

DRAFT MEETING MINUTES

**TOWN OF APEX
REGULAR TOWN COUNCIL MEETING
TUESDAY, SEPTEMBER 23, 2025
6:00 PM**

The Apex Town Council met for a Regular Town Council Meeting on Tuesday, September 23rd, 2025 at 6:00 PM 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=Y9f6NfHTR1g>

[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 and welcomed all who were in attendance and watching. He then led all in attendance to the Pledge of Allegiance. He then invited Chris Bingham from the Church of Jesus Christ of Latter-Day Saints to deliver the invocation.

Mr. Bingham led in prayer.

Mayor Gilbert thanked Mr. Bingham and moved to the Consent Agenda.

[CONSENT AGENDA]

Mayor Gilbert noted a staff request for removal of consent item CN7- Delegating Authority to Negotiate, Award, Approve, and Execute Contracts and Other Instruments. He asked Town Manager Vosburg for clarification of the transparency for the financial piece and where the money would come from for consent item 4 - Budget Ordinance Amendment No. 4 - Position Authorization Increase and Communication Services.

Town Manager Vosburg said that the FTE would be a Project Manager for projects for the Big Branch Basin and the primary funding source would be from the Water and Sewer funds and in the future, funds may be diversified.

Mayor Gilbert asked if there was a motion.

A **motion** was made by **Mayor Pro-Tempore Gray**, seconded by **Councilmember Zegerman**, to approve the Consent Agenda with the removal of consent item CN7- Delegating Authority to Negotiate, Award, Approve, and Execute Contracts and Other Instruments.

VOTE: UNANIMOUS (5-0)

CN1 Agreement Extension - All City Management, INC - Crossing Guard Services - Fiscal Year 2025-2026 (REF: CONT-2025-352)

Council voted to approve an agreement extension between the Town of Apex and All City Management Services, Inc. to provide crossing guard services through the 2025-2026 School Year, effective September 23, 2025 through June 30, 2026, and authorize the Town Manager or their designee to execute on behalf of the Town.

CN2 Agreement - TargetSolutions Learning, LLC dba Vector Solutions - Software Services for Guardian Tracking - effective until June 30, 2026 (REF: CONT-2025-353)

Council voted to approve an agreement with TargetSolutions Learning, LLC. d/ba Vector Solutions to provide software services for Guardian Tracking related to employee personnel training documentation and performance management, effective until June 30, 2026, and authorize the Town Manager, or their designee, to execute on behalf of the Town.

CN3 Agreements (2) - Wake Transit Funding Agreements - Go Apex Funding FY26 - General Operating Agreement for Bus Operations - Community Funding Area Program Wake Transit FY26 and General Capital Funding Agreement Funding Area Program for Bus Infrastructure Wake Transit Fiscal Year 2026 (REF: CONT-2025-354 and CONT-2025-355)

Council voted to approve a General Operating Agreement between Research Triangle Regional Public Transportation Authority (GoTriangle) and Capital Area Metropolitan Planning Organization (CAMPO) and the Town of Apex, effective until December 31, 2026, for Bus Operations - Community Funding Area Program Wake Transit FY 2026, and to authorize the Town Manager, or their designee, to sign on behalf of the Town.

AND

Council voted to approve a General Capital Funding Agreement between Research Triangle Regional Public Transportation Authority (GoTriangle) and Capital Area Metropolitan Planning Organization (CAMPO) and the Town of Apex, effective until December 31, 2028, for Bus Infrastructure - Community Funding Area Program Wake Transit FY 2026 and to authorize the Town Manager, or their designee, to sign on behalf of the Town.

CN4 Budget Ordinance Amendment No. 4 - Position Authorization Increase and Communication Services (REF: ORD-2025-066)

Council voted to approve Budget Ordinance Amendment No. 4 to include funds for a new position in the Town Manager's Office to facilitate major Town projects and additional funding for contracted communication services

CN5 Council Meeting Minutes - Various

Council voted to approve Meeting Minutes from the following meetings:

June 10, 2025 - Regular Town Council Meeting Minutes

August 26, 2025 - Regular Town Council Meeting Minutes

CN6 Personnel Policy Amendment - Administration of Peak Paid Time Off (PPTO) (REF: PLCY-2025-018)

Council voted to adopt an amendment to the Town's Personnel Policies related to the Administration of the Town's Peak Paid Time Off (PPTO) benefit effective October 1, 2025.

~~CN7 REMOVED Resolution - Delegating Authority to Negotiate, Award, Approve, and Execute Contracts and Other Instruments~~

This item was removed from the Consent Agenda, per Council vote.

[UPDATES BY TOWN MANAGER]

Town Manager Vosburg gave updates on the following:

Community Events & Festivals Update

- **Festa Italiana:** Successful event at Town Hall campus; well-attended.

- **Upcoming Events:**

- Explore S'mores:** Oct 5 at Apex Nature Park Amphitheater, 6-7:30 p.m.

- Latino Arts Festival:** Oct 7, 3-9 p.m.

- Apex Night Out with Touch a Truck:** Oct 7, Town Hall Campus, 4:30-7 p.m.

- Indigenous Peoples Day:** Oct 13 at Apex Nature Park, 6-7:30 PM.

- Love Local Showcase:** Oct 5, 11 AM-4 p.m., non-downtown businesses promoting local offerings.

- Apex Oktoberfest:** Oct 11 at Town Hall Campus, 12-7 p.m.

Olive Chapel Road Project Update - Per the District Engineer, all rights of entry have been obtained. Project is on track for re-opening completion by end of January.

Utility Billing Update - Charts and graphs were given to Council for information. An average of 80% of calls are being resolved at the AskApex level and the other 20% go

1 into a call log, and staff look at these. The call log total is 438 and Town Manager Vosburg
2 gave a breakdown of what these are.

3 **Councilmember Killingsworth** asked for an estimate of how much time it took for the
4 example of the individual that Town Manager Vosburg gave.

5 **Town Manager Vosburg**, said there were at least 8 staff members working in that
6 situation, and Deputy Town Manager Purvis said that there were many hours invested.

7 **Town Manager Vosburg** said it varies and some can be completed over the phone.
8 He gave a high overview of what a variance report was and how the data is gathered and
9 used. There is a trend being established for the bill amounts.

10 **Councilmember Gantt** asked if they were able to tell how seasonal difference were
11 affecting variance.

12 **Deputy Town Manager Purvis** said there wasn't enough data points to fully
13 determine, but seasonal impacts did have something to do with it.

14 **Mayor Pro-Tempore Gray** asked for a variance report showing the percentage
15 deviation to get a sense of if these variances are trends.

16 **Town Manager Vosburg** said this can be provided.

17 **Councilmember Mahaffey** asked if the variance report was from a program or a
18 vendor.

19 **Deputy Town Manager Purvis** said they work with Millsoft, the vendor, to run the
20 program and the Town is able to set the parameters to compare variances.

21 **Councilmember Mahaffey** suggested that instead of comparing household's utility
22 usage only to its own data because this can be skewed by variance in weather
23 temperatures, that there may be a comparison to the neighbors during the same period.

24 **Town Manager Vosburg** said that this would be a higher-level analysis and that they
25 are not yet but could be done during development.

26 **Mayor Gilbert** asked if the customers that are not satisfied with the corrections, being
27 tracked.

28 **Deputy Town Manager Purvis** said notes from every check and test they do is
29 documented in the system.

30 **Town Manager Vosburg** gave information on customer support calls with SEW, and
31 noted there was a very low misread number with the meter changeover.

32
33 **Town Manager Vosburg** gave the following recognition and awards:

34
35 **Budget Department** received the Distinguished Budget Presentation Award, the highest
36 form of recognition in governmental budgeting. He invited staff for introductions and
37 pictures. He introduced the new Budget Director, Jessica Hoffman. Ms. Hoffman
38 introduced some of the Budget Department's staff.

39
40 **Parks, Recreation & Cultural Resources** received the 2025 Outstanding Parks &
41 Recreation Department Award by UTSA NC and this honor recognizes Parks and

1 Recreation's incredible contributions to tennis in North Carolina. The award ceremony will
2 be presented at a ceremony in Greensboro, September 27th.

3
4 **Water Resources Department** received the Spring 2025 Flood Resiliency Grant of \$1.4
5 million with no match required for the Beaver Creek Nature Park Stream and Flood Plane
6 Restoration.

7
8 **TM1 Special Presentation of Recent Awards received by the Apex Electric Utilities**
9 **Department and Proclamation - Public Power Week - Sunday, October 5 through**
10 **Saturday, October 11, 2025 (REF: PRO-2025-038) and:**

11
12 **Town Manager Vosburg** presented multiple awards and proclamation to the Apex
13 Electric Department.

14
15 **Public Power Award of Excellence (Electric Cities)** - This is for four areas of the
16 ElectriCities Strategic Plan: future focused, strengthening Public Power, providing
17 Superior Power and Supporting People.

18
19 He also presented the **American Public Power Association Certificate of Excellence**
20 **and Reliability** and the **Municipal Electric Safety Award** for no lost workday cases

21
22 **Ken Weatherman** said he was very proud of the team and their work, and thanked
23 everyone for their support.

24
25 **Mayor Gilbert** invited Town Council, read the Proclamation for Public Power Week
26 together. Staff were invited for pictures.

27
28 **Mayor Gilbert** moved to Presentations.

29
30
31 **[PRESENTATIONS]**

32
33 **PR1 Proclamation - Apex Prisoner of War and Missing-In-Action (POW/MIA) Day of**
34 **Honor - Friday, September 26, 2025 (REF: PRO-2025-034)**

35
36 **Mayor Gilbert** along with the Town Council, read Proclamation for Apex Prisoner of
37 War and Missing-In-Action (POW/MIA) Day of Honor 2025. He invited Lee Harris, Mike Sayers,
38 Phil Prinzi, Barry Bloch, Dennis Schmidt, Jim Speidel, and Sandra Edens to accept the
39 proclamation and take pictures.

40 **Lee Harris** thanked the Mayor, Council Members and Apex for the patriotism and
41 support. He spoke on the reminder to all to spare no effort to secure the release of any

American prisoners and to look for repatriation of any of the remains of our lost fellow soldiers.

PR2 Proclamation - Fire Prevention Week - Sunday, October 5 through Saturday, October 11, 2025 (REF: PRO-2025-035)

Mayor Gilbert introduced "Sparky" and invited him into the meeting. Mayor Gilbert along with the Town Council, read the Proclamation for Fire Prevention Week 2025. He invited up "Sparky" the mascot, Community Risk Reduction Coordinator, Courtney Butler, Fire Chief, Tim Herman and members of the Apex Fire Department to receive the proclamation and take pictures.

Ms. Butler said that this Fire Prevention Week was about lithium batteries and how to stay safe. She spoke on lithium-ION battery safety and presented a video.

PR3 Proclamation - Hindu Heritage Month 2025 - October 2025 (REF: PRO-2025-036)

Mayor Gilbert along with the Town Council, read the Proclamation for Hindu Heritage Month 2025. He then invited Prashant Agarwal and other members of Hindu Swayamsevak Sangh to receive the proclamation and take pictures.

Mr. Agarwal thanked Apex for the proclamation. He said that there is a commitment to partnering with Apex and to leave a positive impact through cultural exchange and community engagement by working together to make a better Apex.

PR4 Proclamation - Indigenous Peoples Day 2025 - Monday, October 13, 2025 (REF: PRO-2025-037)

Mayor Gilbert along with the Town Council, read the Proclamation for Indigenous Peoples Day 2025. He invited Jesalyn Keziah, JD Freeman and members of the Triangle Native American Society to receive the proclamation and take pictures.

Ms. Keziah thanked everyone and invited all to come to Indigenous People's Day and thanked Apex for being an amazing partner hosting Indigenous People's Day for many years.

Mr. Freeman, a member of the Lumbee Tribe, thanked Apex for supporting the Indigenous People's Day event and invited people to come out for singers, dancers and food.

Mayor Gilbert moved to the Regular Meeting agenda.

[REGULAR MEETING AGENDA]

1 **Mayor Gilbert** asked if there were any recommended changes and asked if there was
2 a motion to approve to set the Regular Agenda.

3
4 A **motion** was made by **Councilmember Gantt**, seconded by **Councilmember**
5 **Zegerman** to adopted the Regular Meeting Agenda, as presented.

6
7 **VOTE: UNANIMOUS (5-0)**

8
9 **[PUBLIC FORUM]**

10
11 **Mayor Gilbert** opened up Public Forum and called the first speaker.

12
13 First to speak was **Ralph Ripper** at 3418 Jordan Shires Drive:

14
15 "I appreciate the opportunity to talk to you guys today about the Data Center proposal
16 in New Hill. I'd also like to take time to thank you for setting up the all-day workshop on
17 January 22nd with the Planning Department and the Council to discuss planning for data
18 centers and I'd like to thank you also for identifying that a sound expert needs to be hired to
19 improve the town's noise ordinance. You guys are listening to us, and we appreciate it, and
20 we'll pass that on. I'm a fire captain in Raleigh. I have over 30 years of experience, and I'd like
21 to share my concerns with building a data center the size of the one proposed by the Natelli
22 Group in what's currently a primary residential area. I'd like to talk about the nature of the
23 development within two miles of the residential areas, within that circle of two miles, it is
24 almost all residential currently. The size of the project will stretch resources including water,
25 power, and emergency response services. There is potential for environmental, sound, and
26 noise pollution, and there's potential for an environmental disaster. It's low rate, but it's high
27 risk. The residents in this area fought and lost some years ago when the water reclamation
28 facility was built. So, we know what we're up against, and we know that we may not be able to
29 keep this from happening. So, we are asking for the size and the scope of this project to be
30 considered, and for the use of the equipment that will lead to pollution and possible
31 environmental disaster to be considered. If Apex becomes a household name in America due
32 to a disaster, that will be the end of the Peak of Good Living. So, inside of the two-mile circle
33 of ground zero where the data center is proposed includes the water reclamation plant and
34 just catches the corner of the Sharon Harris nuclear plant facility, other than those two things,
35 it is 100% residential currently. Clearly, land use to this point has been residential. The
36 development map Apex puts out shows a potential population in excess of 5,000 residents in
37 this circle, with more coming every day. This area is really just beginning to develop, and the
38 town needs to plan carefully to maintain the quality-of-life Apex is known for. The hazards that
39 need to be considered with a facility so close to so much residential growth: Power usage,
40 300 megawatts. This is three times larger than the largest currently in North Carolina, which is
41 in Marble in Cherokee County, which is near where I grew up, so I'm familiar with that area.
42 And it is very sparsely populated. Water usage, these facilities use millions of gallons of water

1 per day. There are centers in Georgia and Indiana that have caused residential wells to dry up.
2 So, the residents need assurances that this will not happen here. Air pollution, pollution from
3 diesel generators being tested on a regular basis, not just in emergencies and outages. They
4 will be tested weekly and monthly, per the manufacturers. The risk of pollution from a fire,
5 including toxic smoke and toxic runoff. Light pollution from buildings that are 70 feet tall and
6 well-lit for security. Sound pollution, again, I'd like to thank you guys for committing to look at
7 the town's ordinance. That may not affect this development, but it will in the future and then
8 emergency response, which is my job. These are large buildings, potentially surrounded by
9 large generators, 100 3,000-kilowatt generators. What will access look like? There needs to
10 be space to get equipment into place to fight a potential fire. Fire trucks need space to
11 maneuver and set up efficiently. They're much bigger than a car. A 100-foot ladder truck is 40-
12 plus feet long and it requires time and space to position for best access. Getting close for
13 maximum reach for those 100-foot ladders means risking losing your truck as the fire gets
14 bigger. Sixty-to-seventy-foot buildings will max out the reach of the current ladder trucks. A
15 100-foot ladder truck doesn't necessarily mean it'll reach 100 feet. With the offset and the
16 positioning, that will be reduced. So, with this kind of facility, there may not be any safe way to
17 set up interior operations, fight it from the inside because of what's in the buildings. So, it will
18 likely be fought by the systems that are put in by the builder, sprinklers or whatever system
19 they have, and that will be supplemented by surround-and-drown by the fire department. The
20 runoff from multiple streams of water at 1,000 gallons a minute per stream, potentially mixed
21 with hazardous materials, could be a large issue, four ladders at the corners of the building,
22 1,000 gallons each, that's 4,000 gallons a minute. That's a river. It'll cut its own ditch, and it'll
23 go where it wants to, and it'll be toxic, potentially. Access issues due to high-level security,
24 access to the property and then to the building. That'll take time. The first engine will likely be
25 setting up command, maybe doing some recon and requesting resources. They won't be
26 pulling lines and fighting fire right away. There's not going to be time. This gives the fire time
27 to grow. Lithium batteries, proposed to use lithium batteries for UPS, uninterrupted power
28 supply, so that the power won't momentarily go off while the generators are kicking on. That
29 would require thousands of batteries the size of the battery used in a Tesla, an electric vehicle.
30 Lithium batteries require a different strategy to extinguish. Water is not effective once thermal
31 runaway occurs, which basically means the chemical reaction is making its own heat. The
32 Raleigh Fire Department, where I work, has purchased fireproof blankets to extinguish electric
33 vehicle fires. You can't put a blanket on a building, so this will be a surround-and-drown. A
34 lithium battery storage facility in Spain burned for three days. Residents were unable to leave
35 their houses due to toxic smoke. They were sheltered in place and we all remember EQ
36 Environmental here. We are asking that lithium batteries not be used. Diesel generators,
37 hundreds of gallons of diesel fuel in tanks for 100 generators. Another risk: environmental
38 disaster. They're huge, they're loud, they use lots of fuel, and they create lots of pollution. So,
39 we're asking that a cleaner source of backup power be considered. Emergency response, this
40 is two miles from the nearest fire station, Apex Fire Station 2. Google says that's four minutes.
41 In a fire truck, it's probably a little longer than that. Again, this engine will likely not be directly
42 engaged in fighting fire right away. They're going to be trying to get the resources they need.

1 I'm not going into something like this without backup. That's not going to happen. So, it's not
2 going to happen here either. Ten minutes to the next closest station, which is Apex 5. They've
3 got an engine, no ladder. So, enough resources to get any kind of an attack plan started are
4 likely 15-plus minutes away. So, when you consider the response time, dispatch time, turnout
5 time, etc., this will allow any fire that is not controlled by the building systems to reach a point
6 where it's not going to be controlled. Then we'll have to consider evacuation or shelter-in-
7 place orders. We'll have toxic runoff and toxic smoke. Again, the master stream surround-and-
8 drown, which leads to its own set of issues. Is the hydrant system capable of feeding that?
9 Does the town need more equipment closer to the area to respond in a more timely manner
10 with an appropriate level of staffing? The answer is yes. Another station with a ladder and an
11 engine. Enough personnel for three shifts, plus two trucks at a million dollars apiece currently
12 and the lead time for new apparatus right now is years, not months. It'll take time to buy land,
13 build a station. How long will it take to hire an additional 15 to 30 personnel to staff that
14 station with one or two companies? And what is that cost going to be? So, this is what we're
15 going to do, we need to start doing it now. I'll leave you some questions related to the data
16 center: Is the scale and scope of this development right for this location? Is it appropriate for
17 what is right now a primary residential area? Is the town ready to spend the money to manage
18 this type of facility? Is it even manageable by a town the size of Apex with the resources we
19 have? And are we willing to trade our quality of life for tax dollars? Thank you for listening. We
20 would like the Town of Apex to continue to be the Peak of Good Living."

21
22 **Mayor Gilbert** thanked the speaker and called the next speaker.

23
24 Next to speak was **Glenn Rinne** at 3537 Jordan Shires Drive:

25
26 "Mayor and Council Members, I'd like to thank you for the opportunity to voice a
27 concern about the data center. My name is Glenn Renie. I live at 3537 Jordan Shire Drive just
28 down the street, and I have a master's degree in electrical engineering from NC State, Go
29 Pack. I'd like to share with you some recent developments that may bear on your decisions.
30 First, a little bit of history. In 1994, Netscape released the first graphical internet browser. I
31 don't know if you remember, but when we went from text files to graphic files, the data traffic
32 on the internet went through the roof. So, everybody thought it was going to go like that
33 forever, and people started investing like crazy. Vast amounts of money went into networks
34 and hardware and all kinds of things. But nothing goes up forever. In March 2000, the bottom
35 fell out. I know I had a startup here in the Triangle, and things got very, very tough. Today, with
36 the release of ChatGPT, we have the AI boom, demand for compute power is going up like
37 crazy, and now we're building data centers like there's no tomorrow. About a year and a half
38 ago, a company spun out of Google. It's called Grok and they've developed a new chip that
39 does for data what Henry Ford did for automobiles. And this thing is designed for data flow.
40 So, it can do AI computations ten times as fast as current AI chips, and nine months ago, a
41 Chinese company, DeepSeek, released their large language model and because they
42 couldn't get access to the really high-performance chips, they had to figure out ways to get it

1 done on slow chips. They came up with a new way of teaching these models, and it runs in
2 10% of the time that the old models did. So now we've got faster chips and more efficient
3 software, so we need fewer data centers, not more. There's an interesting report that came
4 out from the IEEFA, and I'll give you the reference to it, the risk of AI-driven overbuilt
5 infrastructure is real. Two things I want to point out, two of the largest independent power
6 producers in the United States are warning their investors that we're overbuilding data
7 centers. These hyperscaler companies they all think they're going to win all the business. So
8 now we're building two or three times as many data centers as the market can support. The
9 second thing is, in February, the CEO of Microsoft himself said there's an overbuild of AI data
10 centers, and he is switching from building data centers to leasing data centers because he
11 doesn't want to get stuck with underutilized hardware. Do a quick search of "data center
12 overbuild" and you would not believe the number of references to data centers that are
13 being cancelled or companies who are afraid of overbuilt and my question is, what happens if
14 this data center gets built, but we never get the computers in there? We never create the jobs,
15 we never get the tax base, we never get the revenue. What are we gonna do?"

16
17 **Mayor Gilbert** thanked the speaker and called the next speaker.

18
19 Next to speak was **Dawn Cozzolino** at 3632 Bosco Road:

20
21 "Good evening, Mayor and Council. On September 10th, a husband, a father, a man
22 who spoke openly about family and values was taken by an assassin's bullet, Charlie Kirk. His
23 voice may have been silenced, but his message of faith, family, and freedom of speech
24 continues. What is telling is that this government has not acknowledged his death or even
25 paused for a moment of silence. That speaks volumes. We live in the freest nation on earth,
26 yet here and around Apex, freedom feels far away. Our communities are being dismantled by
27 reckless overdevelopment that residents never ask for. Instead, Apex chases the next shiny
28 project, while basic needs like the year-long unresolved utility billing problems, those fixes
29 are still remaining broken. This is not just about residents speaking for three minutes while the
30 council nods politely. This is not real change. We have discovered the law, and justice will
31 prevail. You've ignored 18 of my open public records requests. These are simple things like
32 the American Rescue Plan reimbursement to the US Treasury for \$400,000, or why council
33 meeting minutes from July through December of 2022 are missing from the Apex website.
34 Your silence tells me what is true in your heart, that you do not want the public to see what is
35 behind the curtain. I may not know the reason, but I do know there were red flags in your
36 accounting. At least 38 supplier contracts sit at \$999,999.00, just \$1 under the threshold,
37 which would require higher scrutiny and approval. The federal government takes that
38 seriously, and so does the state. This is not about politics, it is about families, safety, nature,
39 and preserving the place we all call home. It's about the government doing the job it is meant
40 to do, serving its people with integrity and humility. My rights do not come from Apex Council
41 or from Wake County. They are guaranteed by the Constitution and given to me by my
42 Creator. Among them is the right to speak freely and to petition my government for answers.

1 Yet, when Apex refuses to respond to records requests, you're silencing me and silencing the
2 truth. The public has the right to know. May we honor the memory of Charlie Kirk as we
3 continue the work. Thank you.”
4

5 **Mayor Gilbert** thanked the speaker and called the next speaker.
6

7 Next to speak was **Fran Hudson** at 5524 Rex Road:
8

9 “It’s interesting, as I thought about what I was going to say tonight, I was thinking
10 through, okay, the law and how everything fits together. And listening to the last 35 minutes
11 of the 9th meeting was very disturbing to me because it showed me that the Town Council
12 doesn’t, I guess it appeared to me that there was no knowledge of the law. There was dissent,
13 there was conflict in what was supposed to be done and Robert’s Rules are not the law.
14 They’re actually procedures that the attorney pointed out you follow if there is no rule, and
15 Mahaffey did say that the Charter had the rule in there that they could split up the proposal
16 that you had made and then you tried to overturn the actual town charter by saying that
17 you’re not going to allow that. That’s very concerning to me because I’ve studied the
18 Constitution for years now and when you read the Constitution, if you haven’t read the North
19 Carolina Constitution, you need to go read it now, you need to understand it like the back of
20 your hand, because Sections One, Two, and Three of Article One are to protect the people.
21 They’re also so, number one is the rights are protected, and that includes our property. The
22 people also have all political power, covered in Article One, Section Two and then number
23 three is we have the right to question the integrity of the government. So, you had a problem
24 with the people questioning the integrity of the staff, that is our right as the people to do. So,
25 it seems to me that Tracy Taylor was actually doing her job and honoring her oath of office by
26 standing with the people and saying, “Hey, I support you.” I don’t know how it could be any
27 more clear. You also need to know the limits of your power. The Constitution protects the
28 rights of the people. It sets up the legislature so they can create towns by the Charters, so
29 that’s done through the legislature. The legislature is limited power, and they can only give
30 power that is limited. So, they cannot give you any more power than they have themselves.
31 The people have all the power. So, when we tell you we don’t want something, if we tell you
32 we’re against some decision that y’all are up, you know, have up in front of you to make and
33 we say we don’t want it, you have to honor that. That is our right as people and it’s your duty
34 per your oath to the Constitution that each one of you had to take. I mean, I’m just baffled by
35 watching Town Council meetings and seeing the things that are approved and seeing the
36 people come up here and say, “Hey, that bothers me. I don’t like this. I don’t want this.” and it
37 goes forward anyway. Or not answering public records requests. That’s a violation of rights,
38 too. There’s just so many things that you really need to focus on the law and know the true
39 law, and know what you swore an oath to, and know what you’re supposed to do so that the
40 people don’t have to keep trying to tell you. Thank you.”
41

42 **Mayor Gilbert** thanked the speaker and called the next speaker.

Next to speak was **James Jesserer** at 1366 Elk River Drive:

"I attended and witnessed the last Apex Town Council meeting. In addition, I read the Facebook posting by Town Council members in their vain attempt to rewrite and control the narrative regarding the disgraceful behavior at the September 9th meeting. I will not waste my allotted time on Mr. Gantt's slurs regarding me or other members of the Courtyards on Holt. All I will say is that Mayor Gilbert and Mr. Zegerman had the courage to meet with us. You, Mr. Gantt, used this platform to disparage us, safe from voter retribution, and came up a little short on courage as you exposed your true talent in smirking, walking away, and intrigue. Intrigue is the thing I wish to concentrate on. I believe that the September 9th meeting was a carefully choreographed attempt on the part of several members of the Town Council to embarrass, humiliate, and minimize Mayor Gilbert. A little cabal of Town Council members used a very eager Mr. Gantt, who despite acknowledging a private meeting with the mayor on the topic of BOA nominations, felt compelled to lead a public insurrection against the mayor, aided and abetted by Mr. Zegerman, Miss Killingsworth, and the usually mute town attorney, Miss Hohe. The architect of this pathetic attempt at government obstructionism and control finally revealed himself when Mr. Mahaffey just happened to find this obscure town statute at his fingertips to support Mr. Gantt's motion. It was your Godfather Bronzini moment, Mr. Mahaffey, and you should have been a little less slick in your revealing contribution. Between his service in the Apex Police Department and his six years as mayor, Jacques Gilbert has honorably and nobly served the residents of Apex for 35 years. Let that sink in. Mayor Gilbert deserved better than your feeble little conspiracy on September 9th. Mayor Gilbert is Apex's Julius Caesar, and the rest of you are sniveling little cases full of ambition, each armed with a dull dagger, because Mayor Gilbert is still standing proud, embraced by an equally proud supporters. TC members, you abused your power on September 9th and the Town of Apex suffered as a result. Thank you, Mayor Gilbert. Stand strong."

Mayor Gilbert thanked the speaker and called the next speaker.

Next to speak was **Alexis Kennedy** at 106 Buckhaven Court:

"Good evening, Council Members. Last month, a kitchen fire forced my family to evacuate our home. Thanks to our call center efficiency and Apex firefighters' swift response, we were safe. Lesson learned, self-cleaning mode is to be avoided. I'm grateful for my family's safety, but my heart is heavy. Every day I see violence in Gaza funded by our tax dollars, \$223 million was sent last week. In Gaza, there are no firefighters, though. Only men pulling children from bombed, burning homes with their bare hands. All the while, our government hides the truth about Gaza and the West Bank. A recent report came out estimating that 28% of Gaza's population, 680,000 people, have been killed since October 2023. An Israeli General came forth calling it a lie, admitting to 200,000 casualties, 10% of Gaza's population, saying, I quote, "This is, this isn't a gentle war. We took the gloves off." Israeli army data shows

1 83% of those killed are civilians. My family's safety shows our community strength, but true
2 community knows no borders. Let's uncover the truth, push for immediate policies prioritizing
3 human lives, and stand for justice starting right here in this community. Thank you.”
4

5 **Mayor Gilbert** thanked the speaker and called the final speaker.
6

7 Next to speak was **Mike Rusher** at 914 Britley Way:
8

9 “I've had the privilege of serving the Haddon Hall HOA board for 10 years now, last
10 three as president. With 846 homes and nearly 2,500 residents, I'm here tonight to request
11 the town's assistance in addressing a recurring safety issue during the annual Christmas
12 parade in downtown Apex. Haddon Hall takes great pride in supporting the town's events,
13 and our community is intentional about embracing Apex traditions. Personally, I've worked
14 with town staff on numerous occasions over the years, including with inspections, community
15 development, and environmental programs when I served on the first Environmental Advisory
16 Board. I share this because I know firsthand how effective collaboration between residents
17 and town staff can be, and I believe we can solve this issue together in the next six weeks if
18 Haddon Hall can receive the support of the mayor, the town council, and the staff. I do plan to
19 present this to the Apex Police Department as well. The very qualities that make Apex a great
20 place to live also create an expectation for proactive planning. Unfortunately, during the
21 Christmas parade, which we all love, nearly a mile of roadway inside of Haddon Hall is
22 unnavigable before and after the parade. The main artery of Haddon Hall, which is Britley
23 Way, is about a mile long and connects both Salem Street and Apex Peakway, you got maps
24 in your packet. At the Britley Way entry points to both Salem Street and Apex Peakway, cars
25 unfortunately park on both sides of the road in order to make it downtown, and they walk
26 there, and for several hundred yards it reduces the passage to a single narrow lane of
27 roadway. This situation's grown worse each year, reaching a breaking point in 2024.
28 Thankfully, nothing bad happened in the neighborhood. The result, as you can imagine, is
29 gridlock, blocked access for residents, and severe safety hazards in the whole neighborhood.
30 There's one entry point that comes off of Williams Street at the Haddon Hall exit. So, to
31 address this, we respectfully recommend three specific actions: 1) Relocate the Salem Street
32 closure just 100 feet north on Salem Street, north of Britley Way, 2) Deploy cones and type
33 two folding barricades, the sandwich board type, along Britley Way to prevent parking on
34 both sides of the street and 3) Use type three standing barricades at the designated closure
35 points at Salem and Apex Peakway. I've included maps and photos in the attached
36 documents to show exactly where these measures can be placed. And in addition, I'd like to
37 highlight again, just moving the North Salem Street closure 100 feet north of Britley Way will
38 solve about half of these traffic problems in our neighborhood. So, thank you for your time,
39 got two seconds, and your consideration of the safety improvements will help keep our
40 neighborhood safe and traffic orderly during one of the most wonderful times of the year in
41 Apex. Thank you.”
42

Mayor Gilbert concluded the Public Forum and moved to Public Hearings.

[PUBLIC HEARINGS]

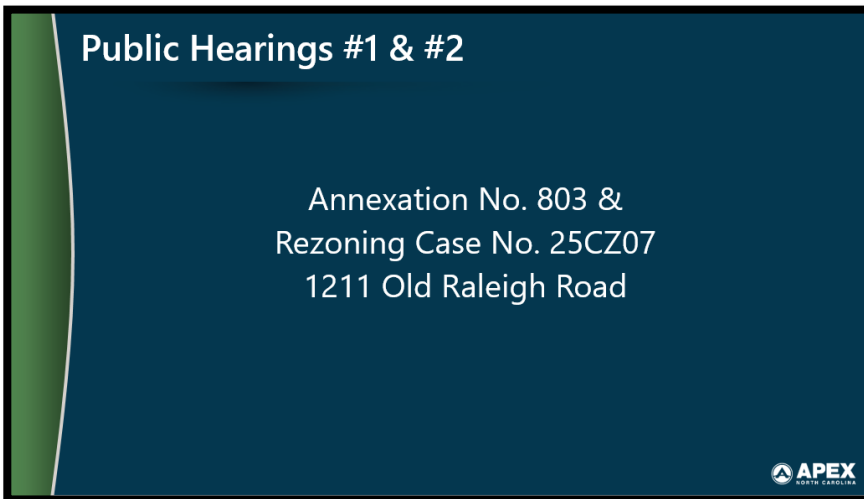
PH1 Annexation No. 803 - 1211 Old Raleigh Road - 6.40 acres - *Continued from August 26, 2025*

AND

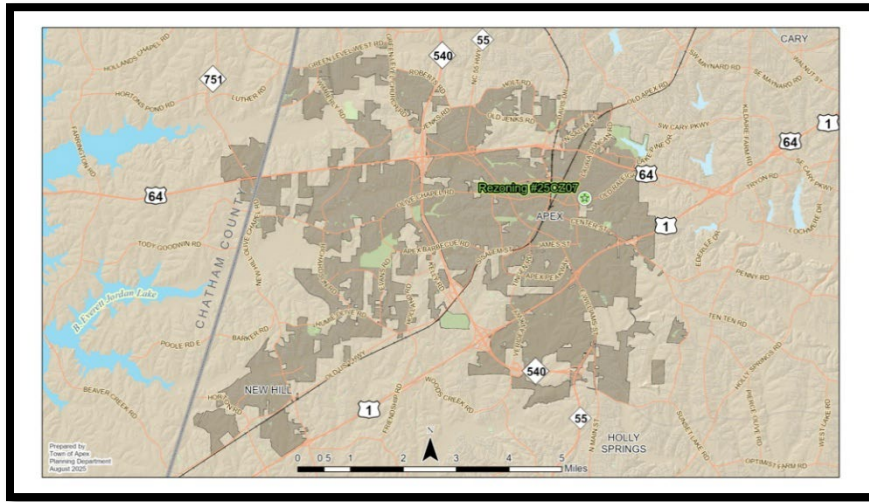
PH2 Rezoning Case No. 25CZ07 1211 Old Raleigh Road - *Continued from August 26, 2025*

Lauren Staudenmaier, Planner III, Planning Department said that this property is located in the general area on Old Raleigh Road within the ETJ and in addition to rezoning, the applicant is seeking to annex for Town services. She gave the following presentation for PH1 and PH2:

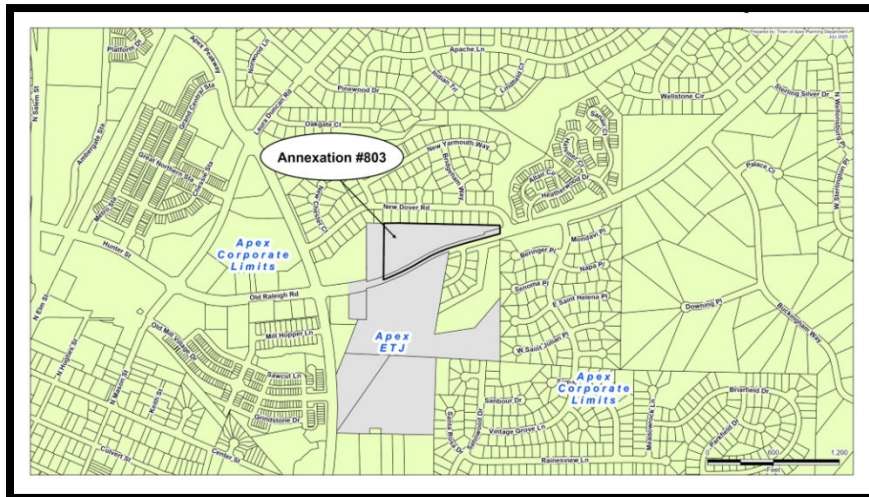
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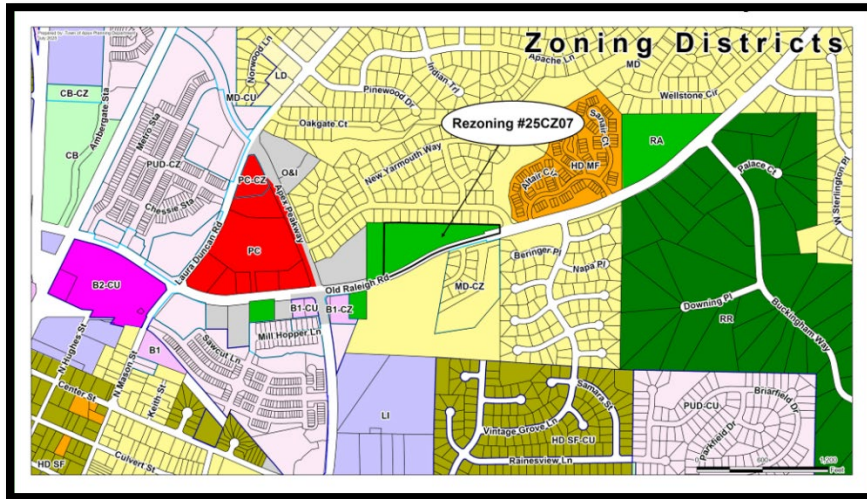


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5 [SLIDE 4]

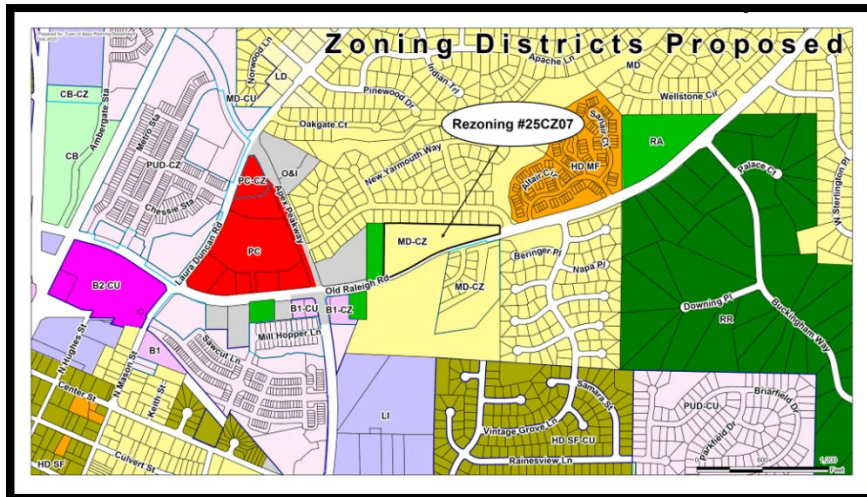


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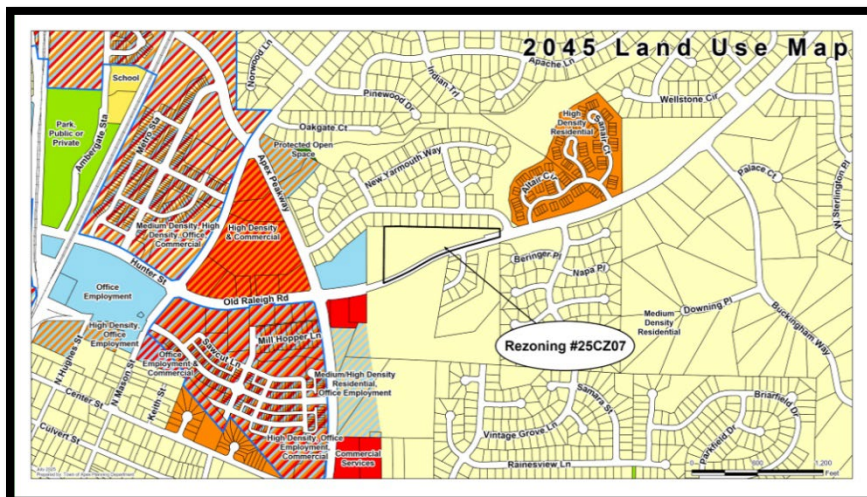
1 [SLIDE 5]



2
3 [SLIDE 6]



4
5 [SLIDE 7]



6

[SLIDE 8]



[SLIDE 9]

Zoning Condition #1

Prior to Planning Board:

A maximum density of 3 units per acre will be permitted.

Revision after Planning Board:

A maximum of three residential lots shall be permitted.



Ms. Staudenmaier said she would answer questions.

Councilmember Gantt asked if this rezoning would have included the parcel to the west, would it have more frontage improvements. He said that he was weighing the public good with what Apex is getting with the development, specifically the number of driveways.

Ms. Staudenmaier said the parcel wasn't included due to environmental constraints of the existing Riparian buffer. She said that given where the property is located staff was comfortable with the zoning condition about no development to the east or north of the Riparian buffer that only gave so much of the area that can be developed for lots, but this could be added per the Apex transportation plan.

Councilmember Gantt asked if it would be possible to connect the daycare, if they had included the next parcel, to use the entrance of the daycare and a stub street out to reduce the number of driveways on Old Raleigh Road, could there been an agreement.

Mr. Dalton said that this project has a requirement for a shared driveway. He said if they picked up that additional lot to the west, they would ask for additional frontage widening

1 to connect of to the daycare, however, there may not be a way to connect physically to the
2 daycare to use their access because there's not a cross-access easement and that is private
3 property.

4 **Councilmember Gantt** asked if there was any history of creating a cross-access
5 easement that wasn't anticipated at the time of building.

6 **Mr. Dalton** said that typically it would be public street stubs with residential or a cross-
7 access easement if it is commercial and with this situation where it was a commercial lot with
8 residential to the east and it also predates some of the regulations in the UDO concerning
9 cross access.

10 **Councilmember Killingsworth** asked if there was a concern with a dam with limited
11 units and this has 3 units so what are the thoughts about upkeep of the dam.

12 **Ms. Staudenmaier** asked for stormwater staff to address this question.

13 **Hannah Behr** with Storm Water Engineering, said that Apex would not be maintaining
14 this it would be HOA maintenance.

15 **Councilmember Killingsworth** said that was the concern, that there were only 3
16 houses versus a HOA with more homes. She is concerned that this area is high risk of
17 flooding.

18 **Ms. Behr** said that in terms of what is required, if they were to grade and clear the
19 trees, they would be required to prove that flooding should not increase but in fact either stay
20 the same or decrease.

21 **Ms. Staudenmaier** said that because it is the Neuse basin, the stream buffer
22 determination any buffer impacts will have to go through NCDEQ instead of the town. She
23 said if the dam condition evaluation has to have site plan approval and they drain the pond
24 the location of the riparian buffers could change the pond bank. She said the aerial shows
25 trees on the pond dam, so it may need some rehab or breaching of a dam that does not
26 require a buffer authorization from NCDEQ if they meet all of the requirements and
27 stormwater would come into play to review and work with NCDEQ. She said that there are
28 multiple layers of review. She said that staff would also look at during subdivision plan for a
29 more intensive procedural of what is needed.

30 **Councilmember Mahaffey** asked in what conditions would the dam stay or be
31 removed.

32 **Ms. Behr** said the stream is buffered and so it is likely that the pond is buffered, but
33 this would have to go through NCDEQ.

34 **Councilmember Zegerman** asked if the pond was removed would it be a different
35 requirement from the town with stormwater controls.

36 **Ms. Behr** said not necessarily. She said that if the buffered pond was drained then the
37 requirement would be to wait 6 months to see where and if the pond reforms and if the pond
38 reforms, then the buffers would automatically be reapplied so then the stormwater control
39 measure factor doesn't come in until it is determined how much land is disturbed.

40 **Councilmember Zegerman** asked if the pond is removed would stormwater control
41 measures be larger to accommodate for what the pond was used for.

1 **Ms. Behr** said no, that if the pond were drained and it didn't reform, then the stream
2 bank ideally would still stay and the stream itself would handle the moving water and it
3 shouldn't have an effect either way.

4 **Mayor Pro-Tempore Gray** asked about the determination of continued maintenance
5 if the HOA decided that they weren't going to maintain it and are there provisions for this.

6 **Mayor Gilbert** asked the applicant to address this question.

7 **Zach Shipman**, a Civil Engineer, representing the applicant came up to address the
8 questions. He said that intention is to leave the pond, with significant neighbor property
9 feedback saying that they wanted the pond to stay. He said as part of the structural analysis
10 there will be a Geotechnical Engineer to inspect for seepage for structural defects in the
11 pond and if anything, is found it would be rendered so that the pond can stay in place. He
12 said HOA is tasked with maintaining the dam, but the idea would be to fix it to a point where
13 it's good for many years. He said from a stormwater perspective, there would be another
14 stormwater SCM that would treat that pre and post runoff to ensure that our post
15 development runoff is less than the pre-development, less than the prior development. He
16 addressed the previous question with regards to driveways, they had talked to the property
17 owner to the west and invited him to join the petition, and he had no interest in doing that
18 and so that idea was abandoned for cross access or stubs to the western property line.

19
20 **Mayor Gilbert** opened up Public Hearing and called the first speaker.

21
22 First to speak was **Dawn Cozzolino** at 3632 Bosco Road:

23
24 "I'm going to get into something I wanted to talk about. I just wanted to say that the
25 applicant and this council are not prepared to discuss this application tonight because
26 everything's in theory. You don't have any engineering studies. You don't know about the
27 pond. You don't know how much the ongoing costs for this HOA are going to be. This is a
28 major issue in this area. It is not just building it and getting it right on day one. It is very
29 expensive to maintain these retaining ponds, and many speakers have talked about this in the
30 community. So, I don't think the whole financial due diligence or environmental concerns
31 have been even gracefully touched. So, on to that, I'm going to talk about the zoning
32 application. What is confusing, and I think a lot of people are confused. I'm confused. On
33 paper, it looks like three lots. Well, it sounds like three houses or something. It is so confusing.
34 How many freaking houses are going to be on this property? And you've got a UDO, Unified
35 Development Ordinance, allowing accessory apartments, so those are detached structures.
36 So that means there's really not just three units or whatever it is, because we don't know. It's
37 not in the application. We do not know what is going to be built on this property. So that is
38 just no transparency whatsoever. And then on top of that, the neighborhood meetings, right?
39 They're asking basic questions here. How big are the houses going to be? And the answer is
40 we don't know. Maybe 3,000 to 4,500 square feet. Well, that's not good enough for people
41 anymore. Yet, the Wake County Public Schools impact, they list the project sizes are 2,000 to
42 5,000 square feet. And that's just the single structure, right? Not the accessory apartment.

1 Who knows? That has a kitchen and a bath and uses sewage and all that stuff. So, how big is
2 that? Oh, and the prices are \$750,000.00 to \$1.5 million. Is that the market rate now? And this
3 is why we can't do affordable housing? Or, you know, because we want to make a profit here.
4 It's a wide range, doesn't give clarity and it's a 100-page-long application, guys. Doesn't
5 address anything the neighbors asked about, density, affordability, impacts to the schools,
6 traffic, neighborhood character. It's just completely vague and this may seem so small, but it's
7 a precedent you're setting here and you continue to do this. You continue to approve vague,
8 inconsistent, incomplete applications and you erode the trust time and time again of this
9 community and the surrounding communities of New Hill and Friendship that are going to be
10 there. Now, we're not going to be part of Apex and be called or wiped away. So, I just think
11 you should be held to a higher standard, and I think the residents should get the answers
12 they deserve. Thank you."

13
14 **Mayor Gilbert** thanked the speaker and called the next speaker.

15
16 Next speaker was **Nick Bryant** at 1023 Newover Road:

17
18 "As I spoke last time, as it appears on paper for the project, I do look forward to not
19 developing anything east, including the pond, and of course keeping the buffer. Therefore, if
20 we can keep the number of homes, lots down for that. Thank you."

21
22 **Mayor Gilbert** closed Public Hearing with no one else to speak and brought this item
23 back to the Council for further discussion and a possible motion.

24 **Mayor Pro-Tempore Gray** asked for the school impact letter to be read.

25 **Ms. Staudenmaier** read the school impact letter from the staff report, saying there
26 was sufficient capacity for the anticipated addition of students.

27 **Councilmember Mahaffey** said it was positive that the application was updated to
28 specify there would be three units.

29 **Councilmember Zegerman** said that the secondary storm water control measure will
30 help downstream in Shepherd's Vineyard is positive and considering the alternative that it is
31 probably the best option for this area.

32 **Mayor Pro-Tempore Gray** said that one concern was that there would be an
33 inspection of the pond and the dam would not hold up but with the idea that there's a
34 commitment to make it sufficient so that there doesn't have to be rebuilt or fall apart is a
35 positive. He said also the idea of not having many units is better for the rest of the community
36 in the area. He said that he also appreciated the applicants taking advantage of complying
37 with a lot of the town's requirements, and some environmental conditions even though they
38 didn't have to go before the EAB.

39
40 A **motion** was made by **Councilmember Zegerman**, seconded by **Mayor Pro-**
41 **Tempore Gray** to approve an Ordinance on the Question of Annexation - Apex Town

Council's intent to annex 6.40 acres, located at 1211 Old Raleigh Road - Annexation No. 803, into the Town Corporate limits.

AND

Approve Rezoning No. 25CZ07 - 1211 Old Raleigh Road - rezone approximately 6.40 acres from Residential Agricultural (RA) to Medium Density Residential-Conditional Zoning (MD-CZ) at 1211 Old Raleigh Road.

VOTE: (3-2), with Councilmember Killingsworth and Councilmember Gantt dissenting.

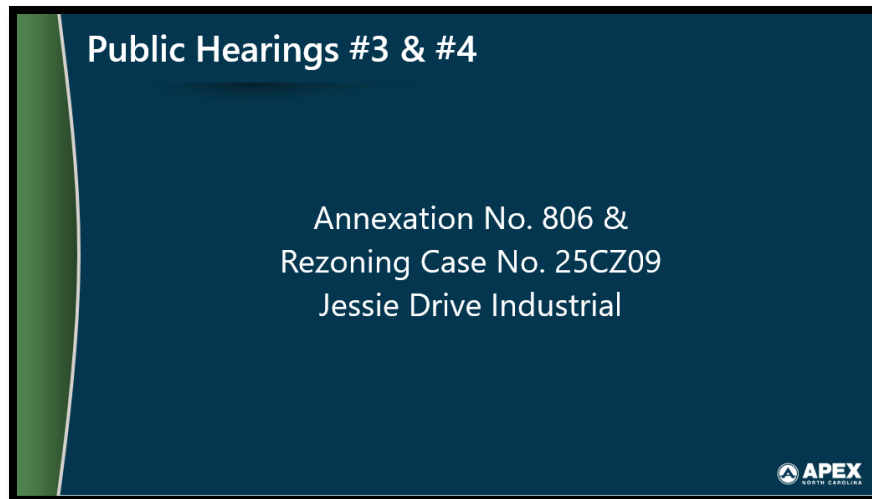
PH3 Annexation No. 806 - Jessie Drive Industrial - 51.822 acres

AND

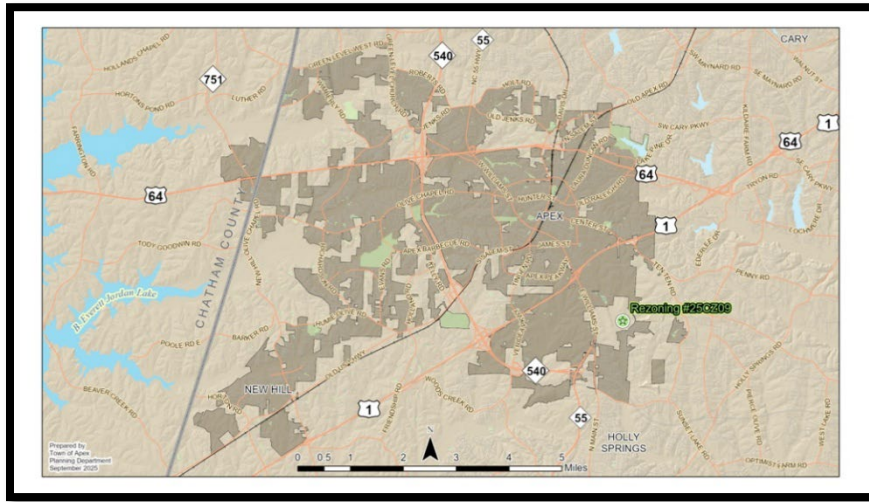
PH4 Rezoning Case No. 25CZ09 - Jessie Drive Industrial

Joshua Killian, Planner II gave the following presentation for PH3 & PH4:

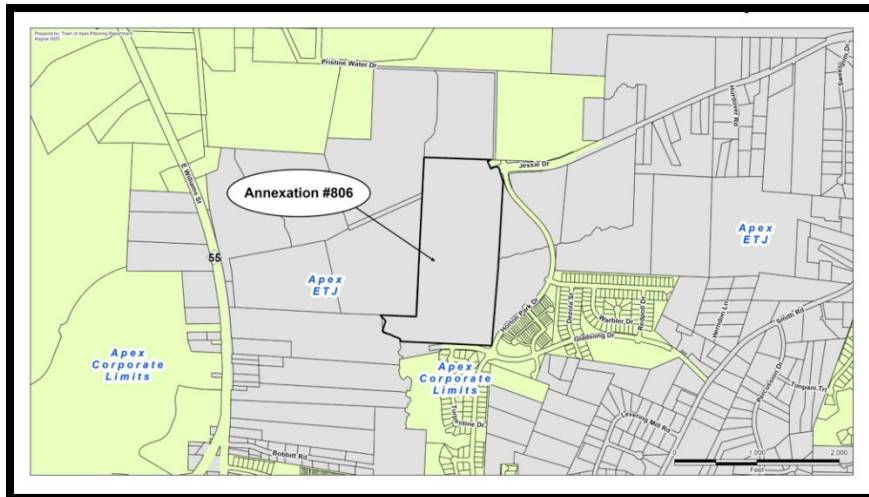
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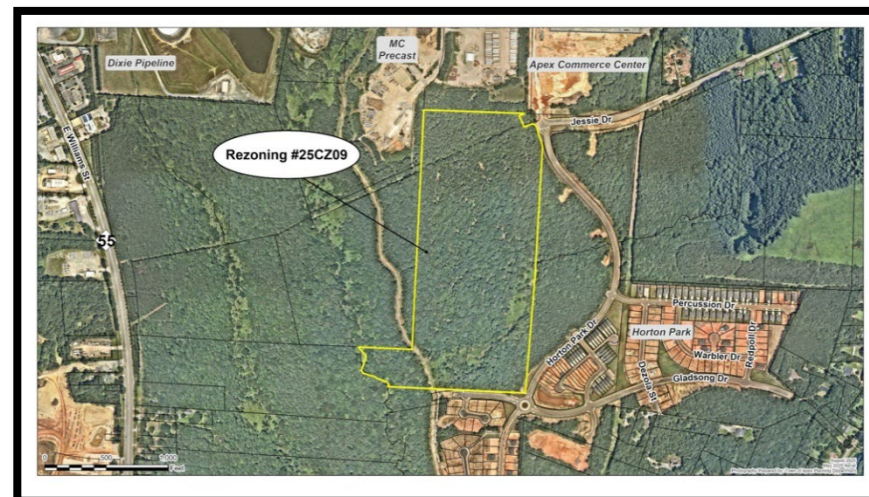
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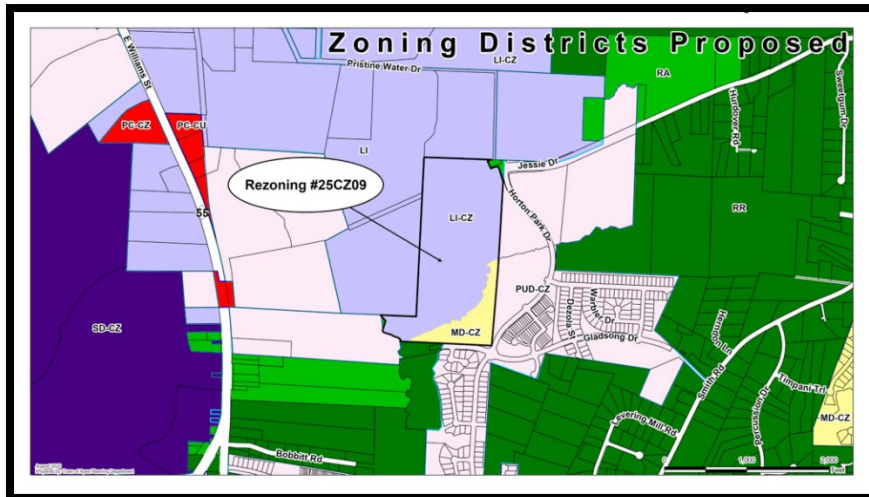


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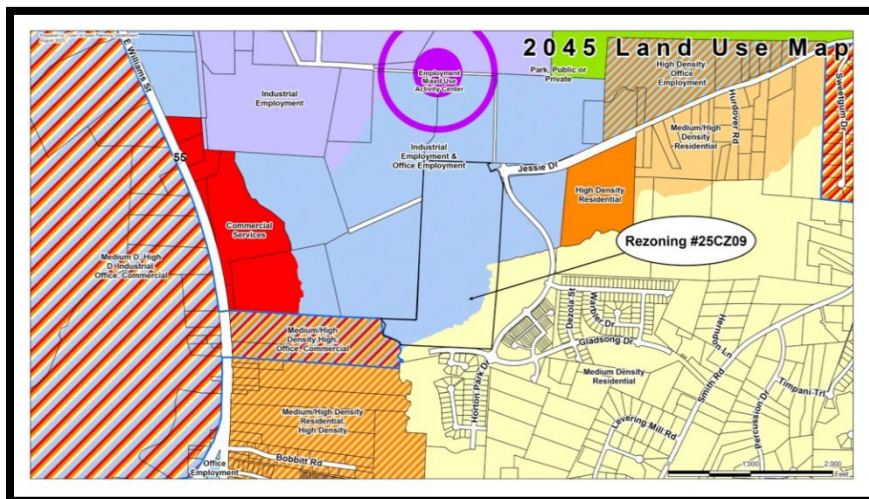
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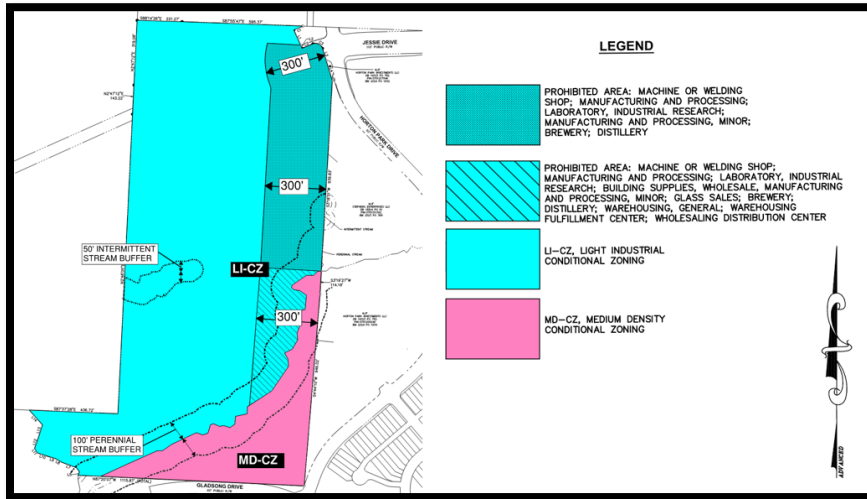


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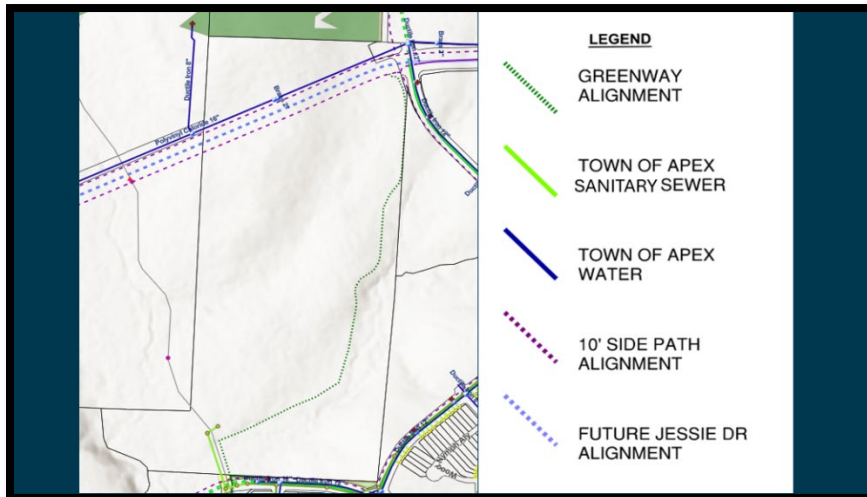


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1 **[SLIDE 8]**



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3 **[SLIDE 9]**



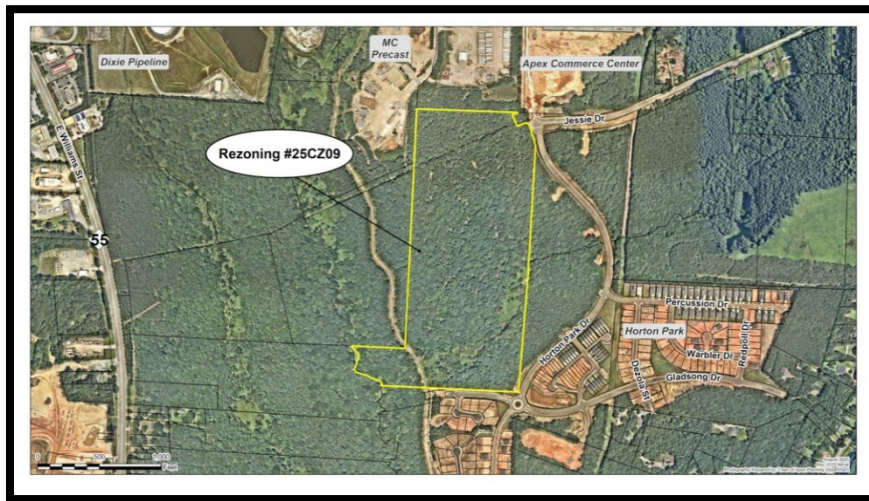
4
5 **Councilmember Gantt** asked why the greenway was not going all the way to Horton
6 Park and was it considered during the planning process.

7 **Mr. Killian** said that he could not speak to why it was not offered, but that it was his
8 understanding that industrial developments do not have to construct greenways so their offer
9 to construct and dedicate throughout the entire light industrial area is above what was
10 required and was middle ground to not make impacts to make the connection but are willing
11 to construct and dedicate easement throughout that they intend to develop. He said that in
12 the future the greenway connection can be made to finish that connection.

13 **Councilmember Gantt** said that this is a large development for that greenway not to
14 be completed.

15 **Mr. Killian** said that he would let the applicant know the concern.

1 **[SLIDE 10]**



2
3 **Mr. Killian** asked if there were any questions.

4 **Councilmember Gantt** asked about the medium density residential and the buildable
5 land in that area for possible affordable housing and why it was chosen to have all RCA.

6 **Mr. Killian** said that he could let the applicant respond to that question.

7
8 **Gray Harrall**, Project Manager with Beacon Partners, introduced himself and thanked
9 staff and Council for helping with this project. He gave the following presentation:

10 **[SLIDE 1]**



1 **[SLIDE 2]**

WHO WE ARE

Technically speaking, Beacon Partners is a full-service commercial real estate firm focused on developing, acquiring, leasing and managing quality industrial and office properties.

But at our core, Beacon Partners is a company of servant leaders. We're empathetic listeners, critical thinkers, and agile doers. We understand that our livelihood comes from leading extraordinary teams and clearing the way to make big dreams happen.

Our common values are at the heart of what we do and how we behave. At Beacon, we are:

BEACON'S CORE VALUES

ACCOUNTABLE
We are honest and transparent. We do what we say we are going to do and we do it the right way. For our clients, each other, the community.

We're true to our word.

COLLABORATIVE
We connect, we listen. We craft ideas and creative solutions together. Our work is not about us. It's about the people who count on us.

We build lasting relationships.

PURPOSEFUL
We work with a clear purpose in mind. We take care of each other. We reinvest our resources to make a meaningful impact today and tomorrow.

We intentionally create legacies.

WHAT WE DO

WE DEVELOP.
WE ACQUIRE.
WE MANAGE.
WE LEASE.

We are purposeful. We must make an impact in each other's lives, in the lives of our families, friends, and our community. We try to make Beacon a rewarding place to work, where we put our priorities in the proper order.

At Beacon Partners, we've been doing what we love for over 30 years. During that time, we've expanded our "boots on the ground" presence from Charlotte to Raleigh, as well as met some great people, learned a lot, and grown smarter and stronger. Here are a few fast-facts to give you an idea of just how busy we've been:

\$2.8B+
invested in real estate projects

17.5M+
SF currently owned or managed

34.1M+
SF Developed or Acquired

350+
Tenants Cared For

\$8.25M+
Contributed to Non-Profits

Meet the Industrial Team

JOHN HENNINGSEN
Director | Development

ANDREW GORDON
Managing Partner | Raleigh, Research Triangle

TIM ROBERTSON
Senior Partner | Leasing

KYLE COONE
Project Manager

JOAN HANCOCK
Senior Project Manager

2
3 **[SLIDE 3]**

PROJECT SUMMARIES

PROJECT DELIVERED Q3 2024

NC 751 & US 64
APEX, NC 27523

APEX GATEWAY PHASE 1 – APEX, NC

KNIGHTDALE GATEWAY – KNIGHTDALE, NC

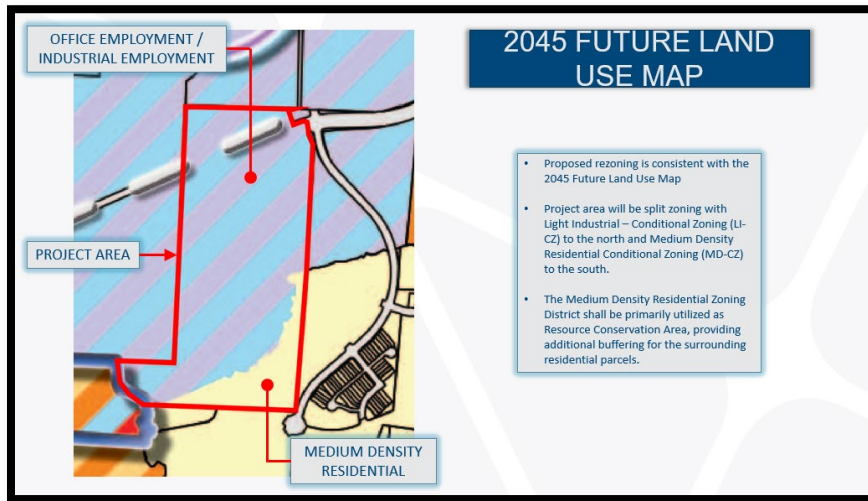
PROJECT DELIVERED Q4 2024

421 Milburnie Lake Drive
Raleigh, NC, 27604

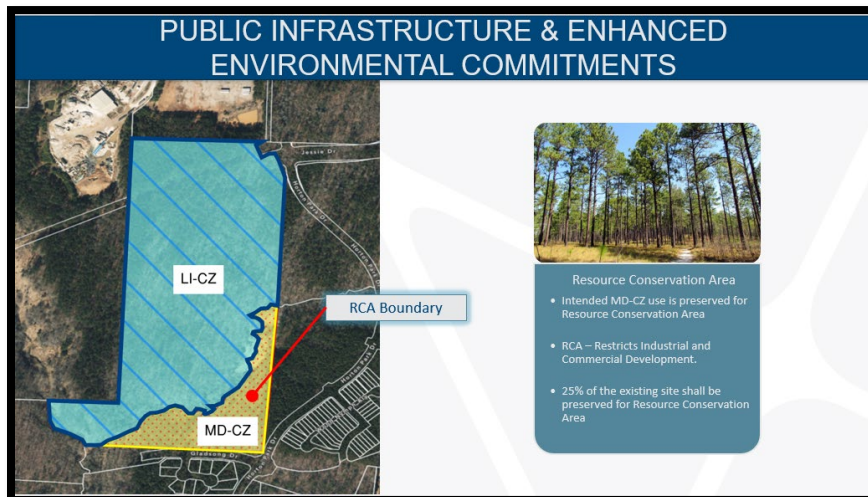
RECIPIENT 2025 KNIGHTDALE COMMUNITY APPEARANCE AWARD

4
5 **[SLIDE 4]**

1 **[SLIDE 5]**



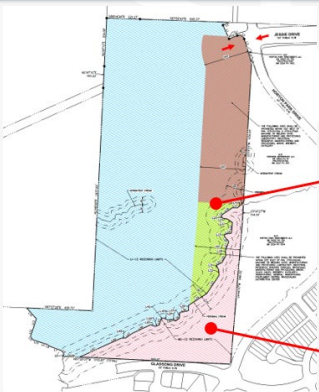
2
3 **[SLIDE 6]**



4
5 **Mr. Harrall** said to address Councilmember Gantt's question, as seen from the aerals
6 the height of the site is heavily wooded and they wanted to be mindful of the neighbors to
7 Horton Park on the east to commit to an elevated resource conservation commitment, so
8 there was an increase of 25% exceeding the UDO's 10% requirement fully allocating it to the
9 south district only allowing two uses in that medium density which was the greenway as well
10 as the utility minor application.

1 [SLIDE 7]

PROHIBITED AND RESTRICTED USES



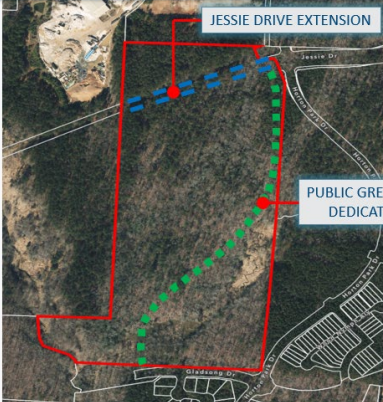
PROHIBITED WITHIN 300' OF HORTON PARK

- MACHINE OR WELDING SHOP
- MANUFACTURING AND PROCESSING
- LABORATORY, INDUSTRIAL RESEARCH
- BUILDING SUPPLIES, WHOLESALE
- MANUFACTURING AND PROCESSING, MINOR
- GLASS SALES
- BREWERY
- DISTILLERY
- WAREHOUSE, GENERAL
- WAREHOUSING FULFILLMENT CENTER
- WHOLESALING DISTRIBUTION CENTER

FULLY RESTRICT DEVELOPMENT IN MD-CZ ACERAGE

2
3 [SLIDE 8]

PUBLIC INFRASTRUCTURE & ENHANCED ENVIRONMENTAL COMMITMENTS



JESSIE DRIVE EXTENSION

PUBLIC GREENWAY DEDICATION

Increased Stormwater

- Post development runoff shall exceed Town of Apex standards

Increased Green Stormwater Infrastructure:

- Bio-retention areas
- Permeable pavement systems
- Rainwater harvesting

4
5 [SLIDE 9]

CONTACT INFORMATION

WALKER GORHAM – DIRECTOR OF INVESTMENTS
PHONE: 984.200.3186
EMAIL: WALKER@BEACONDEVELOPMENT.COM

GRAY HARRELL – PROJECT MANAGER
PHONE: 252.325.4200
EMAIL: GRAY@BEACONDEVELOPMENT.COM

QUESTIONS & COMMENTS



BEACON PARTNERS

6

1 **Mr. Harrall** opened for questions.

2 **Councilmember Gantt** asked why the applicant chose to designate a large portion of
3 the site as RCA instead of using that land for development, particularly given the presence of
4 wetlands and proximity to Horton Park.

5 **Mr. Harrall** said that the RCA designation was chosen to provide additional buffer
6 space for Horton Park and preserving tree canopy. He said that if going to access the lots to
7 the south, it would have required tapping into Gladsong and the lots would be larger estate
8 lots and it was felt that it was a better use as a resource conservation area.

9 **Councilmember Gantt** asked if it would have been enough if the intermittent stream
10 buffers were counted and possibly other wetlands.

11 **Mr. Harrall** said that without including the designated RCA, they would not have been
12 able to meet the 25% RCA target and would have only been able to commit to the 10% UDO
13 minimum.

14 **Councilmember Zegerman** asked if they would commit to the remaining 150' if the if
15 the application is submitted and is approved.

16 **Mr. Harrall** said they will design it as part of the first phase and submit it to the state
17 but can't guarantee that the state will approve that.

18 **Councilmember Zegerman** said that it wasn't covered in the current application.

19 **Mr. Harrall** said that they had only committed to building 150'.

20 **Councilmember Zegerman** asked if the application was successful would they be
21 willing to commit to completing the remaining 150' to connect the greenway to the south
22 side.

23 **Mr. Killian** said it would take some work to craft a zoning condition to make sure it's
24 enforceable and to make sure all the steps are followed. He said staff wasn't able to approve
25 the plan because something was out of order. He said that it is an appropriate request but
26 would ask that staff have time to work with the applicant to craft a condition if that is the will
27 of the Council.

28 **Councilmember Zegerman** asked how much time staff would need.

29 **Mr. Harrall** said that if they could phase it in they could commit to this.

30 **Director Khin** asked could this be resolved tonight. She asked if they could have
31 some time to work on it.

32 A project representative said that they will commit to a good faith effort similar to what
33 was done on Apex Gateway with conservation and tree replacement and if they can get this
34 permitted, they are going to build it.

35
36 **Mayor Gilbert** opened Public Hearing and called up the first speaker.

37
38 First to speak was **Bill Jensen** at 1005 S. Wellonsburg Place:

39
40 "I'm on the Environmental Advisory Board and this program came through and what
41 my problem is a bit I don't know what items the developers, what items that we recommend
42 that the developers deny doing and I tried to listen tonight and as you well know my heart

1 throb is solar energy and I didn't hear anything. I heard about the trees but I didn't hear what
2 the developer doesn't want to do and I think that's critical and we don't seem to get feedback
3 about that either. So, we're running kind of in the dark. We make our recommendations, go
4 home happy, and don't hear about it again. So, what I'm asking is that staff present the ones
5 that are negative, the ones that the developer doesn't want to do. Now, on this one, I know
6 we requested 2 kilowatts per thousand square feet of solar, and in a regular house, you
7 typically get 6 kilowatts per thousand square feet. So, we ask for a very minimum for the
8 developer to add that and the reason I look at solar as being important is because these guys,
9 I know they're doing really good work environmentally, but they're still going to go in and
10 they're going to tear down a whole bunch of trees, and that's a carbon dioxide sink that is
11 going to go away. So, the idea is to make the buildings as efficient as possible so that the
12 environmental impact is not there and I would hope tonight that the council might ask the
13 developer if they are going to commit to 2 kilowatts per thousand square feet of heated area.
14 Thank you."

15
16 **Mayor Gilbert** thanked the speaker and called the next speaker:

17
18 Next to speak was **Dawn Cozzolino** at 3632 Bosco Road:

19
20 "So, I just want to travel back in time because I want to give an example because I
21 heard the word affordable housing. So, Ashburn rezoning, this was done previously. It was
22 approved and what was highlighted is that it was interesting here because they actually put in
23 their master plan a donation, they did a fee-in-lieu for affordable housing and you guys
24 accepted that. You didn't want the physical affordable housing, so you accepted that and it
25 actually was interesting. It was 5% of the total units of \$218,000.00 per unit. It works out to
26 roughly four units. It was rounded up and total was almost \$900,000.00. So, what's really
27 interesting is I hear affordability, but I think its marketplace affordability really, but I hear that
28 word and you're happy to take a fund money towards it. So, I just want to mention that
29 because I didn't really, these applications really don't go into the breadth of detail that they
30 need to, but I wanted to point that out. Okay, so let's talk about Jesse Drive Industrial. What
31 troubles me here is that this area is already identified as a hundred-year floodplain and a 500-
32 year floodplain and while some will on social media designate that as rare, let's be practical. If
33 you have a 30-year mortgage, whether it's commercial, whether it's residential, property on a
34 100-year floodplain has roughly a 26% chance of flooding at least once and that risk is still
35 non-negotiable in a 500-year floodplain. This applies not only to homes but also to any
36 commercial development. So, you've got risk here of the cost of flooding ultimately will fall on
37 the businesses, the lenders, and the taxpayers. So why are we inviting industry and medium
38 density residential development into a floodplain? Can I talk about briefly Olive Chapel
39 Road? Okay. That collapsed in sinkhole because it happens up north actually in New Jersey,
40 they had a sinkhole. They thought it was something else and they found out it was the
41 construction. So that's a very expensive cost to collapse the road and the delays and all the
42 safety issues, of course, that it entails. So, what that means is basically the public's held paying

1 for the cleanup, the infrastructure repairs, and the emergency response of our great EMT first
2 responders having to deal with this instead of actual other emergencies. So, let's talk about
3 the easements and fairness. Where easements or partial takings were only for 40 or so of the
4 Wake County properties that were affected on Jesse Drive for the extension project. Are there
5 any additional takings planned for Wake County people and their property? Is this 51 plus
6 acre industrial property being bypassed from any right-of-way, any eminent domain? I
7 thought I saw something in there, but you never know because it's not like the final laminated
8 copy and what about Horton Park? Did it receive the same generous treatment? This is not a
9 new pattern. Back on July 15th, 2020, I'll take it back in time. The town held a public meeting
10 on Jesse Drive extension phase one. The survey questions were predetermined to favor the
11 town's desired design, asking if the design was very good, not good, needs some work.
12 Residents raised serious concerns, traffic, medians, flooding, school impacts, emergency
13 access, and property takings. Yet options like scaling back to two lanes or reconsidering
14 median placement were dismissed as not consistent with long-term goals. I think the traffic
15 transportation map was brought out or one of those land use maps. The outcome was already
16 written; community engagement was performative and not genuine. Now, this rezoning app
17 continues that pattern, and it's interesting because it claims that the industrial portion, they
18 didn't talk about it, is 44.39 acres. The full application includes as well that medium density for
19 7.42 acres. The planner and developer failed to submit a Wake County Public Schools form
20 for the residential portion, leaving the public without a clear picture. If you go to page 316, it
21 even shows a blank form captioned "no residential uses." That may technically apply to the
22 industrial portion, right? But it misleads the public because the full proposal clearly includes
23 both the industrial and the residential development and this lack of transparency is striking,
24 and we've seen this with the widening, we've seen this with many, many other projects, and
25 again, I'm going on record to show this clear pattern of limited transparency, incomplete
26 submissions, prioritizing development over community. Clearly, we really do deserve honesty,
27 accountability, and a complete application, not talking about it amongst yourselves on the
28 spot but actually reviewing it ahead of time and going through it and finding the holes and
29 fixing it before you get to this forum. Thank you."

30
31 **Mayor Gilbert** thanked the speaker and closed Public Hearing. He asked what the
32 recommendation was.

33 **Mr. Killian** said that staff recommended postponing the vote until after unfinished
34 business number two.

35 **Mayor Gilbert** said this would be looked at where the staff was when they return from
36 a recess.

37
38 **Mayor Gilbert** declared the meeting in recess at **8:30 p.m.**

39
40 **Mayor Gilbert** reconvened the meeting at **8:40 p.m.** He called Mr. Killian back up.

1 **Mr. Killian** said the developer had agreed to the following wording for zoning
2 condition number one: "Developer shall apply for all necessary state permits to allow for the
3 construction of the public greenway across the subject property to connect to the existing
4 public greenway near Gladsong Drive. If the state permits are approved, the development
5 shall construct and dedicate the greenway through the entirety of the subject property. If the
6 state permits are not approved, the development shall construct and dedicate the greenway
7 through the light industrial conditional zoning acreage and terminate the greenway within
8 150 linear feet of the medium density conditional zoning boundary, and the development
9 shall dedicate a greenway easement through the medium density conditional zoning
10 acreage.

11 **Councilmember Gantt** asked about the amount of time it may take to build this and
12 how long the permits may take, possibly years.

13 **Mr. Killian** said typically that this would happen with site plans and they would have to
14 demonstrate that they've gone through each step to get their official final certificate of
15 occupancy. He said this is typical when the Town waits for all of the installations to have been
16 complete for the Town to be able to accept them.

17 **Councilmember Gantt** asked if this would only go to the state because of the water
18 way it is.

19 **Mr. Harrall** said yes it was only state.

20 **Mayor Gilbert** brought the item back for discussion and possible motion.

21 **Councilmember Mahaffey** said the preferred situation is that the EAB would vote for
22 approval of a project or not based on the accepted or denied conditions as a whole that they
23 offered and that's not how it works today. He said that he did wish that the EAB would get the
24 feedback. He asked the applicant about the solar condition that wasn't included in the
25 application, and that he would like to see the commitment that was recommended by the
26 EAB. He said that the situation is still in a situation where development regulations are
27 considered down-zoning and any downzoning has to get the signature of every property
28 owner that is potentially impacted. He said that when approving commercial developments
29 and light industrial developments, the current frameworks in his view gives adjacent property
30 owners veto power over future changes. He said the solution other than fixing the law, is to
31 have much tighter commercial applications which don't have the long list of usage and are
32 considered more potential UDO amendments.

33 **Mr. Killian** said that in the use conditions on page 5, 6, and 7 in the written staff
34 report, staff did attempt to create some of the limiting structures in conjunction with the
35 applicant to help ensure that while we may not be able to specifically downzone across town
36 that this specific development would have to meet certain parameters that are not applied
37 townwide.

38 **Councilmember Mahaffey** thanked Mr. Killian. He pointed out that there's still 55
39 uses.

40 **Mr. Harrall** said that there is solar across the portfolio and the issue is that this is a
41 speculative development project and for a few of the tenants that it is a threshold issue for
42 them as they evaluate their buildouts. It gets into issues such as the implications on roof

warranties and roof maintenance, so this will be explored with the tenants. He said that at several businesses, for example the Apex Gateway project, the residents have threshold issues with solar, in terms of implications on R&M and with fire safety.

Councilmember Mahaffey said that there were a lot of things that he does like about the project.

A **motion** was made by **Councilmember Killingsworth** and seconded by **Councilmember Zegerman** to approve adopt Question of Annexation - Apex Town Council's intent to annex 51.822 acres, project commonly referred to as Jessie Drive Industrial, located at 0 East Williams Street (PIN 0751-20-1670), Annexation No. 806, into the Town Corporate limits.

AND

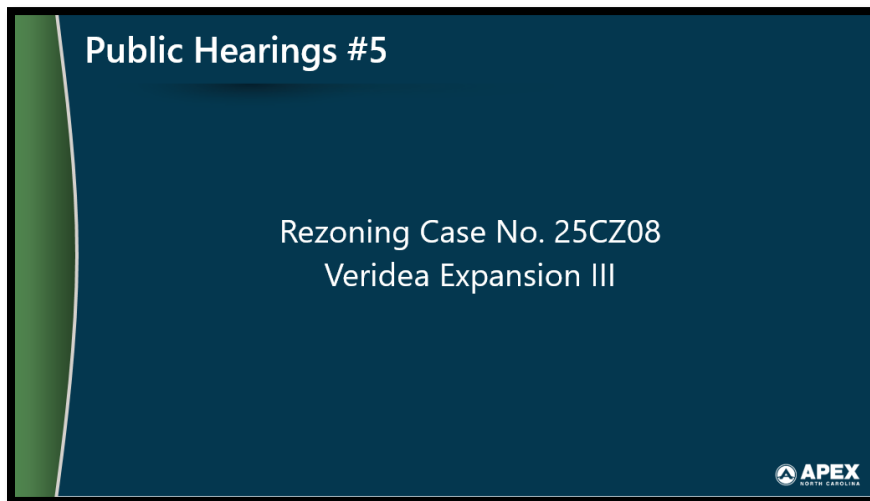
Approve Rezoning Case No. 25CZ09 - Jessie Drive Industrial - rezone approximately 51.82 acres from Residential Agricultural (RA) to Light Industrial-Conditional Zoning (LI-CZ) and Medium Density Residential-Conditional Zoning (MD-CZ) at 0 E Williams St. with the amended zoning conditions.

VOTE: (4-1) with Councilmember Mahaffey dissenting

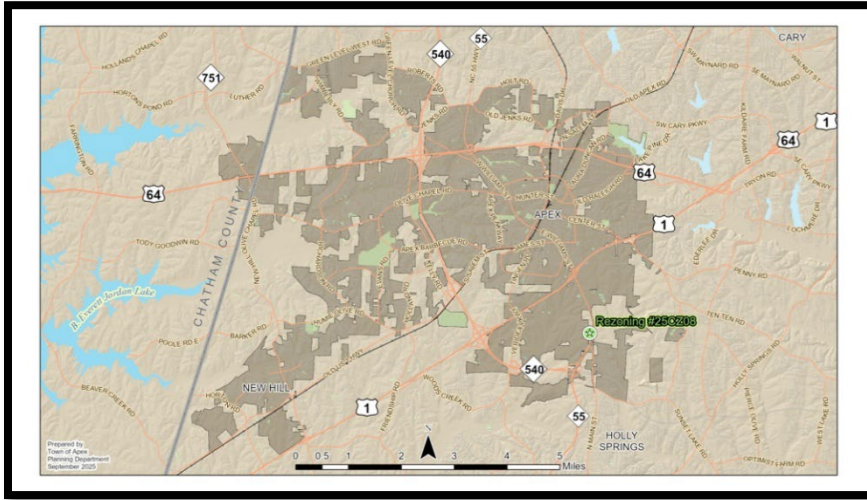
PH5 Rezoning Case No. 25CZ08 Veridea Expansion III

Amanda Bunce, Assistant Director, Planning Department gave the following presentation:

[SLIDE 1]



1 [SLIDE 2]



2
3 [SLIDE 3]

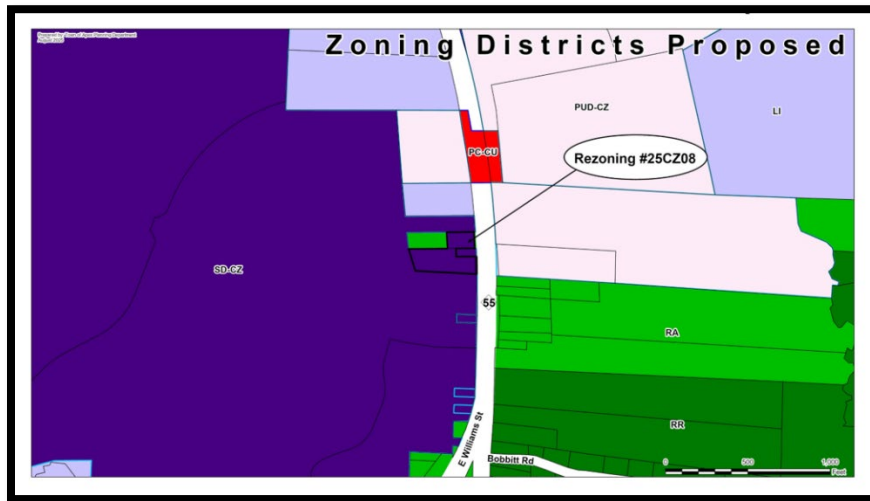


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5 [SLIDE 4]

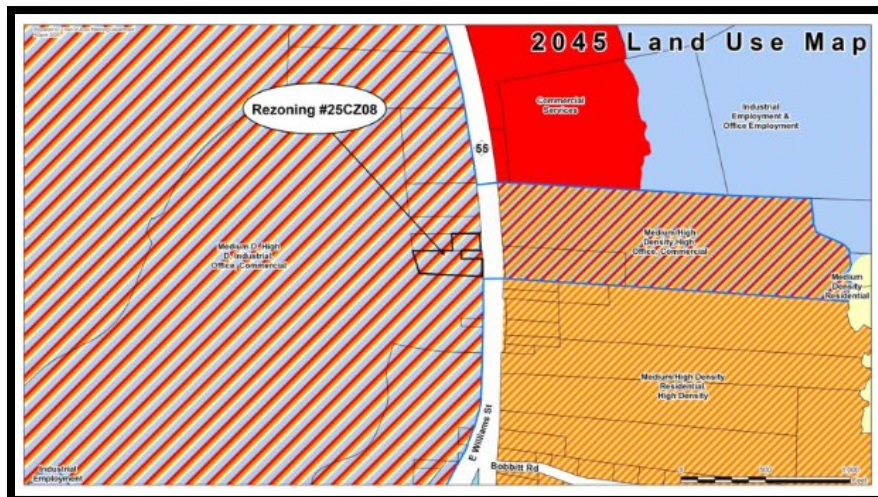


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1 [SLIDE 5]



2
3 [SLIDE 6]



4
5 [SLIDE 7]



6

1 **Ms. Bunce** asked if there were any questions.

2 **Councilmember Killingsworth** asked if the property behind this would be able to
3 continue to access their property that's not a part of the SD.

4 **Ms. Bunce** said that yes, there will be a stub provided.

5 **Mayor Gilbert** opened Public Hearing and with no one signed up to speak, closed
6 Public Hearing.

7
8 A **motion** was made by **Councilmember Gantt**, seconded by **Councilmember**
9 **Killingsworth** to approve Rezoning Case No. 25CZ08 Veridea Expansion III - rezone
10 approximately 1.52 acres from Residential Agricultural (RA) to Sustainable Development-
11 Conditional Zoning (SD-CZ) for Veridea at 1712 & 1716 E. Williams Street.

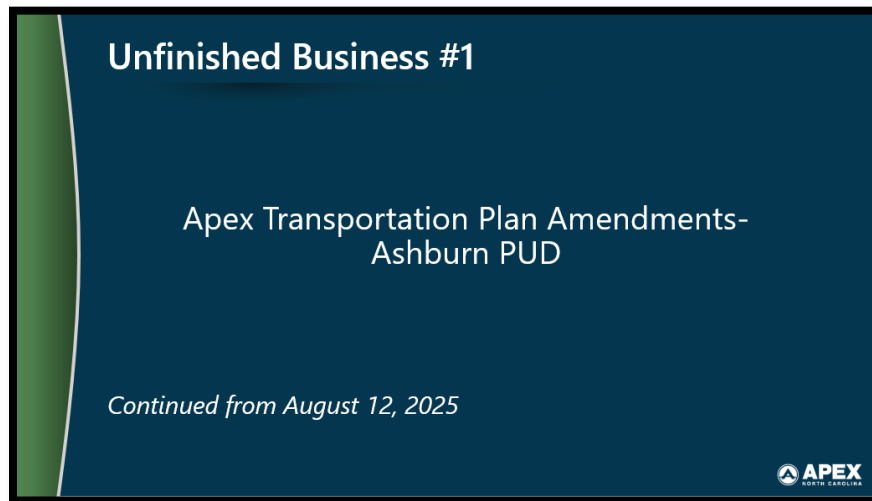
12
13 **VOTE: UNANIMOUS (5-0)**

14
15 **[UNFINISHED BUSINESS]**

16
17 **UB1 Apex Transportation Plan Amendments - Ashburn PUD** - *Continued from August*
18 *12, 2025*

19
20 **Shannon Cox**, Long-Range Planning Manager, Planning Department gave the
21 following presentation:

22 **[SLIDE 1]**



[SLIDE 2]

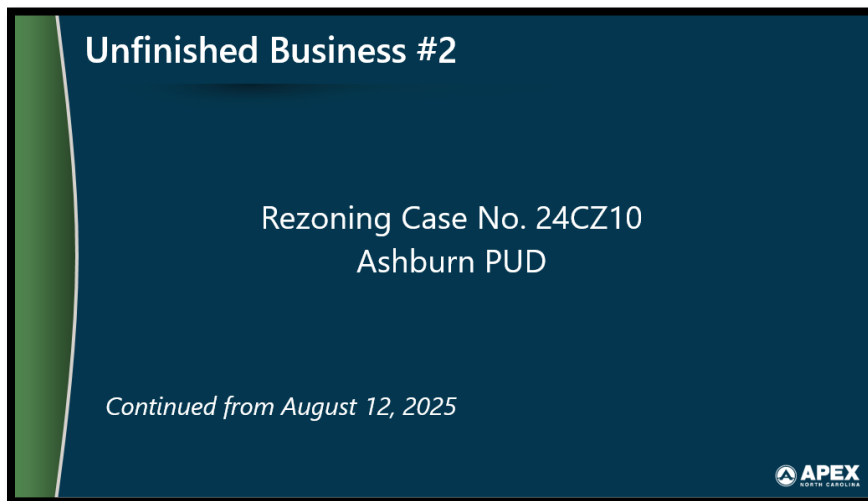


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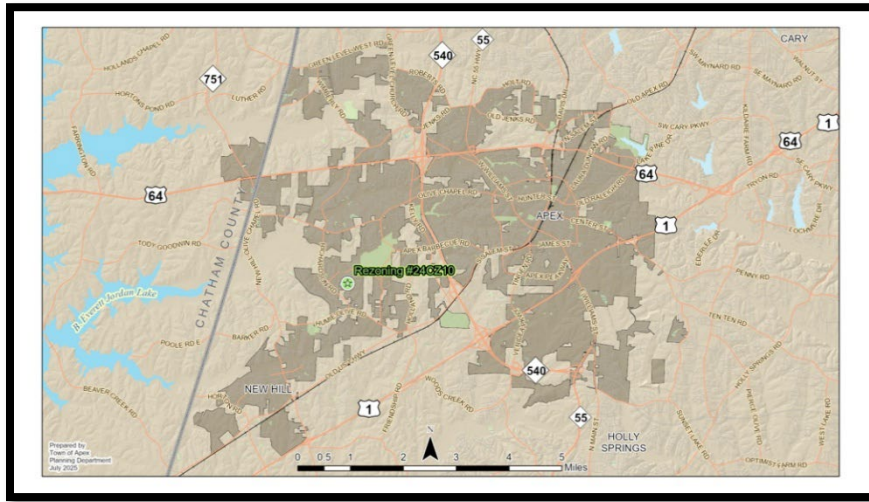
UB2 Rezoning Case No. 24CZ10 Ashburn PUD - *Continued from August 12, 2025*

Joshua Killian, Planner II, Planning Department presented the Affordable Housing condition in slide 12:

[SLIDE 1]



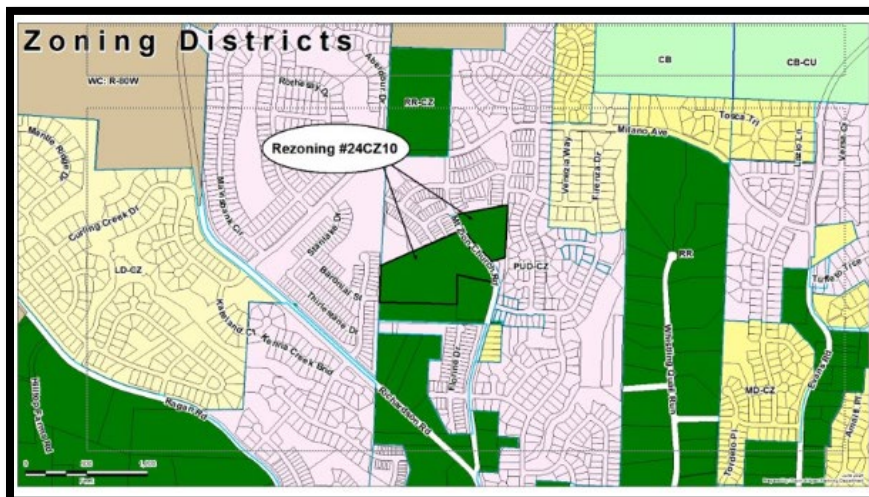
1 [SLIDE 2]



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3 [SLIDE 3]

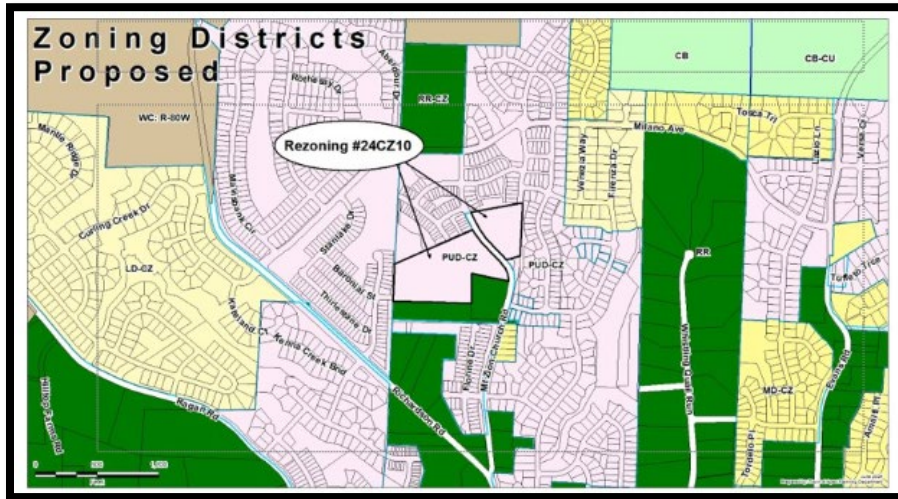


4
5 [SLIDE 4]

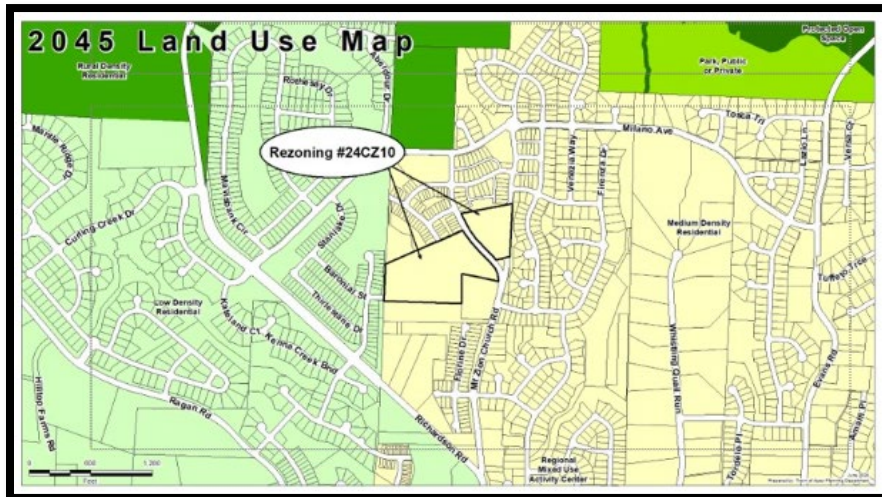


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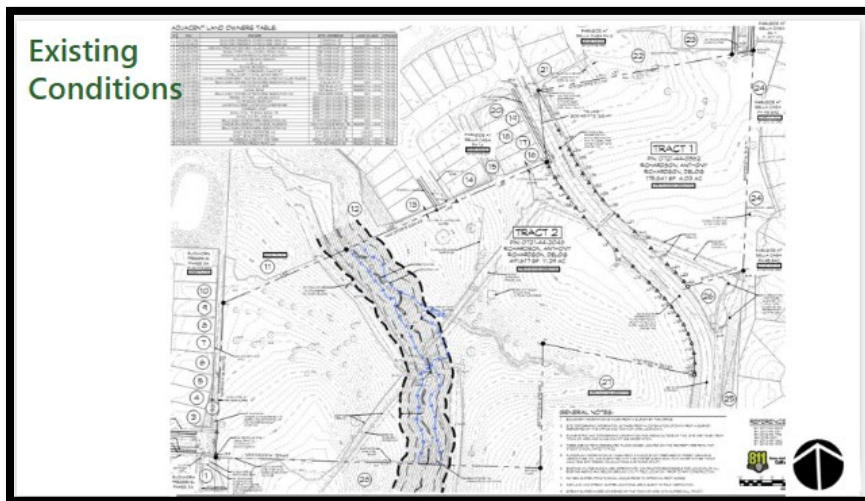
1 [SLIDE 5]



2
3 [SLIDE 6]



4
5 [SLIDE 7]



6

1 [SLIDE 8]



2
3 [SLIDE 9]

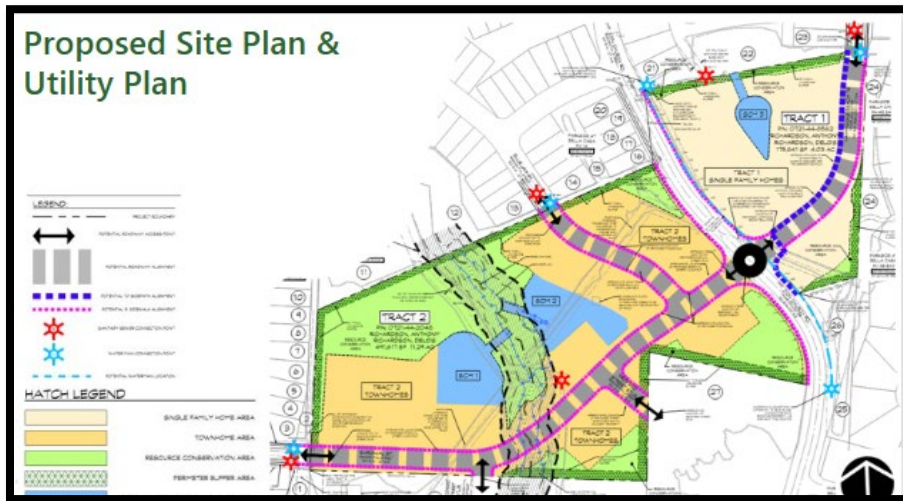


4
5 [SLIDE 10]



6

1 [SLIDE 11]



2
3 [SLIDE 12]

Affordable Housing Condition

Prior to recording the first Master Subdivision Final Plat, the developer shall make a donation to the Town of Apex Affordable Housing Fund in the amount equal to 5% of the total number of units at a rate of \$218,000.00 per unit. If the 5% of total units calculation results in a fraction between 0.50 and 0.99, the total units shall be rounded up to the nearest whole number. If the 5% of total units calculation results in a fraction between 0.01 and 0.49, the units shall be rounded down to the nearest whole number.

APEX
TOWN OF APEX

4
5 [SLIDE 13]



6

1 **Mayor Gilbert** asked if there were any questions.

2 **Councilmember Zegerman** asked if the applicant wanted to keep 5% of the total
3 units because that was in effect when the application was first submitted.

4 **Marla Newman**, Community Development & Neighborhood Connections Director,
5 said that Councilmember Zegerman was correct. She said that staff had spoken with the
6 applicant to explain that 10% would require seven housing units as opposed to four which
7 was covered under the previous policy and there was a discussion of a fee-in-lieu and this fee
8 would be calculated as 10%. She said that she explained to the applicant that she would
9 defer to Council to determine which policy would apply.

10 **Mayor Pro-Tempore Gray** asked if the applicant was aware of the \$1.5 million
11 amount.

12 **Ms. Newman** said that was correct.

13 **Councilmember Killingsworth** asked if there was a discussion related to the possible
14 incentives.

15 **Ms. Newman** said that was correct and shared the incentive zoning policy with the
16 applicant and an approved pilot program that would allow an investment of up to \$40,000.00
17 a door for a maximum of 10 units. She said that Council had approved the pilot program for
18 \$400,000.00. She said that she did not hear anything about being interested in accessing any
19 of the other incentives.

20 **Mr. Killian** said that the applicant was in attendance if the Council would like to hear
21 from them.

22 **Mayor Gilbert** said that they would.

23 **Mr. Tommy Craven** with Priest Craven and Associates said that it was clear that when
24 the rezoning and PUD request was filed, the 5% policy was in place and it was felt that was the
25 appropriate recommendation for this project and the fee-in-lieu approach can get those
26 homes constructed quicker through the town with the town's connections with non-profits. He
27 said that they were pleased with the staff recommendations for approval and he hoped that
28 the Council would accept the Affordable Housing Condition and approve this development
29 at this time.

30 **Mayor Gilbert** brought the item back for discussion and possible motion.

31
32 A **motion** was made by **Councilmember Gantt** to approve the Transportation Plan
33 Amendments and Rezoning No. 24CZ10 for the Ashburn PUD.

34
35 Without a second, **Councilmember Gantt's** motion failed.

36
37 **Councilmember Zegerman** recommended separating items UB1 and UB2 for a
38 motion and a vote.

39
40 A **motion** was made by **Councilmember Zegerman**, seconded by **Councilmember**
41 **Killingsworth** to approve the Apex Transportation Plan Amendments for Ashburn PUD.

VOTE: UNANIMOUS (5-0)

A **motion** was made by **Councilmember Gantt** to approved Rezoning No. 24CZ10 – Ashburn PUD, with the updated conditions.

Mayor Pro-Tempore Gray said that fee-in-lieu is best utilized when there is an option for affordable housing that doesn't equate to affordable housing. He said his preference would be to build affordable housing units rather than accepting a fee-in-lieu which aligns with the town's affordable housing plan in this scenario.

Councilmember Gantt asked if Mayor Pro-Tempore Gray was referring to the Town Home section.

Mayor Pro-Tempore Gray said yes.

Councilmember Killingsworth said that there should be houses for people to have access to. She said there are times that there are certain times when the fee-in-lieu was useful but this was not one of them.

Mr. Craven asked if the conditions could be modified to go to the 10% threshold but retain the fee-in-lieu option. He said that there is a great deal of affordable housing that can take place quicker under a fee-in-lieu scenario, here particularly at the 10% threshold than could be provided. He said the developer is prepared to commit and revise this condition accordingly. He said that if this was approved tonight, it will be contingent on revising the condition that's currently in the PUD to call for a 10% threshold.

Councilmember Killingsworth said that 5% would go to 10%, and asked what else would change.

Mayor Gilbert asked to hear from Ms. Newman.

Ms. Newman said they would prefer the units but would accept the 10% fee in lieu. She said that they would always prefer the units, however there is a decision to make.

Councilmember Zegerman said that he appreciates the increased conditions that are being offered but the timeline would be long for the town to build the units with the fee-in-lieu fund. He said that the point of what is trying to be achieved is being missed.

Mayor Gilbert asked if the possibility of considering this was because the application was submitted prior to the policy change.

Ms. Newman said no, that the current policy in effect, which is 10% that was put in place in June and prior to the change in the policy the previous policy was made known, and there was a decision not to offer anything under the previous policy. She said that when this came to Council in August it was said for the applicant to come back and talk with staff to make an affordable housing offer, and now there is a new policy and it was given the new parameters based on the size of the development it would be either 7 units and then the conversation shifted to the fee-in-lieu, and that is where the staff offered as an alternative.

Mayor Gilbert thanked Ms. Newman for the clarification. He asked if Mr. Craven had anything else to present.

Mr. Craven said that they did submit at the time when the policy was 5% and typically in UDO regulation that the submission date is what applies and you are locked into the UDO

1 requirements at that point. He said that if the policies changed it would affect the proposal
2 and he believes that they were subject to the 5% option and that's what brought the
3 commitment, and now the offer is to go to 10%. He said that if this is insufficient then he
4 would ask that this is held for another month to consider the alternatives.

5 **Councilmember Killingsworth** said she would be willing to make the motion to
6 move this out another month. She suggested to consider talking with the town's affordable
7 housing staff because the town can offer things that can potentially help offset this cost and
8 may bring down the price point for building these units.

9 **Mr. Craven** said that they would do this.

10 **Ms. Newman** said that this is not a part of the UDO and it doesn't apply for this policy.

11 **Mayor Pro-Tempore Gray** said he understands the applicant's perspective. He said
12 that from his perspective the location is much more driven towards units rather than the fee-
13 in-lieu.

14
15 *Clerk's Note:* The earlier motion by Councilmember Gantt to approve Rezoning No.
16 24CZ10 with the updated conditions did not receive a second, and therefore failed.

17
18 A **motion** was made by **Councilmember Killingsworth** and seconded by
19 **Councilmember Zegerman** to defer Rezoning Case No. 24CZ10 Ashburn PUD to the
20 October 28th Council meeting.

21
22 **VOTE: UNANIMOUS (5-0)**

23
24 **Mayor Gilbert** moved to New Business.

25
26 **[NEW BUSINESS]**

27
28 **NB1 Apex Transit Prioritization Study Acceptance**

29
30 **Katie Schwing**, Senior Planner - Long Range Transit, Planning Department gave the
31 following presentation focusing on the final list of recommendations:

32
33 **[SLIDE 1]**



[SLIDE 2]

Project Overview

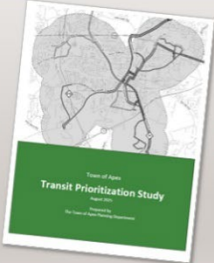
- Develop priorities for local public transit improvements and expansion in Town over approximately the next five years
- Primary Outcome: List of prioritized recommendations, accepted by Town Council
- Secondary Outcome: Implementation plan for recommendations



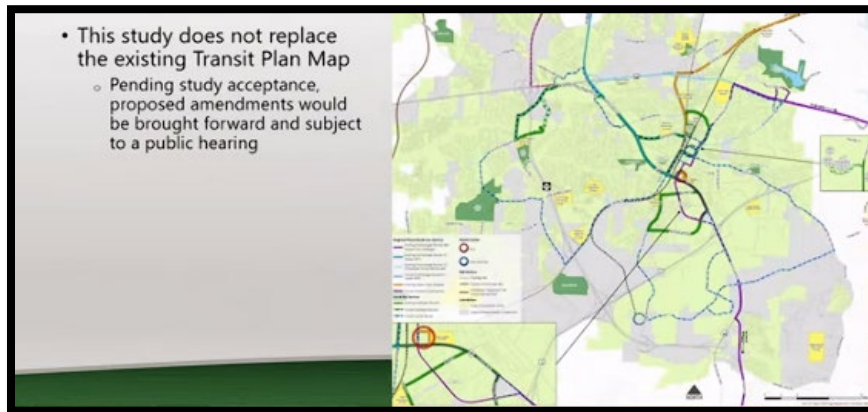
[SLIDE 3]

Study Documents

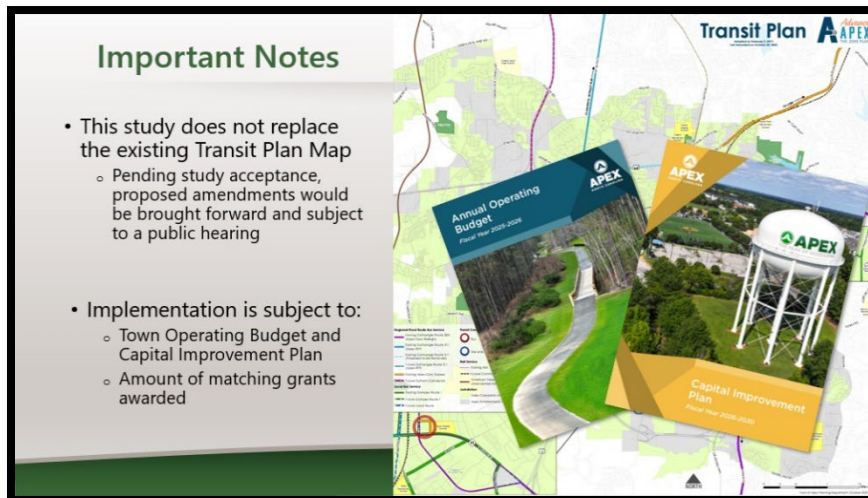
- Materials are available at www.publicinput.com/transitstudy
- Apex Transit Prioritization Study document (Final Draft)
 - Appendix A: Summary of Transit-Related Plans and Studies
 - Appendix B: Public Engagement and Communications Plan
 - Appendix C: Public Input Summary
 - Appendix D: Route Analysis Summary



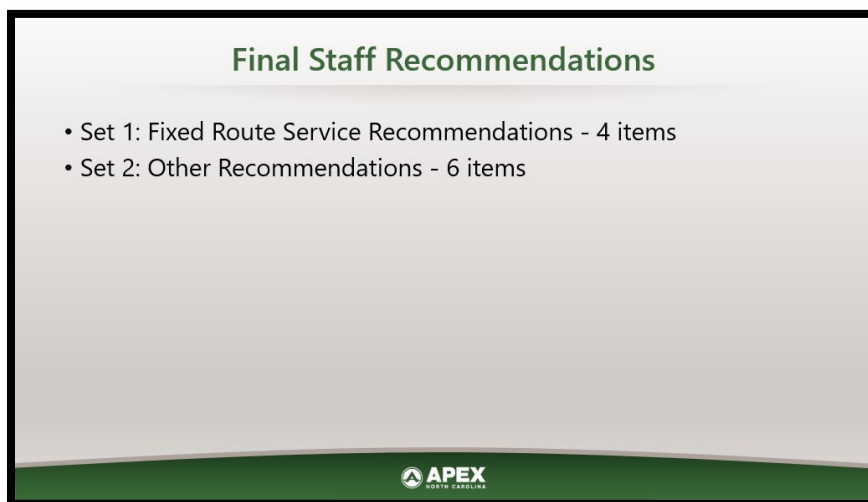
1 **[SLIDE 4]**



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3 **[SLIDE 5]**

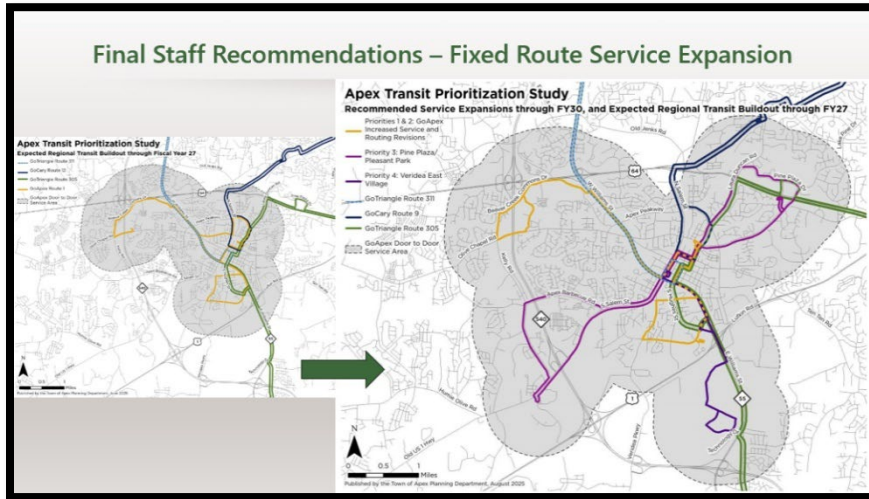


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5 **[SLIDE 6]**

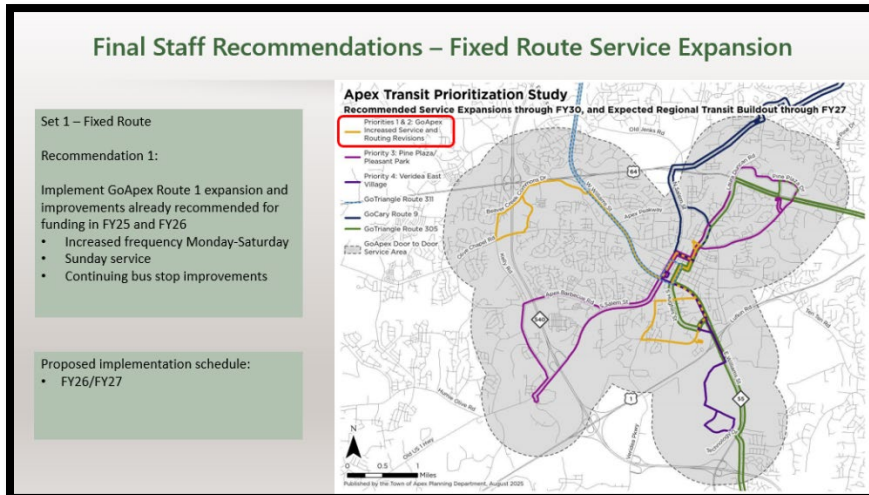


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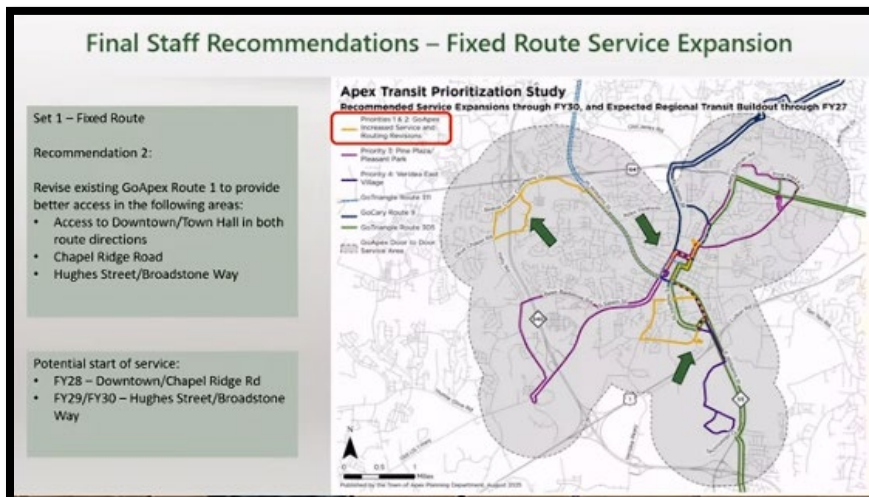
1 [SLIDE 7]



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3 [SLIDE 8]

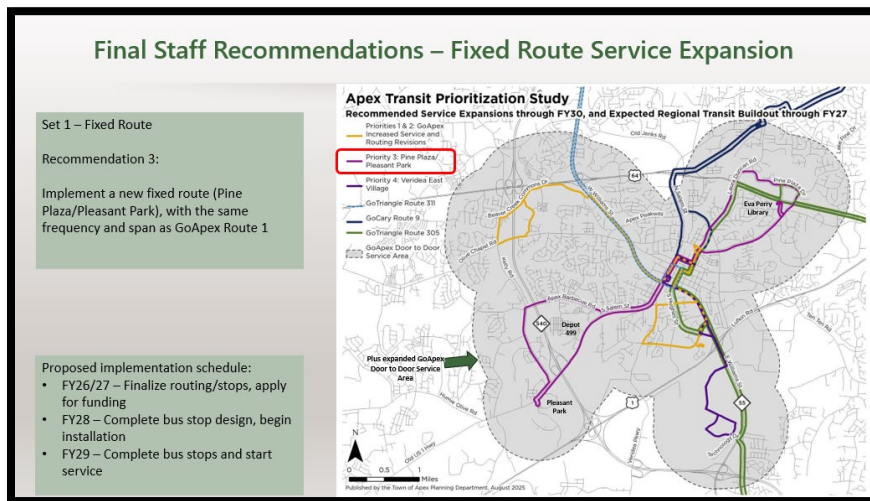


4
5 [SLIDE 9]

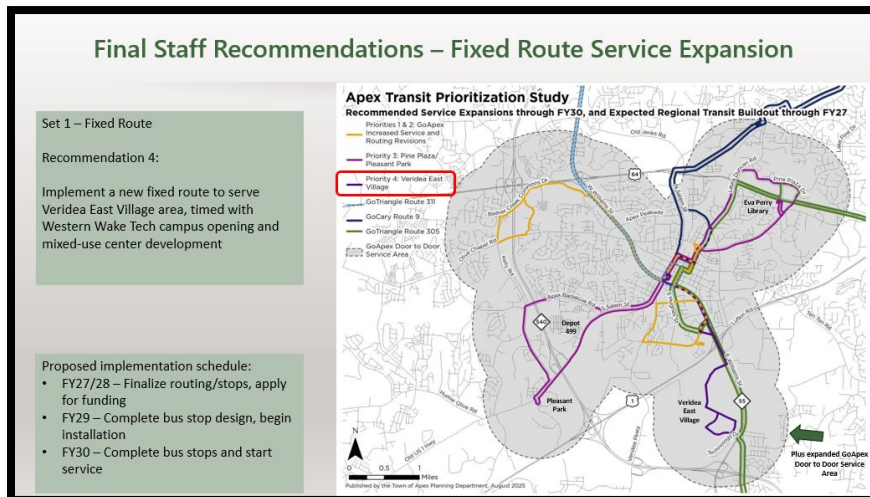


6

1 **[SLIDE 10]**



2
3 **[SLIDE 11]**



4
5 **Councilmember Gantt** asked if the gray area that cuts through some neighborhoods
6 is set by law?

7 **Ms. Schwing** said that it is Federal register and this is a clarification of the law. She
8 said that service can expand beyond the three quarters of a mile boundary, but the Town
9 would have to be aware of certain funding sources to identify which trips are counted as the
10 required versus non-required but it could be done.

11 **Councilmember Killingsworth** asked if the expectation as this goes out to Wake Tech
12 that it would include NC Children's Hospital.

13 **Ms. Schwing** said that the NC Children's Hospital project wasn't known until after the
14 draft recommendations were developed. She said that also the proposed buildout date for
15 the hospital is beyond the five years or so that was had for this study, but that they will
16 continue to look at this area for potential transit service in the future as a large employer but it
17 is not included in these recommendations.

Councilmember Gantt said that Wake Transit Plan has a fixed route run by Go Triangle that goes from the NC Children Hospital area up to the RTP hub, and he had commented that it would be nice if that shifted to start at the hospital and then to the RDU to get people from the hospital to the airport for the out-of-town families.

Councilmember Killingsworth said that also the people that work there is something to think about.

Councilmember Zegerman said that if there was at least one stop in Apex where it connected to a local route could be a possibility.

Councilmember Gantt said that the route he suggested could go from the hospital area to the mobility hub and through Davis Drive and to RDU.

Ms. Schwing clarified that the route that Councilmember Gantt was referring to was the Countywide Transit Plan.

Councilmember Gantt asked for clarification that for the route to reach the hospital it was too long of a time to get the 30-minute route.

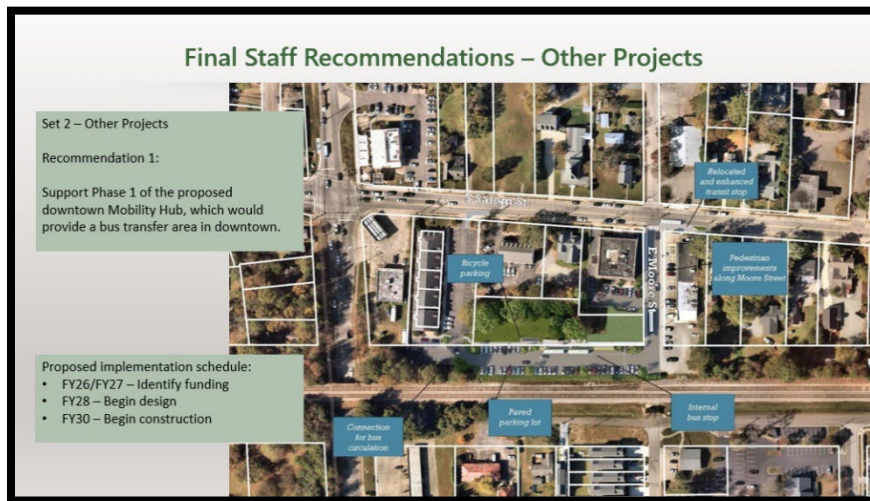
Ms. Schwing said that was correct.

Councilmember Killingsworth said that 55 is already busy so there are more routes that can be combined the less traffic.

Councilmember Zegerman said that it may be a better option to go down Veridia Parkway instead of 55 on a bus.

Ms. Schwing said that on the Transit Plan map there is a potential future local route going down Veridia Parkway to Jessie Drive but it is not complete at this time.

[SLIDE 12]



[SLIDE 13]

Final Staff Recommendations – Other Projects

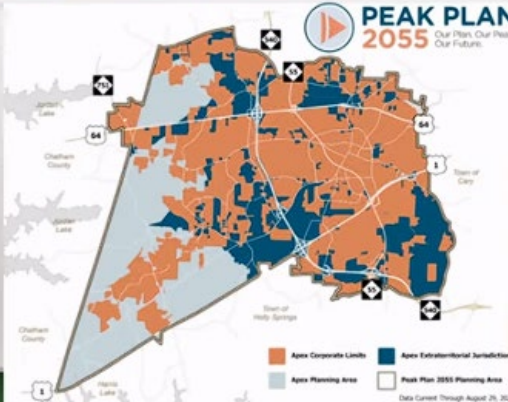
Set 2 – Other Projects

Recommendation 2:

Evaluate land use policies for transit-supportive development as part of *Peak Plan 2055* - the Town's comprehensive plan update beginning in 2025.

Proposed implementation schedule:

- FY26/FY27



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

Apex Corporate Limits
Apex Extrajurisdictional Jurisdiction
Apex Planning Area
Peak Plan 2055 Planning Area

Data Current Through August 26, 2025

[SLIDE 14]

Final Staff Recommendations – Other Projects

Set 2 – Other Projects

Recommendation 3:

Explore options to serve seniors and those with disabilities outside the federally-required GoApex Door to Door Service Area.

Proposed implementation schedule:

- FY27 – Scoping/Funding applications
- FY28 – Conduct study
- FY30 – Implement



GoApex Door to Door Service
Door to Door Service Area
Typical 30-minute trip radius

GO Apex Door to Door
919-212-7005 (TTY: 800-735-2562)
www.apexnc.org/GoApex

Legend

- Apex Corporate Limits
- Apex Extrajurisdictional Jurisdiction
- Apex Planning Area
- Peak Plan 2055 Planning Area

Refer to GoApex Route 1 Ride Guide brochure for information.

[SLIDE 15]

Final Staff Recommendations – Other Projects

Set 2 – Other Projects

Recommendation 4:

Continue to support improved pedestrian and bicycle connections to transit.

Proposed implementation schedule:

- Ongoing



[SLIDE 16]

Final Staff Recommendations – Other Projects

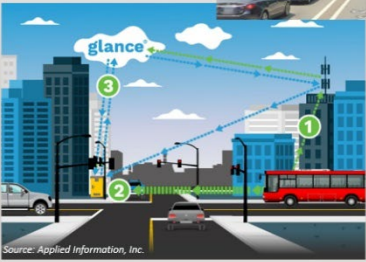
Set 2 – Other Projects

Recommendation 5:

Investigate Transit Signal Prioritization, which would allow buses to travel more efficiently.

Proposed implementation schedule:

- FY27 – Scoping/funding applications
- FY28 – Conduct study
- FY30 – Begin implementation



Source: Applied Information, Inc.

Councilmember Killingsworth said that with the buses communicating with traffic signals it would be a good thing.

Ms. Schwing said that it wasn't necessarily going to speed the buses up but it puts a bus on a more even playing field and would make it easier to keep the bus on its route.

[SLIDE 17]

Final Staff Recommendations – Other Projects

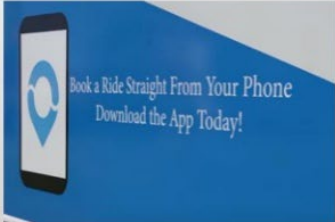
Set 2 – Other Projects

Recommendation 6:

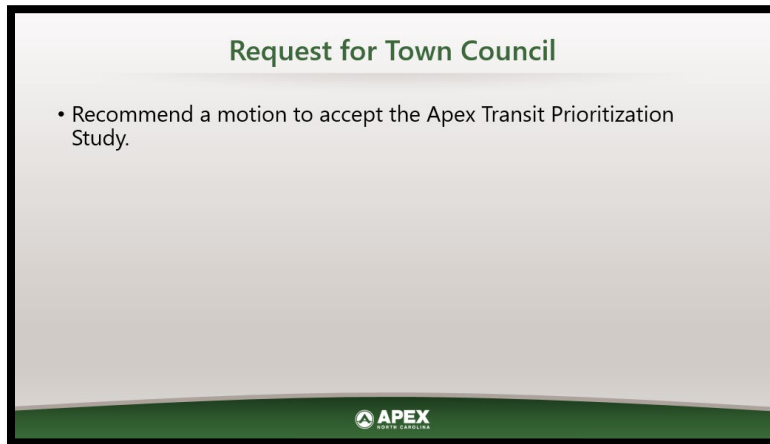
Explore options to serve others (those who are not seniors or individuals with disabilities) outside the general fixed-route service area.

Proposed implementation schedule:

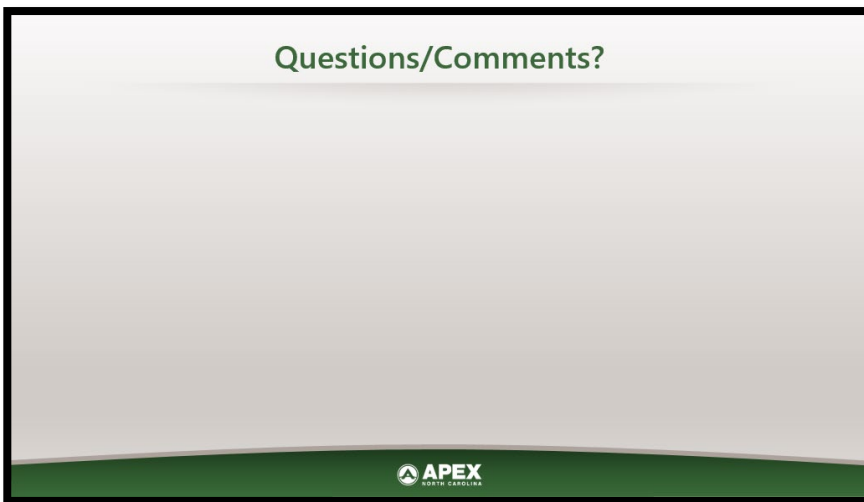
- FY27 – Scoping/funding applications
- FY28 – Conduct study
- FY30 – Begin implementation



[SLIDE 18]



[SLIDE 19]



Ms. Schwing asked if there were any questions.

Councilmember Zegerman said that he liked the plan but his concern was that the timing of some of these initiatives seems a little slow but he understands there's a budget and capital investment component. He said that he would ask to continue to look for ways to accelerate and submit as part of the budget cycle for funds.

A **motion** was made by **Councilmember Gantt** and seconded by **Councilmember Killingsworth** to accept Apex Transit Prioritization Study with the amendment to Figure 10 Context Maps.

VOTE: UNANIMOUS (5-0)

[ADJOURNMENT]

Mayor Gilbert adjourned the meeting at **9:37 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 _____.