



Tuesday, April 21, 2026
REGULAR MEETING - THIRD TUESDAY
WORK SESSION & AFTERNOON SESSION
RALEIGH CITY COUNCIL MEETING
COUNCIL MINUTES
City Council Chamber, Room 201
222 West Hargett Street

PRESENT: Council Member Jonathan Lambert-Melton, Council Member Mitchell Silver, Council Member Megan Patton, Council Member Corey Branch, Council Member Christina Jones, Mayor Pro Tem Jane Harrison, Council Member Stormie Forte and Mayor Janet Cowell

A. 11:30 A.M. WORK SESSION CALLED TO ORDER BY THE MAYOR

A.1 GoRaleigh System Update

Recommended Action: Receive as information.

Assistant Transportation Director Het Patel provided an update on GoRaleigh operations, funding trends, and safety initiatives. He noted Wake Transit Plan contributions and detailed short-term safety measures, including updated rider expectations, enhanced signage, expanded operator support, and facility improvements at GoRaleigh Station. Longer-term studies will evaluate accessibility changes, crime-prevention design options, and potential system restructuring.

Council Members emphasized the need for immediate security actions, particularly regarding the Wilmington Street breezeway and tunnel, and requested stronger coordination among security vendors. The Council also discussed the feasibility of shifting away from the hub-and-spoke model, the potential use of smaller feeder vehicles, future transit hubs, and park-and-ride planning.

Additional topics included cleanliness, trespass procedures, ambassador roles, and coordination with schools. The Council requested ongoing updates from the City Manager and the Raleigh Transit Authority, with broad agreement that both near-term interventions and long-range planning are necessary to improve safety and system efficiency.

B. 1:00 P.M. REGULAR SESSION CALLED TO ORDER BY THE MAYOR

Mayor Cowell called the meeting to order. These are summary minutes unless otherwise indicated.

B.1 Pledge of Allegiance

C. CONSENT AGENDA

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Motion to approve all Items of the Consent Agenda.

For (8): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Mayor Pro Tem Harrison, and Council Member Jones

Adopted (8 to 0)

C.1 CONSENT AGENDA - GENERAL ITEMS

C.1.a Raleigh Housing Authority Bond Issuance- Multiple Affordable Rental Projects

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Adopt five resolutions to authorize the Raleigh Housing Authority to issue bonds for Biltmore Hills, Chapanoke, Joyfield at Compassionate Drive, The Pointe at Town Center II and The Pointe at Town Center II affordable rental housing projects.

Adopted

See **Resolutions (2026) 765, 766, 767, 768, and 769.**

C.1.b Advisory Boards and Commissions - Code of Conduct

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Adopt the resolution to enact a Code of Conduct for members of advisory boards and commissions.

Adopted

See **Resolution (2026) 770.**

C.1.c Termination of State of North Carolina Leases at Dorothea Dix Park

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the City Manager to execute the 10-year and 25-year Termination of Lease Agreements.

Adopted

C.1.d 107 and 111 Waldrop Street Purchase

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the purchase of property located at 107 and 111 Waldrop Street and authorize execution of all instruments necessary to close on the acquisition, subject to final approval by the City Manager and the City Attorney's Office.

Adopted

C.1.e Affordable Housing - Low-Income Housing Tax Credit Funding Cycle - Biltmore Hills, Fisher Grove, and Chapanoke

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the associated budget transfer three previously approved affordable housing developments: Biltmore Hills, Fisher Grove and Chapanoke.

Adopted

See **Ordinance (2026) 868 TF 491**.

C.1.f Report of Matters Resolved and Closed

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Receive the memorandum as information.

Adopted

C.2 CONSENT AGENDA - PETITION ANNEXATIONS

C.2.a Petition for Annexation - AX-29-25 - Contiguous, Outside ETJ - 7929 Ligon Mill Road (District B)

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Acknowledge the annexation petition, direct the City Clerk to check the sufficiency of the petition pursuant to State statutes, and if found sufficient, authorize advertisement for public hearing to be held on May 19, 2026.

Adopted

C.2.b Petition for Annexation – AX-04-26 – Contiguous, Inside ETJ, 3800 Jones Sausage

Road (District C)

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Acknowledge the annexation petition, direct the City Clerk to check the sufficiency of the petition pursuant to State statutes, and if found sufficient, authorize advertisement for public hearing to be held on May 19, 2026.

Adopted

C.3 CONSENT AGENDA - CONTRACTS AND CONSULTANT SERVICES

C.3.a ECC-Backup 911 Interlocal Agreement with Buncombe County - 2026-364.docx

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the City Manager to 1) execute the Backup 911 ILA between the City of Raleigh and Buncombe County, pending finalized agreement of the ILA. Enter the action language here

Adopted

C.3.b Professional Services - Poole Road Pump Station and Force Main Improvements - CJS Conveyance, PLLC

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the City Manager to execute the contract for professional services with CJS Conveyance, PLLC, for the Poole Road Pump Station and Force Main Project in an amount not to exceed \$2,729,000.

Adopted

C.3.c Professional Services – Crabtree Creek Greenway at Lassiter Mill - Construction Engineering and Inspection (CEI) Service - Volkert, Inc.

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the City Manager to execute the contract with Volkert, Inc. in the amount not to exceed \$804,402.

Adopted

C.3.d Master Service Agreement - Stormwater Utility Financial Consulting Services -

Raftelis

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the City Manager to execute a master service agreement with Raftelis for professional services associated with stormwater utility financial consulting services for a five-year period with a not-to-exceed amount of \$750,000.

Adopted

C.3.e Contract Services - Banking Services - PNC Bank, N.A. - Amendment No 1

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the City Manager to (1) execute the contract amendment with PNC Bank, N.A. to exercise the final renewal option contained in the contract for five (5) years extending the contract through April 30, 2031 and (2) direct staff to add an extension option to this amendment for the possibility to exercise continuous month-to-month renewals, as deemed necessary, up to one (1) year through April 30, 2032, at the same rates for a not-to-exceed amendment amount of \$1,650,000, subject to appropriation of funds in the annual adopted budget.

Adopted

C.3.f Contract Services - Summer Camp and School-Based Program Transportation - Academy Bus, LLC

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the City Manager to execute a contract with Academy bus, LLC in the amount not to exceed \$1,798,880.

Adopted

C.3.g Contract Services - Renewable Natural Gas Sampling - Ohio Lumex Co. Inc. - Contract Amendment No. 1

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the City Manager to execute a contract amendment with Ohio Lumex Co., Inc. for a total contract amount not to exceed \$557,769.

Adopted

C.3.h Contract Services – Utility Data Management Software – EnergyCAP, LLC – Contract Amendment No. Two

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the City Manager to (1) execute contract Amendment No. Two for utility data management system with EnergyCAP, LLC, in the amount not to exceed \$109,696 and (2) exercise continuous renewals while the platform is in use by the City, subject to appropriation of funds in the adopted budget for that fiscal year.

Adopted

C.3.i Contract Services – Regional Call Center – GoTriangle

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the City Manager to execute a contract with GoTriangle in the amount not to exceed \$649,651.

Adopted

C.4 CONSENT AGENDA - BUDGET AMENDMENTS AND TRANSFERS

C.4.a Budget Transfer and Amendment- Professional Building Lease

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the transfer of funds within the Stormwater Management FY26 Budget and a budget amendment within the Integrated Facility Services Division FY26 Budget.

Adopted

See **Ordinance (2026) 868 TF 491**.

C.4.b Council Contingency - Authorize Disbursement

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Council may authorize the disbursement of the Council Contingency allocation request as presented.

Adopted

See **Ordinance (2026) 868 TF 491**.

C.5 CONSENT AGENDA - REIMBURSEMENT CONTRACTS

C.5.a Harris Creek Sewer Interceptor Replacement and Upsizing Developer Reimbursement Agreement – Merritt Infrastructure, LLC

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the City Manager to execute Harris Creek sewer interceptor replacement and upsizing developer reimbursement agreement with Merritt Infrastructure, LLC in an amount not to exceed \$4,530,249.

Adopted

C.6 CONSENT AGENDA - RIGHT-OF-WAY ITEMS (CONDEMNATION REQUESTS)

C.6.a Condemnation Authorization – Rand Road and Ten-Ten Road Waterline Project

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Adopt a resolution of condemnation.

Adopted

See **Resolution (2026) 771**.

C.6.b Condemnation Authorization - Midtown Pedestrian Safety Improvements Project Phase I

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Adopt a resolution of condemnation.

Adopted

See **Resolution (2026) 772**.

C.7 CONSENT AGENDA - BIDS

C.7.a Bid Award - Crabtree Creek Greenway at Lassiter Mill - FSC II, LLC dba Fred Smith Company

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Award the bid to FSC II, LLC dba Fred Smith Company in the amount

not to exceed \$6,613,991, contingent upon NCDOT concurrence, and authorize the City Manager to execute the contract. Authorize the City Manager to execute the agreement with NCDOT and authorize the budget amendment.

Adopted

See **Ordinance (2026) 868 TF 491**.

C.7.b Bid Award – Walnut Creek Lift Station Bar Screen Replacement – T.A. Loving Company

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Award the bid to T.A. Loving Company in the amount not to exceed \$4,092,835 and authorize the City Manager to execute the contract.

Adopted

C.8 CONSENT AGENDA - TRAFFIC

C.8.a All-way Stops

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the appropriate changes in the Traffic Schedule included with the agenda materials effective seven days after Council action.

Adopted

See **Ordinance (2026) 869**.

C.8.b RDOT – Speed Limit Reductions

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the appropriate changes in the traffic Schedule included with the agenda materials effective seven days after Council action.

Adopted

See **Ordinance (2026) 869**.

C.8.c Evening No Parking Tow Away Zone – Alpinis Drive

Motion Council Member Lambert-Melton

Seconded Council Member Forte

Recommended Action: Authorize the changes in the Traffic Schedule included with the

agenda materials.

Adopted

See **Ordinance (2026) 869**.

D. PUBLIC COMMENT

Maysa Saoutari, Hanadee Ali, and Nikki W. had signed up to speak; however, they were not present at the meeting.

Lawrence Yehle expressed concerns regarding the City's budget.

Momma Kai Sanders offered comments about community centers, including potential programming and services.

Ashleigh Heath-Armstrong raised concerns related to City staff, transportation, and the City's budget.

Octavia Rainey spoke about gun violence, reporting disparities around domestic violence in southeast Raleigh, and the need for a youth center.

The following individuals expressed opposition to rezoning case Z-43-25, citing concerns related to safety, infrastructure, and traffic:

- **TeeJay Lanspery**
- **Larissa Greene**
- **Victoria Reich**
- **Leon Reich**

The following individuals raised concerns about the Big Branch Greenway project:

- **Kery Bennington**
- **Taylor Stewart**
- **Mary Ivey Stewart**

Athena Wollin offered comments regarding stormwater ecosystems and environmental protections.

D.1 Voice Mail Public Comment

E. REPORT AND RECOMMENDATION OF THE PLANNING COMMISSION

E.1 Rezoning Z-15-25: A portion of Randleigh Farm, at the intersection of Auburn Knightdale Road and Battle Bridge Road (District C)

Recommended Action: The City Council may set a date for a public hearing on this case. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of May 19, 2026.

Assistant Planning and Development Director Bynum Walter provided an overview of the item. In response to questions from Council Member Patton, staff clarified how the proposed conditions could affect the scope and requirements of a traffic study.

Motion Council Member Silver

Seconded Council Member Forte

Motion to authorize a May 19, 2026 public hearing.

For (8): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Mayor Pro Tem Harrison, and Council Member Jones

Adopted (8 to 0)

E.2 Rezoning Z-35-25 Ligon Mill Road, West side of Ligon Mill Road, North of Louisburg Road Intersection (District B upon annexation)

Recommended Action: The City Council may set a date for a public hearing on this case. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of May 19, 2026.

Assistant Planning and Development Director Bynum Walter explained the item.

Motion Council Member Silver

Seconded Council Member Forte

Motion to authorize a May 19, 2026 public hearing.

For (8): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Mayor Pro Tem Harrison, and Council Member Jones

Adopted (8 to 0)

E.3 Rezoning Z-39-25: 319 Heck St, located at the intersections of Oakwood Avenue, Idlewild Avenue, and Heck Street

Recommended Action: The City Council may set a date for public hearing on this case. Alternatively, the request can be held or referred to a committee for further review. If a hearing is authorized, staff recommends a hearing date of May 19, 2026.

Assistant Planning and Development Director Bynum Walter explained the item.

Motion Council Member Silver

Seconded Council Member Forte

Motion to authorize a May 19, 2026 public hearing.

For (8): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Mayor Pro Tem Harrison, and Council Member Jones

Adopted (8 to 0)

E.4 Rezoning Z-53-25: 5601 Six Forks Road, approximately 500 feet north of the intersection of Millbrook Road and Six Forks Road (District A)

Recommended Action: The City Council may set a date for a public hearing on this case. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of May 19, 2026.

Assistant Planning and Development Director Bynum Walter explained the item.

Motion Council Member Silver

Seconded Council Member Forte

Motion to authorize a May 19, 2026 public hearing.

For (8): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Mayor Pro Tem Harrison, and Council Member Jones

Adopted (8 to 0)

F. SPECIAL ITEMS

F.1 Rezoning Z-38-25: Trailwood Drive, south of the intersection of Trailwood Drive and Avent Ferry Road (District D upon annexation)

Recommended Action: The City Council may set a date for public hearing on this case. Alternatively, the request can be held or referred to a committee for further review. If a hearing

is authorized, staff recommends a hearing date of May 5, 2026.

Assistant Planning and Development Director Bynum Walter provided an overview of the item and updates to the proposed conditions.

Motion Mayor Pro Tem Harrison

Seconded Council Member Branch

Motion to authorize a May 5, 2026 public hearing.

For (8): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Mayor Pro Tem Harrison, and Council Member Jones

Adopted (8 to 0)

F.2 FY2027 Human Service Agency Grant Recommendations

Motion Mayor Pro Tem Harrison

Seconded Council Member Patton

Recommended Action: Receive as information.

For (8): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Mayor Pro Tem Harrison, and Council Member Jones

Adopted (8 to 0)

Budget staff member Katie Conyers introduced Human Relations Commission Secretary Robert Courts, who presented the Fiscal Year (FY) 2027 Human Service Agency Grant recommendations. Mr. Courts noted the Commission's concerns with the legacy grant process and recommended that the City define written criteria and conduct consistent reviews of legacy-funded organizations. He also reported that the Grant Committee's requirement for at least six additional in-person meetings creates a burden, and the Commission requests authority for virtual subcommittee meetings. Council Member Patton stated that commissions previously selected their meeting format, which extended to subcommittees, and that staff are evaluating options for added flexibility per her request at the last Council meeting.

Council Member Branch confirmed that feedback was provided to organizations not receiving funding. Mayor Pro Tem Harrison and Council Member Lambert-Melton requested applicant scoring information to support future decisions and potential use of contingency funds.

In response to Council Member Jones, the City Manager stated that a discussion on the legacy grant process is planned for the mid-year retreat, as changes cannot be implemented for FY2027 without disrupting organizational operations.

F.3 2026 Housing & Transportation Bonds – Resolution and Notice of Intent

Motion Council Member Branch

Seconded Council Member Lambert-Melton

Recommended Action: Adopt the preliminary findings resolution, direct staff to file application with the Local Government Commission and authorize bond counsel to publish notice of intent to file application.

For (8): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Mayor Pro Tem Harrison, and Council Member Jones

Adopted (8 to 0)

Chief Financial Officer Allison Bradsher presented the item, noting staff recommends a \$101.5 million Transportation General Obligation (G.O.) Bond and a \$101.5 Million Housing G.O. Bond, with next steps including placement on the May 5 consent agenda and a May 19 public hearing.

Per questioning from Council Members, discussion took place regarding proposed housing and transportation projects. prioritization of sidewalks and bicycle facilities, and public messaging.

Council Member Lambert-Melton referenced discussions with faith leaders supporting more affordable housing and expressed support for the proposed bond approach. Mayor Pro Tem Harrison emphasized aligning affordable housing efforts with partner capacity and the need for sidewalks, which would be supported by a Transportation Bond.

See **Resolution (2026) 773**.

F.4 Boards and Commissions Bylaws

Motion Council Member Patton

Seconded Council Member Jones

Recommended Action: Adopt the bylaws

For (8): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Mayor Pro Tem Harrison, and Council Member Jones

Adopted (8 to 0)

Senior Community Engagement Analyst Sue Ellen Colón presented the Parks, Recreation and Greenway Advisory Board and Historic Resources and Museums Advisory Board bylaws for consideration of approval.

Note: Council Member Forte had stepped away from the table; however, had not been excused and therefore her vote counted in the affirmative.

G. REPORT AND RECOMMENDATION OF THE CITY MANAGER

G.1 Safe Streets for All Comprehensive Safety Action Plan

Motion Council Member Patton

Seconded Council Member Silver

Recommended Action: Adopt the resolution.

For (8): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, Mayor Pro Tem Harrison, and Council Member Jones

Adopted (8 to 0)

Engineering Supervisor Sean Driskill presented the item. In response to Council Member Branch, Supervisor Driskill stated the Plan serves as a snapshot and would likely be updated every five years. He added that development review staff routinely coordinate with transportation staff to incorporate safety considerations into new development.

Per questioning from Council Member Jones, Supervisor Driskill spoke to funding priorities and noted that language speaking to mobility could be clarified. Assistant Transportation Director Kenneth Ritchie noted that recent bond action provides \$20 million in support.

See **Resolution (2026) 774**.

G.2 Rental Development Application Funding Recommendations

Motion Council Member Branch

Seconded Mayor Pro Tem Harrison

Recommended Action: Authorize staff to extend conditional gap financing funding commitments totaling \$9,893,845 for the development of 491 rental units in five developments (Brook Haven, Eagle Trace, Evoke Living at New Bern, Heritage Park 1A, and The Willow).

For (8): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council

Member Silver, Council Member Patton, Council Member Branch, Mayor Pro Tem Harrison, and Council Member Jones

Adopted (8 to 0)

Housing and Community Development Supervisor Annie Baumann-Mitchell presented the item. In response to Council Member Forte, she confirmed the Heritage Park request represents Phase 1a, following Phase 1b approved last year, and together these complete the northwest corner of the site.

Council Member Patton asked about the balance between senior and other housing projects. Supervisor Mitchell explained that project mix depends on the applications received each cycle and discussed related tax allocation factors.

Council Member Harrison emphasized overall project costs, noting that the City typically contributes three to 10 percent of total financing and that current development costs approach \$300,000 per unit, requiring multiple funding partners.

Council Member Branch noted that two projects will compete statewide for funding. Supervisor Mitchell stated there may be one additional competing project and that staff coordinate closely with the County. Council Member Branch added that projects may reapply if unsuccessful with state funding, and associated funds would return to the City for reallocation.

H. REPORT AND RECOMMENDATION OF THE PARKS, RECREATION, AND GREENWAY ADVISORY BOARD

H.1 Forestville Road Park Master Plan

Motion Council Member Patton

Seconded Mayor Cowell

Recommended Action: Adopt the master plan for Forestville Road Park.

For (7): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, and Council Member Jones

Absent (1): Mayor Pro Tem Harrison

Adopted (7 to 0)

Parks Planner Lauryn Kabrich presented the item, noting that the project is expected to begin later this calendar year. She confirmed that the preliminary budget estimate may place the

project in a future bond program.

Council Member Patton asked about a tree survey, historical interpretive art, and concerns regarding erosion potentially linked to a nearby apartment complex. Staff noted that the public art component will follow the standard process with community engagement. Stormwater staff explained that the adjacent multifamily development was built prior to the current stormwater design manual.

Clerk's Note: Council Member Harrison departed the meeting at 2:54 p.m. and was excused by Mayor Cowell.

Council Member Patton encouraged staff to pursue development agreements with surrounding properties.

I. MATTERS SCHEDULED FOR PUBLIC HEARING

I.1 **Public Nuisance Abatement - Property Liens**

Recommended Action: Conduct the hearings and adopt a resolution confirming liens against the properties.

Housing Inspection Manager Bryce Abernethy explained the item, noting charges associated with 2418 Kirk Avenue had been paid. Mayor Cowell opened and closed the hearings for each property as no one had signed up to speak.

Motion Council Member Branch

Seconded Council Member Jones

Motion to adopt a resolution confirming liens against the properties as presented, with the exception of 2418 Kirk Avenue.

For (7): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton,
Council Member Silver, Council Member Patton, Council Member Branch, and
Council Member Jones

Absent (1): Mayor Pro Tem Harrison

Adopted (7 to 0)

See Resolution (2026) 775.

I.2 **Petition Annexation AX-31-25– Contiguous Outside ETJ - 3621 and 3703 Page Road (District E)**

Recommended Action: Conduct the public hearing. At the conclusion of the public hearing, City

Council may: 1. Choose to approve the annexation by adopting an ordinance annexing the property on one of the following statutory allowed effective dates: April 7, 2026, or June 30, 2026 or June 30, 2027, then adopt a resolution placing the property in the appropriate electoral district. (If the effective date is delayed, the approval includes authorization to extend utilities). 2. Defer for further review by continuing the public hearing to a further date certain; or 3. Deny the case and approve connection to public water and sewer utilities (at outside rates). The approval of utility connections can be subject to any conditions offered by the applicant and agreed to by the Council.

Planning Manager Matthew Klem explained Annexation AX-31-25 in conjunction with associated Rezoning Z-36-25.

Per questioning from Council Member Jones, Fire Chief Herbert Griffin touched on fire and safety considerations.

Mayor Cowell opened and closed the hearing, noting no one had signed up to speak.

Motion Council Member Jones

Seconded Council Member Branch

Motion to approve the annexation effective April 21, 2026.

For (7): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, and Council Member Jones

Absent (1): Mayor Pro Tem Harrison

Adopted (7 to 0)

See **Ordinance (2026) 870** and **Resolution (2026) 776**.

I.3 Rezoning Z-36-25: Page Road, South-East Durham County Line/West Raleigh, at the intersection of Page Road and World Trade Blvd (District E Upon annexation)

Recommended Action: Conduct the public hearing. At the conclusion of the public hearing, City Council may choose to act on the case or defer for further review. Alternatively, the City Council may choose to continue the public hearing to a future date. The appropriate consistency statements are included in the agenda materials. If Council acts on the case, any ordinance approved shall be adopted this day and shall become effective five days following a favorable vote.

Planning Manager Matthew Klem explained Rezoning Z-36-25 with associated Annexation AX-31-25. Mayor Cowell opened the hearing; however, no one wished to speak, and thus the hearing was closed.

Motion Council Member Jones

Seconded Mayor Cowell

Motion to adopt the proposed Consistency Statement (inserted below) dated April 21, 2026, contained in the agenda materials and to approve the zoning amendment with the adoption and effective dates described in the agenda item under Recommended Action.

Comprehensive Plan Consistency Statement

April 21, 2026

Zoning case no. Z-36-25

Address: 3651 & 3703 Page Road

Applicant: Christopher Miller

After considering the policies, maps, and other materials included as a part of the comprehensive plan, the Planning Commission determines that the proposed zoning amendment is for a zoning district that closely corresponds with the development envisioned in the Future Land Use Map designation and is therefore CONSISTENT with the Future Land Use Map and CONSISTENT with the Comprehensive Plan and other adopted plans, and the request should be APPROVED.

The action taken is reasonable and in the public interest because:

- The request would remove most residential uses from a site that is primarily surrounded by warehouse and light industrial uses.
- The request would allow for commercial development that could support the surrounding uses.

For (7): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, and Council Member Jones

Absent (1): Mayor Pro Tem Harrison

Adopted (7 to 0)

See Ordinance **(2026) 871 ZC 917**.

I.4 Rezoning Z-37-25: Multiple addresses along Avent Ferry Road, Broadwell Drive, Sure Court, Steadfast Court, and Chappell Drive (District D)

Recommended Action: Conduct the public hearing. At the conclusion of the public hearing, City Council may choose to act on the case or defer for further review. Alternatively, the City Council may choose to continue the public hearing to a future date. The appropriate consistency statements are included in the agenda materials. If Council acts on the case, any ordinance

approved shall be adopted this day and shall become effective five days following a favorable vote. Should City Council wish to consider a less-restrictive revised petition, City Council may defer this request to a future meeting date as a Special Item. Deferral would allow revision of the request and for a new Public Hearing date to be scheduled.

Assistant Planning and Development Director Bynum Walter explained the item, pointing out the applicant did not complete the necessary tenant notice and would like to pursue a less-restrictive request. She noted no one had signed up to speak at the hearing.

Motion Council Member Lambert-Melton

Seconded Mayor Cowell

Motion to consider the request as a special item on May 5, 2026.

For (7): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, and Council Member Jones

Absent (1): Mayor Pro Tem Harrison

Adopted (7 to 0)

I.5 Rezoning Z-47-25 Crest Road, East side of Crest Road, 500 feet south of Varsity Drive Intersection (District D)

Recommended Action: Conduct the public hearing. At the conclusion of the public hearing, City Council may choose to act on the case or defer for further review. Alternatively, the City Council may choose to continue the public hearing to a future date. The appropriate consistency statements are included in the agenda materials. If Council acts on the case, any ordinance approved shall be adopted this day and shall become effective five days following a favorable vote.

Assistant Planning and Development Director Bynum Walter explained the item. Discussion took place relating to the history of the Future Land Use Map designation, the timing of the affordable housing contribution outlined in the conditions, and ongoing coordination with North Carolina State University regarding student housing challenges. Mayor Cowell opened the public hearing.

Supportive

Timberly Southerland, representing the applicant, provided further details.

Mayor Cowell closed the hearing.

Motion Council Member Branch

Seconded Council Member Lambert-Melton

Motion to adopt the proposed Consistency Statement (inserted below) dated April 21, 2026, contained in the agenda materials and to approve the zoning amendment with the adoption and effective dates described in the agenda item under Recommended Action. This approval is also deemed an amendment to the Future Land Use Map, to the extent described in the adopted Consistency Statement.

Comprehensive Plan Consistency Statement

April 21, 2026

Zoning case no. Z-47-25

Address: 1523 Crest Road

Applicant: Peerless Acquisitions LLC; c/o Beth Trahos & Timberly Southerland, Fox Rothschild, LLP on behalf of Centennial Lofts Holdings LLC

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Council determines that the proposed zoning amendment is CONSISTENT with the Comprehensive Plan and other adopted plans, INCONSISTENT with the Future Land Use Map, and should be APPROVED.

This approval is also deemed an amendment to the Future Land Use Map as to the subject property only, from Medium Scale Residential to Higher Scale Residential. The action taken is reasonable and in the public interest because:

- The request increases housing variety and supply, especially in an area near a major educational institution and commercial centers.
- The request locates density in a frequent transit area and near a major thoroughfare potentially reducing carbon emissions and encouraging nonmotorized transportation options.

The request has been found to be consistent with the following Comprehensive Plan policies:

- LU 1.3 Conditional Use District Consistency - LU 2.2 Compact Development
- LU 4.7 Capitalizing on Transit Access
- LU 5.4 Density Transitions
- LU 8.14 Student-oriented Housing
- T 6.1 Surface Parking Alternatives
- T 6.8 Parking Lot Design
- H 1.8 Zoning for Housing
- UD 1.10 Frontage
- AP-AF 1 Guide Future Zoning
- AP-AF 11 Pedestrian-oriented Building Frontage

The change in conditions taken into account in amending the zoning ordinance to meet the

development needs of the community are:

- Prohibition of the following uses: (i) cemetery, (ii) telecommunications tower (of any height), (iii) outdoor sports or entertainment facility (of any seating capacity), (viii) bed and breakfast, (iv) hospitality house, (v) parking facility.
- Creation of a building step back transition area adjacent to Crest Road within 35' of the road.
- Limitation on the number of dwelling units to no more than 260 units.
- For a qualifying Tier 3 site plan, contribution of \$100,000 to the City's Affordable Housing Program; required 90 day tenant notice prior to lease termination; and relocation assistance for current residents at the time of tenant notice provisions.

For (7): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, and Council Member Jones

Absent (1): Mayor Pro Tem Harrison

Adopted (7 to 0)

See **Ordinance (2026) 871 ZC 917**.

I.6 Comprehensive Plan Amendment CP-01-25: 4111 Macon Pond Road, approximately 800 feet east of the intersection of Edwards Mill Road and Macon Pond Road (District D)

Recommended Action: Conduct the public hearing. At the conclusion of the public hearing, City Council may choose to act on the case or defer for further review. Alternately, the City Council may choose to continue the public hearing to a future date. If Council acts on the case, action could include approval of the request as-is, denial, or approval of an alternative amendment.

Planning Supervisor Hannah Reckhow presented the request. Council Members asked about the circumstances under which the street could be constructed, the position of Duke Health, and the flexibility of the street plan. Staff clarified that construction would occur only with a Tier Three site plan, that Duke had spoken in opposition at the Planning Commission, and that the street plan provides policy guidance rather than a fixed alignment. Mayor Cowell opened the public hearing.

Supportive

Isabel Mattox, representing the applicant, explained the case.

Mayor Cowell closed the hearing.

Council Members engaged in further discussion regarding the street plan's purpose, its history, and the Planning Commission's reasoning. Staff outlined the Council's options and explained

the policy intent behind the mapped street lines.

Following the vote, Council members noted the need for a future review of the street plan, including its policy basis and public safety considerations.

Motion Council Member Patton

Seconded Council Member Silver

Motion to deny Comprehensive Plan Amendment CP-01-25.

For (6): Mayor Cowell, Council Member Forte, Council Member Silver, Council Member Patton, Council Member Branch, and Council Member Jones

Against (1): Council Member Lambert-Melton

Absent (1): Mayor Pro Tem Harrison

Adopted (6 to 1)

Following the vote, Council members noted the need for a future review of the street plan, including its policy basis and public safety considerations.

J. REPORT AND RECOMMENDATION OF THE ECONOMIC DEVELOPMENT AND INNOVATION COMMITTEE

J.1 No Report & No Items Pending

K. REPORT AND RECOMMENDATION OF THE HOUSING AND ENVIRONMENT COMMITTEE

K.1 No Report & No Items Pending

L. REPORT AND RECOMMENDATION OF THE COMMUNITY SAFETY AND QUALITY OF LIFE COMMITTEE

L.1 No Report & No Items Pending

M. REPORT AND RECOMMENDATION OF THE TRANSPORTATION AND TRANSIT COMMITTEE

M.1 No Report & No Items Pending

N. REPORT OF THE MAYOR AND CITY COUNCIL

N.1 Individual Reports from the Mayor and Council Members

Various Council Members touched on recent and upcoming events.

Various Council Members offered remarks acknowledging and honoring City employees who had recently passed away.

Council Member Patton reported ongoing concerns regarding youths operating motorized bicycles and e-bikes in neighborhoods and on greenways. She noted that existing legislation has not kept pace with technological changes and requested a comprehensive update on current regulations governing e-bikes and motorcycles, including who is permitted to operate them. She also suggested consideration of a public awareness campaign.

Mayor Cowell reported on a visit to the Salvation Army family shelter, noting reduced security staffing, the challenges of housing children alongside adults, and the fragile conditions at the facility. She commended staff for their efforts with limited resources and emphasized the need for improved coordination with law enforcement and a long-term family-shelter strategy developed jointly with the County.

Council Member Branch noted that the master plan for Forestville Park had been approved and requested information on other parks with approved but unfunded master plans.

Council Member Branch also reported receiving public inquiries regarding the Biltmore Hills tennis courts and requested that clear communication be provided to the community regarding the status of the courts.

O. APPOINTMENTS

O.1 Arts Commission - Two Regular Vacancies

Deputy City Clerk Pritchard announced the following ballot results, noting the item would be carried over to the next ballot.

Jay Campbell (Existing Member/Lambert-Melton) - two votes received (Forte, Patton)

O.2 Parks, Recreation and Greenway Advisory Board - One Regular Vacancy

Deputy City Clerk Pritchard announced the following ballot results, noting Debora Thomas would be appointed.

Debora Thomas (Cowell) - seven votes received (Branch, Cowell, Harrison, Jones, Lambert-Melton, Patton, Silver)

O.3 Raleigh Transit Authority - One Alternate Vacancy

Deputy City Clerk Pritchard announced the following ballot results, noting Hart Evans would be appointed.

- Hart Evans (Patton) - seven votes received (Cowell, Forte, Harrison, Jones, Lambert-Melton, Patton, Silver)
- Cameron Zamot (Lambert-Melton) - no votes received

P. NOMINATIONS

P.1 Bicycle and Pedestrian Advisory Commission - One Regular Vacancy

Deputy City Clerk Cassidy Pritchard announced the term of Kari Barsness is expiring, noting she is not eligible for reappointment due to length of service. The item will be carried over to the next ballot.

P.2 Environmental Advisory Board - One Regular Vacancy

Deputy City Clerk Cassidy Pritchard announced the term of Jess Anastes is expiring, noting she is not eligible for reappointment due to length of service. The item will be carried over to the next ballot.

P.3 Planning Commission - Three Regular Vacancies

Deputy City Clerk Cassidy Pritchard announced the terms of Dwight Otwell, Christopher O'Haver, and Roberta Fox are expiring. She indicated Mr. O'Haver and Ms. Fox are not eligible for reappointment due to length of service and Mr. Otwell would like to be considered for reappointment.

Deputy Pritchard noted the position held by Ms. Fox is appointed by the Wake County Board of Commissioners, and the Council will be notified once a replacement is named. Council Member Patton requested information on applicant Thomas McCallister, who meets the County residency requirements, be shared with the County.

Council Member Branch nominated Davon Murray, which will appear on the next ballot.

Motion Council Member Lambert-Melton

Seconded Council Member Silver

Motion to suspend the rules and reappointment Dwight Otwell by acclamation.

For (7): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, and Council Member Jones

Absent (1): Mayor Pro Tem Harrison

Adopted (7 to 0)

P.4 Substance Use Advisory Commission - One Regular Vacancy

Deputy City Clerk Cassidy Pritchard announced a resignation had been received from Calvin Prose.

Q. REPORT AND RECOMMENDATION OF THE CITY ATTORNEY

City Attorney Karen McDonald recognized retiring Senior Deputy City Attorney Dottie Kibler, noting that she will conclude thirty-one years of service at the end of the month and that this meeting was her final appearance before the Council.

R. REPORT AND RECOMMENDATION OF THE CITY CLERK

R.1 Minutes - Various

Motion Council Member Lambert-Melton

Seconded Council Member Patton

Recommended Action: Approve the minutes.

For (7): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton, Council Member Silver, Council Member Patton, Council Member Branch, and Council Member Jones

Absent (1): Mayor Pro Tem Harrison

Adopted (7 to 0)

City Clerk Louis Buonpane presented the following minutes for consideration of approval.

- April 6, 2026 Budget Work Session
- April 7, 2026 Regular Session
- April 14, 2026 Work Session
- April 14, 2026 Public Comment Session

S. CLOSED SESSION

S.1 Enter Closed Session

Motion Mayor Cowell

Seconded Council Member Lambert-Melton

Motion to enter into closed session pursuant to:

- G.S. 143-318.11(a)(3) to consult with the City Attorney in order to preserve the Attorney-

Client Privilege.

- G.S. 143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses within the city, including consideration of economic development incentives that may be offered by the City in negotiations.
- G.S. 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officers or employees or prospective public officers or employees.

For (7): Mayor Cowell, Council Member Forte, Council Member Lambert-Melton,
Council Member Silver, Council Member Patton, Council Member Branch, and
Council Member Jones

Absent (1): Mayor Pro Tem Harrison

Adopted (7 to 0)

The Council went into closed session at 4:19 p.m.

T. OPEN SESSION

T.1 Return to Open Session

Mayor Cowell returned from closed session and reported that no action had been taken.

T.2 Adjourn Meeting

There being no further business, Mayor Cowell declared the meeting adjourned.

Deputy City Clerk
Cassidy Pritchard