5

1 [SLIDE 17]

Get Involved

How Can You Get Involved?

1. Sign Up, Show Up, Follow Up
2. Soak Up – Learn from Others
3. Speak Up – Share with Others
4. Team Up – Collaborate with Others

APEX
CHAMBER OF COMMERCE
BUILDING. CORRECTING. INSPIRING.

2
3 [SLIDE 18]



4
5 [SLIDE 19]

Thank you!

APEX
CHAMBER OF COMMERCE
BUILDING. CORRECTING. INSPIRING.

6

1 **Mr. Bohm** said he would be happy to answer any questions.

2 **Mayor Gilbert** thanked Mr. Bohm and asked if there were any questions.

3 **Councilmember Zegerman** asked Mr. Bohm to describe the health of businesses in
4 Apex and if there was any data on the overall direction for Apex businesses.

5 **Mr. Bohm** said that they were not equipped to track that sort of data. He said
6 anecdotally that it ebbs and flows but overall, the health of the community and Wake County
7 in general looks strong.

8 **Councilmember Mahaffey** thanked Mr. Bohm for all of the events that they put on for
9 Apex.

10 **Mr. Bohm** thanked Councilmember Mahaffey for being the liaison for the Chamber.

11
12 **[PUBLIC FORUM]**

13
14 **Mayor Gilbert** moved to the Public Forum and invited the first speaker up.

15
16 First to speak was **Elizabeth Stitt** at 3113 Friendship Road:
17

18 "Mayor and Town Council, good evening. So, this is my fourth year following the
19 Town's development of the budget, and each year I keep learning and I was watching the
20 work session you had the other day and saw that while we went into this last fiscal year with a
21 balanced budget, the Town's revenues had increased by 3.17%, which is roughly, if I did my
22 math correctly, an extra \$3.7 million. That would suggest that maybe the tax rates from last
23 year might have been a little overshot, a little bit. So, it got me thinking, it's like, wow, if we
24 had saved that \$3.7 million, what could the community have done with that? Or if you held on
25 to the \$3.7 million, what could you do with that, plus if you saved money at the same time?
26 So, I put a list together of a couple of things that I thought, well, maybe these would be areas
27 where we could save money. So, the town hired a lobbyist to get more funding from the
28 State, but in other communities, the town council actually works. So, I was thinking maybe we
29 could save money on a lobbyist. Then I saw recently the town is looking for a search firm to
30 help recruit a Finance Director. Perhaps our HR department in Apex could find the finance
31 director. After all, if we're the 10th largest and "Peak of Good Living," we should be able to
32 find candidates. Then I looked at the Saunders parking lot. I think there were a lot of
33 opportunities, including private development money, that could have done that for the Town
34 instead of the taxpayers' dollars. Then so far this year the town has filed 14 lawsuits per
35 eCourts. Think about all the legal fees, maybe that was an opportunity to work with those
36 property owners a little bit more instead of paying attorney fees. Then, on tonight's consent
37 agenda, consent agenda number nine, where the town is buying 8421 Humie Olive Road,
38 1.81 acres adjacent to 24 acres that the Town already owns, just to expand a potential park. I
39 give you all of these because I have a lot of people reaching out to me, really desperate
40 about how Apex has become unaffordable and I listened to your entire workshop where you
41 guys talked about maybe saving this fire truck and cutting this and cutting that, but none of

1 these things made it on the list. So, I just offer it up as some additional suggestions that
2 maybe these things could be the things that help make Apex a little more affordable. Thank
3 you."

4 **Mayor Gilbert** thanked Ms. Stitt and called the next speaker.

5
6 Next speaker was **Phil Welch** of 1471 Big Leaf Loop:
7

8 "Good evening, Mayor, Councilmembers, staff, and members of the public. My name
9 is Phil Welch. I live at 1471 Big Leaf Loop in Apex. I'd like to recognize the people that are
10 here with me. I have four people. I'm sure you've heard me say a number of times before that
11 I'm concerned about the lack of affordable housing choices in Apex. That kind of goes along
12 with what Elizabeth was just talking about. I believe solving this problem requires that elected
13 officials, town staff, and community members work together to increase housing choices
14 here. I'm kind of changing the focus from affordable housing to housing choices because I
15 think that's more personal. That has more to do with people's choices. There's a critical need
16 for more housing choices that are affordable to our lower income households, that means
17 households with annual incomes less than \$30,000, and also up to 80% of the area median
18 income, which is somewhere between \$80,000 and \$100,000 for a family of four. I want to
19 illustrate this critical need with a story of a senior that I met last month. It was a widow in her
20 mid-80s who was referred to me by a friend. I'll call her Alice to protect her privacy. After her
21 husband passed away in California last year, her son, who lives in this area, encouraged her
22 to sell her home and belongings and move out and live with him and his family. So, she left
23 her family and friends on the West Coast and moved in with her son's family. Last month, her
24 son and daughter-in-law said that they were going to be moving to New Jersey, and they
25 invited Alice to move along with them. However, Alice really resisted that because she had
26 spent a lot of time in the last year setting up all of her doctors, also, she found friends at the
27 Apex Senior Center. When I talked to her, she was trying to decide between staying here,
28 moving to New Jersey, and moving back to California. She wanted to stay here but was
29 struggling to find an apartment she could afford or even a room to rent without having to
30 supplement her income by taking a part-time job, for a woman in her mid-80s. I gave Alice
31 some information from a church friend who had looked last year for a roommate to share
32 expenses in a rental house. My friend had used Nextdoor and found that that was the best
33 way to find potential roommates, and I suggested to Alice that she might want to consider
34 Nextdoor. As we parted, Alice said she was leaning toward moving back to California
35 because she couldn't find housing here that she could afford. I think of California as being a
36 pretty expensive place to have housing. The point of the story is that our senior neighbors
37 here have very limited choices of homes they can afford. They're forced to choose between
38 paying 50% or more of their income for housing or moving out of Apex to another county or
39 to another State. I hope you agree that our beloved seniors need more housing choices and
40 a little less stress. Next, I'll turn to some recent housing statistics which highlight the need for

1 additional funding to fill the gap in affordable housing choices for our lower income
2 residents. A housing assessment conducted at the Council work session revealed some
3 needs: about 13,100 new units to keep up with growth. This growth does not include at least
4 4,500 Apex residents who were paying 30% or more of their household income for housing
5 in 2023. So, if only a third of the projected 13,100 new homes are for households making up
6 to 80% of AMI, then Apex needs to provide approximately 440 affordable housing choices
7 each year over the next 10 years. To do this, Apex must set annual objectives to meet these
8 targets before the land available to achieve this disappears. We're calling on you, our Apex
9 leaders, to set aside additional funding for affordable housing choices for the 2025 to 2026
10 budget. Please ensure that funding is dedicated to preserving our naturally occurring
11 affordable homes and building more rental homes. Monthly housing expenses for these
12 homes must be affordable to a range of households, including those making up to 30% of
13 AMI, up to 50%, and up to 80%. For example, we need more revenue in the Affordable
14 Housing Fund to initiate more mixed-income, mixed-use housing developments, such as the
15 proposal for the Town's recent purchase of land on South Street. That's why we recommend
16 not charging housing staff expenses to the Affordable Housing Fund. We also recommend
17 raising the current penny tax for the Affordable Housing Fund back to the penny and a half
18 that was instituted right after the unanimous approval of our 2021 Affordable Housing Plan.
19 We realize that not all of the funding previously allocated to the Affordable Housing Fund has
20 been used. However, with the objective of 440 new affordable housing choices each year,
21 this fund will need to accumulate annually to have an adequate source of funds for new
22 housing development and to support the expanded Apex Cares program, including more
23 extensive outreach. Please consider increasing the funding for more housing choices for our
24 lower income households and essential workers while we still can make a difference. We say
25 that Apex is the Peak of Good Living. My question is, for whom? Hopefully it's not just for
26 higher income households moving here from other States to work in our tech businesses.
27 Should it also be for seniors and retirees like me who would like to age in place without
28 putting undue stress on their budgets? Is it for our younger adults and couples who grew up
29 here and would like to stay close to their family, friends, and all the great amenities that Apex
30 has to offer? Is it for our essential workers, including Town employees and support workers
31 for those tech businesses who provide excellent services and would love to live here with
32 their families? Our housing vision, as stated, is to welcome people of diverse backgrounds
33 and support opportunities for affordable, safe, sanitary, and quality housing that meets the
34 needs of people of all incomes, all ages, and all abilities. My fear is that if we don't take bold
35 steps now to add housing choices for our lower income neighbors and workers, we'll create
36 what I would call an economic sundown town. This means Apex would welcome essential
37 workers to serve us in various ways during the day, but at the end of the day, at sundown, we
38 would expect them to leave town because we haven't provided the housing choices, they
39 need for their families. In conclusion, as elected officials, you have the responsibility and the
40 power to make change. I ask for your leadership in this effort in four important ways: No. 1 -
41 Build socioeconomic equity into the 2025 update to our Affordable Housing Plan by ensuring
42 that those who need more housing choices are the target audience providing input for the

1 update. No. 2 - Consider affordable housing choices as a core value in all zoning, planning,
2 and policy actions. Make all decisions with this in mind, will it help or hurt in moving the
3 needle on affordable housing choices? No. 3 - Set aside additional funding to support
4 increased affordable housing choices, funding that is directly dedicated to increasing the
5 number of units affordable to households making up to 80% of area median income. No. 4 -
6 Ensure more mixed-income affordable housing, not clustering small units and affordable
7 housing in targeted neighborhoods and segregated apartment complexes. Thank you for
8 your consideration."
9

10 **Mayor Gilbert** thanked Mr. Welch and called the next speaker.
11

12 Next speaker was **Cate Vetter** of 3449 Jordan Shires Road:
13

14 "Good evening, everyone, I'm Cate Vetter, living at 3449 Jordan Shire Road in New
15 Hill. I've got questions about the water billing and the assessment that you guys did, and with
16 the meeting that you guys presented tonight, or not you guys, but Berry Dunn. You guys
17 started out the meeting talking about how the company that prints the invoices is going out
18 of business or is out of business. So now you're going to start that, and you're talking about
19 how everyone's got to opt in. So, the folks that are receiving paper bills, I'm curious how
20 they're going to receive that opt-in option if they're not going to be receiving the paper bills.
21 Please consider that when you're posting this opt-in option that you decided on. Some of the
22 other questions I had, relative to if folks are going to be opting in to go for the special
23 assessment, how do they get answers to questions that they may have before they decide to
24 opt in? And if there's going to be general Q&A, how does everyone get all their questions
25 submitted to be answered prior to the opt-in window period being closed? So, I've got lots of
26 questions. I can ask them here if you guys want to answer those. I don't know how that works,
27 So, where the third party came up with their numbers, are we going to have visibility to that
28 data so we can see what they saw, right? Is that going to be presented? Is the Town Council
29 going to be very open about that information? I'm curious how and why the per-gallon rate
30 changes so frequently. Like, just looking at my own numbers, it goes up and down. You'd
31 think the per-gallon rate would be consistent, and it's not. Why did the per-gallon rate jump
32 with the August 2024 billing? And that's in consideration that it was a double billing month.
33 That excludes that consideration, it jumped, there's a spike up, and then it goes down, and it
34 goes back up. I've got graphs of data that show this. Why are residents seeing different per-
35 gallon rates? You'd think that they would all see the same rate. We're all in the same town,
36 we're all paying the same bills, why are they different from resident to resident? I have some
37 of my neighbors who share their data, and it is different. Is there a place where we can see
38 what the actual per-gallon rate we were supposed to be billed was for that specific time, to
39 evaluate and compare? That would be nice to know. Some residents, for several consecutive
40 months, this is an abnormality, but they saw the exact same electric kilowatt hours billed.

1 That's incredibly odd, right? For somebody to have the exact same consumption month to
2 month, it's just odd. Not impossible, but very odd. Why do some residents see different
3 numbers of days on their water and electric readings? Right, typically it's the same number of
4 days for water and electricity, but some months it changed. That's again an oddity that could
5 be answered. Another odd is, why are there, or if there's any other considerations or
6 variables about the billing, which need to be considered and presented? And finally, the last
7 thing, if the problems were related to leaks, how could so many residents have leaks at the
8 same time? And how could those leaks be resolved with no action by the residents?

9 **Mayor Gilbert** thanked Ms. Vetter and called the next speaker.
10

11 Next speaker was **Dawn Cozzolino** at 3632 Bosco Road:
12

13 "I'd like to start out just to encourage you to listen tonight and to engage on best
14 practices. I think this is a really key area, and I'm a curious person. I looked into Town of Cary,
15 so I'd like to share how they prioritize tree protections and environmental stewardship. Cary
16 leads by example with fully accessible online legal notice packages that include
17 comprehensive traffic entry studies. In contrast, Apex places the burden on its residents to do
18 any leg work or discovery. Cary mandates publicly accessible tree surveys prepared by
19 certified arborists for all new developments. By comparison, Apex's development process
20 lacks clarity. Where are the tree surveys? Why is protecting our tree canopy, which is so vital
21 to public health, climate resilience, and wildlife, still not a priority here? Cary's Land
22 Development Ordinance provides strong tree protection rules, and its Community
23 Appearance Manual clearly outlines what landscaping and buffers are expected. Mass
24 grading is prohibited. Environmental standards mandate the preservation of open space,
25 champion trees, and vegetated buffers. Let me share something about champion trees,
26 because it's really quite impressive, and some of these trees are older than people in the
27 room. So, this is an example of just a 4-inch diameter of a tree. This would be something like
28 a dogwood or horticultural cherry. This is something like a hardwood—two stories. This is as
29 wide as it has to be, the trunk. Pine tree, that's not big, right? They protect those trees. But in
30 Apex, trees often stand no chance. Large-scale clear cutting is common. Developers pay fees
31 instead of preserving tree canopy. Cary backs up its policies with regular audits, required
32 replacement of protected trees, and strict fines for violations. Apex, on the other hand,
33 approved the Western Big Branch force main sewer infrastructure for a private development
34 through a forested area outside of town limits, in an aim to destroy valuable canopy, despite
35 having a treeless corridor of open space on the other side of US 1. If Cary can protect its trees
36 and enforce its rules, so can Apex. It's time for us to protect our trees."

37 **Mayor Gilbert** thanked Ms. Cozzolino.

Mayor Gilbert called for a ten (10) minute break and announced the meeting stood in recess.

Council recessed the meeting at **8:50 p.m.**

Council returned to session at **9:00 p.m.**

[NEW BUSINESS]

NB1 Apex S-Line Mobility Hub Plan Acceptance

Shannon Cox, Long Range Planning Manager, Planning Department along with **Will Letchworth**, Vice President of Transportation for McAdams gave the following presentation:

[SLIDE 1]



[SLIDE 2]

What is the S-Line

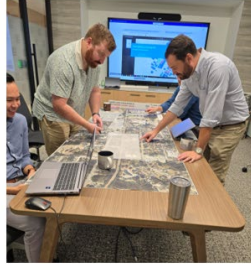
- Freight rail line that connects Richmond to Tampa
- Raleigh to Richmond (R2R) Program is progressing establishment of passenger rail service from Raleigh to Richmond
- S-Line is the backbone of a regional multimodal transportation network that is also critical for further expansion of the NC passenger rail system
- 2022 NCDOT received FTA Transit Oriented Development (TOD) study grant for station locations along the S-Line
- 2023 NCDOT received USDOT RAISE grant for development of mobility hub plans along the S-Line

A map showing the S-Line rail corridor between Raleigh, North Carolina, and Richmond, Virginia. The map includes the state boundaries of NC and VA. The rail line is shown as a blue line with orange dots representing stations. Key stations labeled include Cary, Raleigh, Wake Forest, Henderson, Rocky Mount, Wilson, Petersburg/Etnick, Staples Mill, and Richmond. Arrows indicate directions: 'To Charlotte', 'To Florida', 'To Savannah & Florida', 'To Washington, DC', 'To Charleston', and 'To Raleigh'. A legend in the bottom right corner identifies the blue line as 'S-Line (Current Freight Service)', the orange line as 'S-Line tracks removed', and the orange dots as 'Current Passenger Service Stations'.

1 **[SLIDE 3]**

Scope of Mobility Hub Feasibility Study

- Understand existing and planned future conditions
- Work with public to understand desired mobility hub elements
- Identify potential mobility hub locations
- Select preferred location
- Develop concept plans and cost estimates for preferred location
- Develop implementation and funding plan



2
3 **[SLIDE 4]**

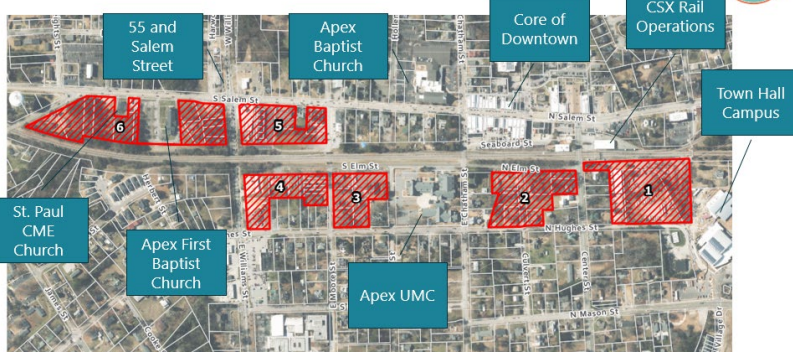
Mobility Hub Feasibility Study Timeline

- July 2023 - TOD Plan Completed
- May 2024 – Feasibility Study Begins
 - Understand current and planned future conditions
- August 2024 – Public Open House / Survey
 - Identify potential locations and select preferred location
- January 2025 – Property Owners Meeting
 - Develop mobility hub concepts and cost estimates
 - Develop implementation and funding plan
- February 2025 – Public Open House
 - Revise concepts and finalize report
- April 2025 – Planning Board Recommended Acceptance
- May 2025 – Town Council Meeting for Possible Acceptance



4
5 **[SLIDE 5]**

Potential Mobility Hub Locations



1 **[SLIDE 6]**



2
3 **[SLIDE 7]**

Four Phases

- **Phase 1** – Potential to be constructed prior to rail service. Includes improvements to existing parking lot and transit stop, pedestrian improvements along Moore Street, lighting, bicycle parking, and possible EV chargers. Includes bus layover spaces, secured restroom, safety and security measures.
- **Phase 2** – With rail service. Includes platform, additional security measures, café, restrooms, information office, and elevated crossing of railroad.
- **Phase 3** – Extension of Phase 2 with elevated crossing of E. Williams Street.
- **Phase 4** – Phase 3 Integrated within undetermined future redevelopment of block.

4
5 **[SLIDE 8]**



6

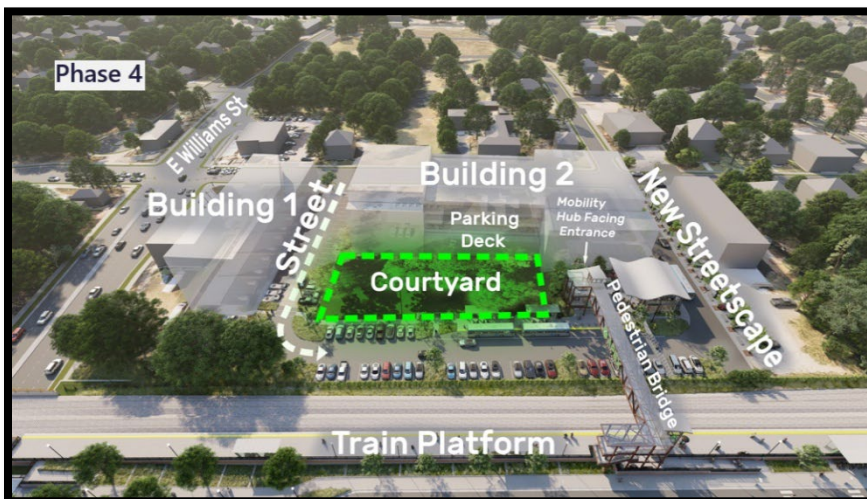
1 [SLIDE 9]



2
3 [SLIDE 10]



4
5 [SLIDE 11]




6

[SLIDE 12]


Updates Since Work Session

- April 8th – Final report completed
- April 14th – Planning Board recommended acceptance of the study
 - Desire to see green space extend to Salem Street with future development
- April 22nd – S-Line Coalition Meeting
 - NCDOT working to determine FTA Class of Action in Q2, working to complete NEPA in Q4
 - Monitoring additional USDOT funding opportunities to fund final design and construction of mobility hubs
 - Continuing coordination with NCDOT and communities



[SLIDE 13]

Thank You!



Will Letchworth, PE
Letchworth@McAdamsco.com

Mr. Letchworth asked if there were any questions.

Mayor Gilbert thanked Mr. Letchworth and Ms. Cox.

Councilmember Gantt asked if Mr. Letchworth would go over the Raise Grant in Apex and the NEPA, and asked what the status of other mobility hubs with those grants were.

Mr. Letchworth said that the Raise Grant for Apex included the feasibility study that was just gone through, the conceptual designs association that provided some environmental information regarding environmental conditions, and that it will be included in the larger environmental document that the Department is performing for all of the mobility hubs.

A **motion** was made by **Councilmember Gantt**, seconded by **Councilmember Mahaffey** to accept the Apex S-line Mobility Hub plan.

VOTE: UNANIMOUS (5-0)

NB2 Resident Advisory Board Process Updates

Town Clerk Allen Coleman said the Ordinance Amendments associated with the Resident Advisory Board updates previously provided by Council at their December Work Session would be returning on the May 27, 2025 Town Council Meeting agenda for adoption. He said most items had been addressed in previous discussed and asked for clarity on two particulars as it related to the term limits and how council wanted to account for prior years of service. He said that a few members would be impacted by the new term limit rule but that a majority of members would not see an immediate impact.

Councilmember Zegerman said his position was to implement the term limits as stated in December effective immediately including prior years of service.

Councilmember Mahaffey said he felt if this changed when somebody was in their term, they should be able to finish the current term then not be eligible for reappointment after that term expired.

Councilmember Gantt asked what the options were when this was being discussed.

Town Clerk Coleman said that he and the Deputy Town Clerk had previously presented these recommendations to all boards over the last several months. He said that board members requested that the six-year term limit start fresh once it was implemented and not count current years of service.

Councilmember Gantt asked if there was somewhere in the middle.

Town Clerk Coleman said not one that was clean as each member had a set specific term and this new limit would impact each member differently.

Councilmember Mahaffey said that there are rough edges whenever policies are changed and it was important to think of the long term impact. He said he was supportive of initiating term limits for all boards for consistency.

Mayor Pro Tempore Gray suggested that the term limit should start this December but those who would currently be limited by term would get an extra term of eligibility. He said experience and expertise were important, and the Council could choose when they wanted to see the change. He said he was not supportive of term limits in general for any office advisory in nature or otherwise.

Councilmember Killingsworth said that she believes in term limits. She said that she was in favor of counting prior years of service and not allowing Board members to be eligible for reappointment after their current term if they have already served 6 years. She said there are other boards and other ways community members can still volunteer and share their expertise.

Mayor Gilbert asked if this came from the rules committee.

Town Clerk Coleman said that it came from the December Work Session.

Mayor Gilbert asked what the goal was for term limits.

Town Clerk Coleman said to rotate new ideas. He said that there had always been term limits established for every board other than Parks and Rec. He said the Council previously modified term limits several years ago but kept a single term to three-years. He

1 said that the Board of Adjustment terms could not be modified as they were set by state
2 Statute.

3 **Councilmember Mahaffey** said that term limits were also inconsistent across the
4 boards that did have them. He said the Clerk's recommendation for term limits for all boards
5 is a good idea and he was supportive.

6 **Councilmember Zegerman** said that there were consistently more applications than
7 there are vacancies and this creates more opportunity for rotation. He said he would like to
8 see more targeted recruitment to include applicants with specific experiences and
9 backgrounds to ensure the Town's advisory boards were operating in the most effective
10 manner.

11
12 A **motion** was by **Councilmember Mahaffey**, seconded by **Councilmember**
13 **Zegerman** to establish the definition of a single term to two (2) years for all advisory boards,
14 excluding the Board of Adjustment, with a maximum of three (3) consecutive two (2) year
15 terms effective July 1, 2025, and direct the Town Clerk to count prior years of service when
16 calculating members who are eligible to continue serving.

17 **VOTE: 3-2** with **Mayor Pro Tempore Gray** and **Councilmember Gantt** dissenting.

18 **MOTION PASSED.**

19
20 **[CLOSED SESSION]**

21 A **motion** was made by **Councilmember Killingsworth**, seconded by **Mayor Pro**
22 **Tempore Gray** to enter into closed session pursuant to **NCGS §143-318.11(a)(4)** and
23 **NCGS §143-318.11(a)(5)**:

24 **VOTE: UNANIMOUS (5-0)**

25 Council entered closed session at **9:19 p.m.**

26
27 **CS1 Steve Adams, Real Estate and Utilities Acquisition Sp., Trans. and Infra. Dev.**
28 **Dept.**

29 **NCGS §143-318.11(a)(5):**

30 "To establish, or to instruct the public body's staff or negotiating agents concerning the
31 position to be taken by or on behalf of the public body in negotiating (i) the price and
32 other material terms of a contract or proposed contract for the acquisition of real
33 property by purchase, option, exchange, or lease;
34
35
36

CS2 Steve Adams, Real Estate and Utilities Acquisition Sp., Trans. and Infra. Dev. Dept.

NCGS §143-318.11(a)(5):

"To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease;

CS3 Joanna Helms, Director, Economic Development Department

NCGS §143-318.11(a)(4):

"To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment."

CS4 ADDED - Steve Adams, Real Estate and Utilities Sp., Trans. and Infra. Dev. Dept.

NCGS §143-318.11(a)(5):

"To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease;

[ADJOURNMENT]

Council returned to open session at **10:22 p.m.**

With no further business being presented by the Council, **Mayor Gilbert** adjourned the meeting at **10:23 p.m.**

Jacques K. Gilbert
Mayor

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

Submitted for approval by Town Clerk Allen Coleman and approved on_____.