The joint meeting of the Apex Town Council and the Planning Board scheduled for Monday, April 18, 2016, at 5:00 p.m. was held in the Council Chamber at Apex Town Hall, 73 Hunter Street.

In attendance were Mayor Lance Olive and Council Members Eugene J. Schulze, William S. Jensen, Denise C. Wilkie, and Wesley M. Moyer. Absent was Mayor Pro Tem Nicole L. Dozier.

In attendance from the Planning Board were David Hooks, Chair, Committee Members Jack Clark, Michael Marks, and Jim Mead. Absent were Planning Board Members Tommy Morgan, Margo Bills, and Beth Godfrey.

Also in attendance were Interim Town Manager Drew Havens, Interim Assistant Town Manager Tim Donnelly, and Town Clerk Donna B. Hosch.

COMMENCEMENT

Mayor Olive called the meeting to order. He stated the purpose of the meeting was to review the draft document of the economic study market analysis.

Staff stated this presentation was an interim step, that changes could be made. There will be a Public Hearing on May 3rd at the Town Council meeting. Then we will proceed through the regular process, which takes a few months. The Mayor stated this night was not one to make decisions. Staff introduced Jessica Rossi from Kimley Horn who composed the analysis.

Ms. Rossi stated the report had an incredible amount of data and a lot of research went into the project. Her objective was to balance this information with what any person could reasonably absorb in a sitting. She overviewed why we were here and what they covered (see agenda in attached PowerPoint).
Ms. Rossi went through the background, stating that the Peak Plan 2030 was adopted in 2012. The new plan she was presenting was not done from scratch, but it was not a regurgitation of the current plan. She showed the study area to which they reacted, which is in our planning area. This was not an annexation study. Ms. Rossi stated Apex is not immune to what’s going on elsewhere.

Our job numbers are looking better and better every year. Wake County is a major driver of economic development in the region. We are seeing more and more each year that Apex is becoming less of a bedroom community. Apex is more heavily focused on out commuting. Ms. Rossi talked about millennial and baby boomer housing demands as there was a drop in the home ownership rate. Starter home housing in Apex is limited.

Ms. Rossi talked about on what the analysis was based and what they took into consideration. She outlined the study area demand assumptions. Ms. Rossi talked about what could possibly draw in more of the younger population. Maybe we need to think about how to incentivize this.

Ms. Rossi went through the node recommendations. Staff and Ms. Rossi answered questions from Council on the estimated timeframe of an interchange. The Mayor thanked Ms. Rossi for her work and stated no decisions would be made on this night. We will be moving forward with this analysis. The Mayor stated he looked forward to the final product.

ADJOURNMENT

With there being no further business,

MAYOR OLIVE ADJOURNED THE MEETING.

___________________________________________
Donna B. Hosch, CMC, NCCMC
Town Clerk

ATTEST:

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Lance Olive
Mayor