



Apex Town Council Budget Retreat

Friday, February 14, 2020

Jacques K. Gilbert, Mayor
Nicole L. Dozier, Mayor Pro Tempore
Brett D. Gantt, Audra M. Killingsworth, Cheryl F. Stallings,
and Terry Mahaffey, Council Members
Drew Havens, Town Manager
Shawn Purvis, Assistant Town Manager
Marty Stone, Assistant Town Manager
Donna B. Hosch, MMC, NCCMC, Town Clerk
Laurie L. Hohe, Town Attorney

The Budget Retreat of the Apex Town Council
scheduled for Friday, February 14, 2020,
beginning at 8:30 a.m. was held at the Public
Works Administration Building, 105-B Upchurch
Street, Apex

In attendance were Mayor Jacques K. Gilbert, Mayor Pro Tem Nicole L. Dozier, and Council Members Audra M. Killingsworth, Brett D. Gantt, Cheryl F. Stallings, and Terry Mahaffey. Also in attendance were Town Manager Drew Havens, Assistant Town Manager Shawn Purvis, Assistant Town Manager Marty Stone, Town Clerk Donna B. Hosch, Town Attorney Laurie L. Hohe, and all Department Directors with the addition of the Current Planning Manager and the Transportation Manager

COMMENCEMENT

Mayor Gilbert welcomed the group, stating the purpose of the Retreat.

Alicia Arnold, Director of the Equitable Housing & Community Development Division at Wake County, presented on Housing Affordability in Wake County. The following subjects were covered:

- Housing affordability components
- Types of housing – naturally occurring affordable housing and legally-blind subsidized housing
- Eligibility requirements for subsidized housing
- Who in the community is served and why housing affordability is important
- Rental cost impact
- Understanding the housing affordability need
- Areas where preservation of subsidized units should focus
- Housing cost burden
- Creating municipal strategies

There was discussion based on the above and how it relates to supporting individuals who acquire affordable housing that would make their lives more whole and that would integrate them more into the community. Asked was how many citizens in Apex take advantage of the offered programs.

Natalie Britt, Vice President of Real Estate Development for DHIC, gave a brief overview of DHIC and what it's about. She spoke on subsidizing affordable housing and the various aspects involved in LIHTC. A flow of how the money works was presented. She showed pictures of redevelopment as well as development projects. She outlined the story behind each of the projects. Questions from Council were answered.

Dianne Khin, Planning and Community Development Director, presented on a DHIC project in Apex – Broadstone Apartments. A tax credit was applied for but denied. However, with assistance and advice from staff, the developer will attempt to acquire the tax credit again this year. Council questions were answered related to how the projects were chosen, the projects being affordable for a great many years,

Mayor Gilbert thanked staff for taking affordable housing seriously, as this is where he grew up. Standing ovation was given to Greg Warren, DHIC, who was present, was given a standing ovation for this 34 years of service. He is set to retire shortly.

Vance Holloman, Finance Director, presented a financial update. Last year the General Fund Balance increased by \$5 million, and it was explained why. Further questions as to why from Council were answered. Utility Fund Results were presented, staff stating that the figures were affected by a lawsuit against the Town. He reassured that the Town had money in capital reserve funds, and we were able to pay the suit without going into debt. A detailed explanation of outstanding debt as of December 2019 was presented.

Amanda Grogan, Budget and Management Analyst, presented the purpose and major objectives of the CIP, stating that the CIP had seven elements. Council conversation ensued as to what projects should be assigned to the four quartiles which indicate order of importance.

Council began stating those items they wished to see addressed under the headings of High Performing Government, Healthy and Engaged Community, Environmental Leadership and Responsible Development, Economic Vitality, and Safe Community and Reliable Infrastructure.

Shannon Cox, Long Term Transportation Manager, stated that further staff study as requested by Council had been completed. It was determined that a bus route in Apex could, in fact, be fare free. This could be an amenity and benefit to the community.

A paratransit update was presented. Staff presented the particulars and estimated operating costs for a fare-based route which would cost the Town approximately \$330,000. The Wake Transit FY21 Draft Work Plan was presented.

Shawn Purvis, Assistant Town Manager, presented the effects of a re-evaluation and the tax rate. There was Council discussion as to the tax rate.

Mike Deaton, Utility Engineering and Stormwater Manager, presented the current stormwater program. Most complaints received were nuisance flooding related. Our riparian buffers program is one of the best things that we do. Staff outlined what should be considered as far as future programs, i.e., private drainage assistance program, proactive floodplain tree/debris/beaver control program, tree canopy program, SCM retrofits/stream restoration, and grant opportunities.

The pros and cons of a proposed stormwater utility fee were presented. There was quite a bit of discussion between Council and staff on the fee, how it could be fairly calculated, and what it would be used for. Consensus was to not have a study done by consultants, to enhance the current stormwater level of service, to fund the additional cost associated with this through the General Fund, and to increase funding of the enhancements to the current level of service.

ADJOURNMENT

With there being no further business and without objection from Council, Mayor Gilbert adjourned the meeting.

Donna B. Hosch, MMC, NCCMC
Town Clerk

ATTEST:

Jacques K. Gilbert, Mayor

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