

# DRAFT

## COUNCIL MINUTES

The City Council of the City of Raleigh met in a regular session at 1:00 p.m. on Tuesday, June 17, 2025 in the City Council Chamber, Room 201 of the Raleigh Municipal Building, Avery C. Upchurch Government Complex, 222 W. Hargett Street, Raleigh, North Carolina, with the following present:

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

Mayor Cowell called the meeting to order at 1:00 p.m. Council Member Jones led the Council in the Pledge of Allegiance.

The following items were discussed with action taken as shown.

### **CONSENT AGENDA – APPROVED AS AMENDED**

Mayor Cowell presented the consent agenda indicating all items are considered to be routine and may be enacted by one motion. She stated if a Council Member requests discussion on an item, the item will be removed from the consent agenda and considered separately. The following item was pulled:

Item G.1 Bid Award – Licthin Plaza at the Performing Arts Center Renovations – Berry Building Group, Inc. – Associated Budget Amendment (Pulled by Council Member Silver)

Mayor Cowell moved for approval of the remainder of the consent agenda items. Her motion was seconded by Council Member Patton and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote.

### **FEDERAL 2026-30 CONSOLIDATED PLAN AND FY2025-26 ANNUAL ACTION PLAN – ADOPTED**

Every five years, the U.S. Department of Housing and Urban Development (HUD) requires communities receiving federal funding through its Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs to submit a Consolidated Plan. Additionally, an Annual Action Plan must be submitted each year. The plans serve as the City's application for entitlement funding and provide a framework for strategic and production goals.

Resident participation was accommodated in the creation of the FY2026-2030 Consolidated Plan as well as the FY2025-2026 Annual Action Plan. Community engagement efforts followed the updated Citizen Participation Plan, which will be adopted through this process. Outreach included two public hearings, public meetings, stakeholder consultations, and a survey to provide opportunities for residents to share input on housing and community development needs.

The first public hearing was held on December 3, 2024, to obtain public comments for staff to consider while drafting elements of the respective plans.

The draft plans were published on the city website on March 14 for a 30-day public comment period which concluded April 13. The second mandated public hearing was held April 15 to receive public comment on the draft plans. A summary of public comments received during the planning and adoption process is included in the final Consolidated Plan and Action Plan.

Additional information is available and each plan may be viewed on the city [website](#).

**Recommended Action:** Adopt the five-year Consolidated Plan for fiscal years 2026-2030 and the Annual Action Plan for fiscal year 2025-2026, authorize submission to the U.S. Department of Housing and Urban Development; authorize the Mayor to execute the transmittal letter, certifications, and related required documents. Upheld on Consent Agenda Cowell/Patton – 8 ayes.

### **2300 CRABTREE BOULEVARD – PRIVATE DRAINAGE EASEMENT TO PIGEON HOUSE BRANCH PARTNERS, LLC AND DECLARATION OF EASEMENT AUTHORIZED**

Pigeon House Branch Partners, LLC ("Pigeon House"), the owner of 2321 Crabtree Boulevard, is developing property adjacent to City-owned land at 2300 Crabtree Boulevard. Pigeon House has approached the City about acquiring a 1097-square foot private drainage easement on the City-owned lot. Based on a recent appraisal of the property staff recommends granting the easement at a cost to Pigeon House of \$21 per square foot, approximately \$23,037.

Additionally, at the request of the developer, staff recommends that a 30-foot wide area be reserved on 2300 Crabtree Boulevard for sewer purposes. The City-owned property was encumbered by two separate 10-foot wide sewer easements in the 1980s to support 2321 Crabtree Boulevard. These existing easements overlap in part. Current development standards necessitate a 30-foot public use rather than a private easement for the proposed redevelopment of 2321 Crabtree Boulevard. The area dedicated for sewer purposes would need to increase by approximately 627 square feet. Staff recommends establishing restrictions on the use of the 30-foot sewer area in exchange for \$21 per additional square foot. These use restrictions would be retained as a Public Sewer Easement should the property ever be sold.

A map showing the approximate location of the areas impacted is attached for illustrative purposes.

**Recommended Action:** Authorize the execution of documents necessary to grant an easement or otherwise encumber portions of City-owned property at 2300 Crabtree Boulevard subject to City

Attorney and City Manager approval of the final documents. Upheld on Consent Agenda Cowell/Patton – 8 ayes.

**CITY CODE REVISIONS – REGULATION OF ACTIVITY WITHIN PUBLIC STREETS AND RIGHTS-OF-WAY – FIRST READING OF ORDINANCE APPROVED – TO APPEAR ON JULY 1, 2025 AGENDA FOR CONSIDERATION OF FINAL ADOPTION**

In response to community concerns about pedestrian and motorist safety related to activities occurring in street medians, the Raleigh Police Department, the Transportation Department, and the City Attorney's Office have proposed updates to the City Code of Ordinances. The revisions aim to clarify and further define existing rules regulating such activity.

A draft ordinance is included with the agenda item and will require two readings for enactment. If approved on the first reading on June 17, 2025, it will appear again for a second reading and adoption on July 1, 2025

If approved, the ordinance will become effective November 1, 2025, to allow adequate time for Raleigh Police and Transportation to develop a signage plan, finalize signage content, develop a communication plan regarding the changes and to install the signs.

**Recommended Action:** Approve the first reading of the proposed ordinance. Upheld on Consent Agenda Cowell/Patton – 8 ayes.

**PETITION ANNEXATION – AX-01-25 – 3130 TRYON ROAD – PUBLIC HEARING AUTHORIZED FOR AUGUST 19, 2025**

The following annexation petition has been received by the city. Additional information is included with the agenda materials.

These parcels are located in an area with a known service consideration, being outside of the NFPA standard response time for the arrival of an initial full response. Additional details are found in the RFD Service Review, included in the attached case packet.

AREA NAME & DISTRICT	PETITIONER	ACRES	PROPOSED USE	ZONING	ANNEXATION TYPE
3130 Tryon Road (District D)	Ayan Hashi, Abdirhaman Sharmake	.235	Single Detached Unit (Pre-existing)	R-10 (SRPOD)	Contiguous- Inside ETJ

**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 August 19, 2025. Upheld on Consent Agenda Cowell/Patton – 8 ayes.

**PETITION ANNEXATION – AX-09-25 – 2418 KIRK AVENUE – PUBLIC HEARING  
AUTHORIZED FOR AUGUST 19, 2025**

The following annexation petition has been received by the city. Additional information is included with the agenda materials.

These parcels are located in an area with a known service consideration, being outside of the NFPA standard response time for the arrival of an initial full response. Additional details are found in the RFD Service Review, included in the attached case packet.

AREA NAME & DISTRICT	PETITIONER	ACRES	PROPOSED USE	ZONING	ANNEXATION TYPE
2418 Kirk Avenue (District D)	Elite Nexus LLC	.702	Residential- Townhouses (10 units)	OX-3-CU (SRPOD)	Contiguous- Inside ETJ

**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 August 19, 2025. Upheld on Consent Agenda Cowell/Patton – 8 ayes.

**PETITION ANNEXATION – AX-15-25 – 2809 SADIE HOPKINS STREET – PUBLIC  
HEARING AUTHORIZED FOR AUGUST 19, 2025**

The following annexation petition has been received by the city. Additional information is included with the agenda materials.

The property has one (1) active assessment totaling \$22,199.00 that is due immediately upon annexation. More information can be found in the attached staff report.

This parcel is located in an area with a known service consideration, being outside of the NFPA standard response time for the arrival of an initial full response. Additional details are found in the RFD Service Review, included in the attached case packet.

AREA NAME & DISTRICT	PETITIONER	ACRES	PROPOSED USE	ZONING	ANNEXATION TYPE
2809 Sadie Hopkins Street (District D)	S&S Triangle First Home LLC	.27	Residential- Single Detached Unit	R-4 SWPOD (Swift Creek-New Urban)	Non-Contiguous- Inside ETJ

**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 August 19, 2025. Upheld on Consent Agenda Cowell/Patton – 8 ayes.

**WAKE TRANSIT PLAN REIMBURSEMENT FUNDING AGREEMENT – INTERLOCAL AGREEMENT AMENDMENT NUMBER ONE AUTHORIZED WITH GOTRIANGLE AND CAMPO – BUDGET AMENDMENT AUTHORIZED**

As directed by the Wake County Transit Plan and supported by the Wake County Transit Tax District, the City is currently party to an operating project funding agreement for \$1,200,000 for a low-income fare program, now branded as the Transit Assistance Program (TAP). The initiative was implemented following the reinstatement of GoRaleigh fixed route and GoRaleigh Access paratransit fare collections in FY25. This program, funded by the Wake Transit Plan, offers free fares to eligible riders across the fixed route and paratransit systems. The original funding agreement, approved by City Council on October 1, 2024, allows the City to request reimbursement from the Wake Transit Plan for eligible project expenses related to the TAP program.

Staff requested additional FY25 funding from the Wake Transit Plan in the amount of \$979,000 due to higher-than-expected ridership and usage of the program. Future TAP costs have been evaluated and are included in the Recommended FY26 Wake Transit Work Plan.

Staff requests that Council approve the mid-year budget amendment and execution of the amendment for the related funding agreement.

Name of Project:	Interlocal Agreement - Wake Transit Plan Reimbursement Funding Agreement
Name of Vendor:	GoTriangle and CAMPO
Managing Division:	Transportation-Transit
Approval Request:	Contract Amendment
Reason for Council Review:	Contract Amendment > \$300,000
Original Project Budget:	\$1,200,000
Original Contract Amount:	\$1,200,000
Amount of this Amendment:	\$979,000
Total Contract Amount:	\$2,179,000
Encumbered this Approval:	N/A - revenue contract
Budget Transfer:	N/A
Options for Renewal:	N/A

**Recommended Action:** Authorize the City Manager to accept the Wake Transit contract amendment in the amount of \$979,000 and authorize the appropriate City officials to execute all

required documentation, subject to final approval of terms and conditions by the City Manager and City Attorney. Authorize budget amendment in the amount of \$979,000. Upheld on Consent Agenda Cowell/Patton – 8 ayes. **See Ordinance 753 TF 472.**

**JOHN CHAVIS MEMORIAL PARK PHASE II COMMISSIONING SERVICES (AQUATICS FACILITY / HERITAGE PLAZA IMPROVEMENTS) – CONTRACT AUTHORIZED WITH HANSON PROFESSIONAL SERVICES INC.**

John Chavis Memorial Park is located at 505 Martin Luther King Jr. Blvd. The 2022 Parks Bond includes \$54,120,000 for design and construction of the John Chavis Memorial Park Phase II (Aquatics Facility & Heritage Plaza Improvements). The project is currently in design and will provide significant enhancements to John Chavis Memorial Park, including a new aquatic facility with indoor/outdoor pools and a connection to the South Park Heritage Trail.

Commissioning services are needed for the project. Commissioning is the systematic process of ensuring that a building performs in accordance with the design intent. The commissioning scope of work for this project includes a series of tests and protocols to validate the final constructed product complies with the construction plans and specifications. In the design phase, the scope of work primarily focuses on design review. In the construction phases, the scope of work becomes more involved as it includes on-site inspections, equipment testing, and review of shop drawings and other manufacturer information.

In accordance with NCGS 143-64.31, a Request for Qualifications (RFQ) for professional commissioning services was advertised on January 30, 2025. Responses were received from nine (9) firms. Each response was evaluated and scored according to the criteria identified in the RFQ by a committee comprised of Engineering Services and PRCR department members. The committee recommended Hanson Professional Services Inc. to perform commissioning services for the project.

Adequate Funds are available in the capital budget account.

Name of Project:	John Chavis Memorial Park Phase II
Name of Vendor:	Hanson Professional Services Inc.
Managing Division:	Engineering Services - Construction Management-Parks
Approval Request:	Contract Award
Reason for Council Review:	Contract Amount > \$300,000
Original Project Budget:	\$54,120,000
Award Amount:	\$352,268
Total Contract Amount:	\$352,268
Encumbered with this approval:	\$352,268

Budget Transfer:	N/A
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**Recommended Action:** Authorize the City Manager to execute the contract with Hanson Professional Services Inc. in the amount not to exceed \$352,268. Upheld on Consent Agenda Cowell/Patton – 8 ayes.

## **HILLSBOROUGH STREET MUNICIPAL SERVICE DISTRICT SERVICES – CONTRACT AUTHORIZED WITH HILLSBOROUGH STREET COMMUNITY SERVICE CORPORATION**

A municipal service district (MSD) is a defined area within a city in which the City Council authorizes a special property tax, in addition to property taxes levied throughout the city, to fund extra services or projects exclusively benefitting the properties in the district. N.C.G.S. Ch. 160A, Art. 23 regulates the establishment of municipal service districts and types of eligible services Council may authorize. The City of Raleigh has two MSDs – one in downtown, established in FY2001, and one along the Hillsborough Street Corridor, established in FY2009. In September 2015, the State adopted legislation outlining the process by which cities contract with private agencies to provide services within an MSD.

On April 16, 2025, staff issued an RFP for Hillsborough Street MSD services. The Scope of Services includes the following areas of focus: A Clean Environment, A Safe Environment, Economic Development, Targeted Visitor Marketing and Communications, and Community Stakeholder Engagement and Conflict Resolution. The RFP closed on May 7, 2025. The City received one response. A panel of staff from Budget and Management Services, Community & Small Business Development, and the Raleigh Police Department reviewed, evaluated, and scored proposals. Hillsborough Street Community Service Corporation was selected to provide MSD services in the Hillsborough Street MSD.

A statutorily required public hearing was held on June 3, 2025.

In FY2026, the revenue neutral tax rate for Hillsborough Street MSD is \$0.13 per \$100 of assessed property value, which equates to \$1,429,000 in tax revenue.

Name of Project	Hillsborough Street Municipal Service District Services
Name of Vendor	Hillsborough Street Community Service Corporation
Managing Division	Budget and Management Services
Approval Request	Contract Award
Reason for Council Review	Contract Amount > \$300,000
Original Project Budget	\$1,429,000
Award Amount	\$1,429,000
Encumbered this approval	\$1,429,000

Budget Transfer	N/A
Options for renewal	Four additional one-year terms

**Recommended Action:** Authorize the City Manager to execute the contract with Hillsborough Street Community Service Corporation. Upheld on Consent Agenda Cowell/Patton – 8 ayes.

## **DOWNTOWN MUNICIPAL SERVICE DISTRICT SERVICES – CONTRACT AUTHORIZED WITH DOWNTOWN RALEIGH ALLIANCE**

A municipal service district (MSD) is a defined area within a city in which the City Council authorizes a special property tax, in addition to property taxes levied throughout the city, to fund extra services or projects exclusively benefitting the properties in the district. N.C.G.S. Ch. 160A, Art. 23 regulates the establishment of municipal service districts and types of eligible services Council may authorize. The City of Raleigh has two MSDs – one in downtown, established in FY2001, and one along the Hillsborough Street Corridor, established in FY2009. In September 2015, the State adopted legislation outlining the process by which cities contract with private agencies to provide services within an MSD.

On April 16, 2025, staff issued an RFP for Downtown MSD services. The Scope of Services includes the following areas of focus: A Safe Environment, Economic Development, Targeted Visitor Marketing and Communications, and Community Stakeholder Engagement and Conflict Resolution. The RFP closed on May 7, 2025. The City received one response. A panel of staff from Budget and Management Services, Community & Small Business Development, and the Raleigh Police Department reviewed, evaluated, and scored proposals. Downtown Raleigh Alliance was selected to provide MSD services in the Downtown MSD.

A statutorily required public hearing was held on June 3, 2025.

For FY2026, the revenue neutral tax rate for the Downtown MSD is \$0.068 per \$100, which equates to \$3,795,000. Given that the City retains 20 percent to support the City’s downtown clean team (an 80/20 split was approved by City Council in August 2022), the anticipated contract amount for FY26 is \$3,036,000.

Name of Project	Downtown Municipal Service District Services
Name of Vendor	Downtown Raleigh Alliance
Managing Division	Budget and Management Services
Approval Request	Contract Award
Reason for Council Review	Contract Amount > \$300,000
Original Project Budget	\$3,036,000
Award Amount	\$3,036,000
Encumbered this approval	\$3,036,000
Budget Transfer	N/A
Options for renewal	Four additional one-year terms



**Recommended Action:** Authorize the City Manager to execute the contract with Downtown Raleigh Alliance. Upheld on Consent Agenda Cowell/Patton – 8 ayes.

## **JANITORIAL SERVICES – CONTRACT AUTHORIZED WITH MULTIPLE VENDORS**

A joint Request for Proposals (RFP) for janitorial services at multiple city locations managed by Engineering Services and Parks, Recreation and Cultural Resources Departments was publicly advertised on March 17, 2025. The RFP was designed to award multiple contracts to one or more contractors and included pricing for daily services, night cleaning, special cleanings, and consumables at general government buildings, Engineering Services operations facilities, Public Safety facilities, and various Parks Recreation and Cultural Resources facilities. The City received eight proposals. Each department scored the RFP submittals independently and determined the best fit for their departments to ensure reliable janitorial services specifically geared toward requirements for their respective programming areas. The terms of each awarded contract are for five years and will service just over 100 facilities.

The proposals were evaluated based on a combination of experience, price, performance, and references. The cross-departmental teams recommend awarding separate contracts as follows:

1. R.W. Daniels DBA Service Master of Wake County for Engineering Services in the amount of \$4,262,709 and Parks, Recreation and Cultural Resources in the amount of \$548,977.
2. Blink Facility Solutions for Engineering Services in the amount of \$ 1,020,672 and Parks, Recreation and Cultural Resources in the amount of \$2,204,358.
3. Oneliance, LLC. for Engineering Services in the amount of \$1,057,706.
4. City Wide Facility Solutions for Parks, Recreation and Cultural Resources in the amount of \$266,916.
5. Joy Cleaning Services, LLC for Parks, Recreation and Cultural Resources in the amount of \$1,539,240.

The size of each contract award was determined by aligning the scope of work for the facilities to be service, the number of facilities, and the expertise and capacity of the vendor. For example, Oneliance, LLC, for critical safety facilities, and Blink Facility Solutions for historic buildings.

Name of Project:	Janitorial Services for Various City Facilities
Name of Vendor:	R.W. Daniels DBA Service Master of Wake County, Oneliance, LLC, Blink Facility Solutions, City Wide Facility Solutions, Joy Cleaning Services, LLC
Managing Division:	Engineering Services-Integrated Facility Services Parks, Recreation, and Cultural Resources – Recreation
Approval Request:	Contract Award
Reason for Council Review:	Contract Amount > \$300,000

Original Project Budget:	NA
Award Amount:	\$10,900,578
Encumbered this approval:	\$10,900,578
Budget Transfer:	NA
Options for renewal:	NA

**Recommended Action:** Authorize the City Manager to execute separate contracts with R.W. Daniels DBA Service Master of Wake County, Oneliance, LLC, Blink Facility Solutions, City Wide Facility Solutions, Joy Cleaning Services, LLC for janitorial services in an amount not to exceed \$10,900,578. Upheld on Consent Agenda Cowell/Patton – 8 ayes.

### **OAKWOOD CEMETERY – LEASE AGREEMENT RENEWAL AUTHORIZED WITH RALEIGH CEMETERY ASSOCIATION**

Since 1960, the Parks, Recreation and Cultural Resources (PRCR) department has leased 12.2 acres of Historic Oakwood Cemetery and maintained it as Oakwood Park. The current lease terminates June 30, 2025. A new agreement has been crafted so that the public use and benefit of the park will continue without interruption.

The proposed lease would begin on July 1, 2025, and run through June 30, 2030, with the City holding an option to extend the term for up to five additional one-year periods, subject to mutual agreement. Annual rent would start at \$35,000 and rise by three percent each year, totaling \$185,820 for the initial five-year term and, if every renewal is exercised, no more than \$401,236 over ten years. The land would remain dedicated solely to public park and recreation purposes.

Funding is included with the operating budget.

Name of Project	Oakwood Cemetery Lease Renewal
Name of Vendor	Raleigh Cemetery Association
Managing Division	PRCR
Approval Request	Lease Renewal
Reason for Council Review	Contract Award > \$300,000
Award Amount	\$401,236

**Recommended Action:** Authorize the City Manager to execute a lease agreement with Raleigh Cemetery Association in the amount not to exceed \$401,236. Upheld on Consent Agenda Cowell/Patton – 8 ayes.

### **DIX PARK CONSERVANCY – DONATION RECOGNIZED AND APPROPRIATED**

At the May 27, 2025, meeting of the Dix Park Leadership Committee, the committee unanimously approved a donation from the Dix Park Conservancy to the City of Raleigh to support ongoing abatement and demolition projects at Dix Park. This is in accordance with the Council-adopted

funding agreement that outlines the process for the Conservancy to provide donated funds to the City.

The funds will be used to support the abatement and demolition of several building at Dix Park in line with the Dix Park Master Plan. The Conservancy also reserved a portion of the funds for a landscape restoration project that will also help to interpret the history of the site.

A budget amendment in the amount of \$626,783 is necessary to appropriate this donation from the Dix Park Conservancy. Accounting detail provided in agenda back-up.

**Recommended Action:** Recognize and appropriate a \$626,783 donation from the Dix Park Conservancy to support ongoing abatement and demolition projects at Dix Park. Upheld on Consent Agenda Cowell/Patton – 8 ayes. **See Ordinance 753 TF 472.**

## **FISCAL YEAR 2025 YEAR-END GRANTS, CAPITAL PROJECTS, AND OPERATING BUDGET – BUDGET TRANSFERS AND AMENDMENTS AUTHORIZED**

As the City approaches the end of the FY2025, it is routine for staff to bring budget actions for Council approval for grants, capital projects, and the current year operating budget.

The grant portion of the request corrects grant awards that were previously adopted. These grants were estimated at the time of budget development and need to be corrected based on the actual grant award amounts. In this item, grant adjustments are being requested for the Foster Grandparent 2025 award (\$52,500), HOME ARPA 2022 (\$7,892), and Federal Inflation Reduction Act Urban Forestry Project (-1,000,000). The adjustments ensure that executed agreements align with grant funding budgeted in the City's financial system.

The capital projects portion transfers remaining balances from completed projects and aligns capital budgets to meet the City's capital improvement needs and strategic priorities. There are a significant number of Raleigh Water transfers on the item. Most of these transfers are related to the Raleigh Water Consolidated Capital Fund (Fund 330), created in FY2023. All pay-go and bond-related projects are combined into the consolidated fund. These transfers between revenue sources ensure that the City is best leveraging available funding across projects. This action does not change the total adopted fund but reorganizes revenue to ensure the best use of these sources.

Finally, the operating portion reflects adjustments to ensure budgets at year-end are in alignment with operational spending. For example, Stormwater has identified a need to transfer \$60,000 of program residuals to cover expenses for vehicle equipment supplies. Adoption of an ordinance is recommended.

**Recommended Action:** Authorize grant, capital project, and operating budget adjustments and associated actions as outlined in the budget memorandum. Upheld on Consent Agenda Cowell/Patton – 8 ayes. **See Ordinance 754 TF 473.**

**GLENWOOD AVENUE AT WASHINGTON STREET INTERSECTION IMPROVEMENTS – BID AWARDED TO ALS OF NORTH CAROLINA, LLC – BUDGET TRANSFER AUTHORIZED**

Staff received a request to signalize the intersection of Glenwood Avenue at Washington Street. A study was conducted, and signalization was recommended. This location does not fall on the State Highway System so the responsibility for any change or improvements falls on the City. Surveying was conducted and a design was completed. Execution of this contract will allow for construction of a traffic signal and pedestrian improvements.

The project was advertised for bid on March 14, 2025, for a period of four weeks. Despite a proactive advertisement, only two bids were received so the project was re-advertised. On April 30, 2025, at the second bid opening, there were still only two bids. ALS of North Carolina, LLC submitted the lowest responsive bid of \$612,091.

The Transportation Department recommends award of the project to ALS of North Carolina, LLC who submitted the lowest responsive base bid of \$612,091, which is 44% higher than the engineer's estimate of \$425,026. Although this bid is higher than the engineer's estimate, the second bid was significantly higher at \$952,814 (124%). The Business Engagement & Opportunities Program and the Transportation Department have reviewed the documents, and determined a 30.6% underutilized business participation commitment.

The lowest responsive and responsible bid, inclusive of the base bid and a 20% contingency, is \$734,509. The original project budget was \$406,846; a budget transfer, outlined in the attached budget memo, is necessary to fund this bid. The additional funding will come from unencumbered traffic signal funding in the Capital Improvement Program.

Name of Project:	Glenwood Avenue and Washington Street Intersection Improvement Project
Name of Vendor:	ALS of North Carolina, LLC
Managing Division:	Transportation- Traffic Engineering
Approval Request:	Bid Award
Reason for Council Review:	Construction Contract Amount > \$500,000
Original Project Budget:	\$406,846
Construction Bid Award:	\$734,510
Encumbered with this approval:	\$734,510
Budget Transfer	Yes

**Recommended Action:** Award the bid to ALS of North Carolina, LLC in the amount not to exceed \$734,510 and authorize the City Manager to execute the construction contract and an associated budget transfer in the amount of \$327,663. Upheld on Consent Agenda Cowell/Patton – 8 ayes.  
**See Ordinance 753 TF 472.**

## **DE BENTON WATER TREATMENT PLANT – POWDER ACTIVATED CARBON – BID AWARDED TO ARQ, INC.**

Powder Activated Carbon is a chemical used at the City's (2) water treatment plants to remove taste and odor compounds, organics and per/polyfluorinated compounds (PFAS). To determine the most effective product at removing these contaminants, vendors provided a one-pound sample of their respective carbon products for analysis. Performance jar testing was conducted for both drinking water supply sources and the Arq, Inc TRA carbon product was selected based on overall performance and PFAS removal.

Specifically, the Arq product was superior at reducing perfluorooctanesulfonate (PFOS) and perfluorooctanoate (PFOA) even at lower doses compared to the other products. Both PFOS and PFOA are regulated contaminants, with the Maximum Contaminant Level set at 4 parts per trillion for both compounds. The Arq, Inc. TRA carbon is a proprietary product, uniquely suited to the City's source waters and will help ensure compliance with PFAS drinking water regulations.

Pursuant to General Statute 143-129 (e)(6), the City Council may waive competitive bidding when a needed product is available from only one source of supply. The TRA carbon is only available from one supplier – Arc, Inc. In order maintain compliance with drinking water regulations for PFAS, it is recommended the TRA carbon product is selected and a contract awarded to Arq, Inc without a formal bidding process.

**Recommended Action:** Authorize the waiver of standard bidding requirements for the procurement of powder activated carbon and award a contract to Arq, Inc. in an amount not to exceed \$580,000. Upheld on Consent Agenda Cowell/Patton – 8 ayes.

## **TRAFFIC – VARIOUS – ORDINANCE ADOPTED**

### **Parking Codification – Oberlin Road Streetscape Project**

It is recommended that No Parking Zones be removed, and that both Time- Restricted Parking as well as Bus Zones be established along several sections of Oberlin Road as a part of the Oberlin Road Streetscape Project.

The Oberlin Road Streetscape Plan was adopted by City Council on January 6, 2015. This project emphasized the need to fully integrate pedestrian, bike, auto, and transit uses into a well-landscaped and attractive streetscape that serves people of all abilities.

Now that construction is nearing completion, the Traffic Schedule needs to be modified to establish the new parking restrictions created along the corridor.

The proposed changes include:

1. The creation of Two-Hour Time Restricted Parking spaces
  - a. Three Spaces along the west side of the 400 block of Oberlin Road
  - b. Eight spaces along the east side of the 500 block of Oberlin Road
  - c. Seven spaces along the east side of the 600 block of Oberlin Road

2. The creation of two Bus Zones along a newly created Transit Bulbs
  - a. The first on the east side of the 600 block of Oberlin Road
  - b. The second on the west side of the 400 block of Oberlin Road

All affected property owners were notified of the proposed changes both during the initial planning process and again prior to this formal recommendation. Property owners were given a two-week period to submit any feedback or concerns; however, no responses were received.

The proposed parking modifications will result in the addition of 18 new Two-Hour Parking spaces and the designation of two new bus zones. These changes, combined with the previously approved installation of bike lanes by City Council, are expected to significantly enhance multimodal connectivity and overall accessibility throughout the corridor.

If approved, the Traffic Schedule should be amended to reflect these changes, effective seven (7) days following Council action.

#### Mixed Use Loading Zone – 200 North Harrington Street

It is recommended that a Mixed-Use Loading Zone be established along the west side of the 200 block of North Harrington Street adjacent to the newly constructed Alexan Apartment Complex.

City staff recently received a request from The Alexan to establish a Mixed-Use Loading Zone adjacent to their property. The intent of this zone is to create a safe and convenient space that can accommodate a variety of short-term loading needs. This includes resident move-ins and move-outs, delivery services, and pickup or drop-off activity for residents and guests.

In addition to serving the needs of The Alexan's residents, the proposed Mixed-Use Loading Zone will also support nearby properties by offering an additional clearly designated area for loading and unloading. This includes benefits for visitors and delivery vendors, while helping to minimize congestion and improve safety along the corridor.

All affected property owners were duly notified of the proposed changes and provided two weeks to respond with any concerns, but no responses were received. The proposed zone will be located within a newly established inset parking lane, which was constructed as part of the development of The Alexan. Positioned behind the existing bike lane, the new zone will utilize space specifically designed for curbside activity and will not result in the loss of any existing on-street parking along the corridor.

If approved, the Traffic Schedule should be amended to reflect these changes, effective seven (7) days following Council action.

#### Glenwood South Safety Pilot – Parking Modifications

In response to longstanding pedestrian safety concerns in the Glenwood South Corridor, the Raleigh City Council initiated a focused improvement project in January 2025. This initiative is designed to deliver a series of quick-build safety enhancements at critical intersections within the corridor, with the overarching goal of improving pedestrian visibility and ensuring safer interactions between pedestrians, cyclists, and motorists. City Council was provided an update on this project at the May 13, 2025 work session.

The targeted intersections identified for this first phase of improvements include Johnson Street, Tucker Street, and North Street. These locations were selected based on pedestrian volume, historical crash data, and community feedback highlighting the need for improved safety measures in these high-traffic areas.

As part of the initial phase, the City will install painted curb extensions. These features extend the sidewalk into the parking lane at intersections, reducing the crossing distance for pedestrians and improving sightlines for both drivers and those crossing the street. This low-cost, high-impact measure is a proven strategy used in urban environments to calm traffic and increase pedestrian safety.

In future phases, the City plans to install raised crosswalks at these same intersections. Raised crosswalks serve as a physical and visual cue for drivers to slow down while simultaneously making pedestrians more visible in the roadway. These treatments are especially effective in areas with high pedestrian activity, such as Glenwood South.

To accommodate the curb extensions and raised crosswalks, some existing on-street parking will need to be modified or removed. While the City understands that parking availability is important to both residents and businesses, these changes are necessary to prioritize pedestrian safety and support the long-term vitality of the corridor. Staff will work to minimize parking impacts wherever possible and will communicate with affected stakeholders in advance of any changes. These changes include:

1. Removal of the existing Material Loading Zone along the south side of the 500 block of W North St. at Glenwood Ave.
2. Removal of a single metered parking space along the south side of the 500 block of Tucker Street at Glenwood Ave.
3. Removal of a single Two Hour Parking Time Limited space on the north side of the 600 block of Tucker Street.

All affected property owners were duly notified of the proposed changes and provided two weeks to respond with any concerns, but no concerns were received. The recommended changes will result in the loss of a single metered parking space, one (1) unregulated parking space, and an undersized Material Loading Zone along the Glenwood South Corridor. In addition, these changes will include the relocation of an existing evening Valet Zone to better meet operational needs of the approved valet operator.

If approved, the Traffic Schedule should be amended to reflect these changes, effective seven (7) days following Council action.

#### Traffic Schedule Updates

Approximately each quarter, staff submits additions and/or changes to the Traffic Schedule for Council approval. Approval or codification is needed for enforcement. Updates and changes to the traffic schedule are a result of either new development or roadway improvement projects, such as Capital Improvement Program projects and/or North Carolina Department of Transportation

Improvement Projects. Upon approval, the Traffic Schedule should be amended effective seven days after Council action.

**Recommended Action:** Authorize the change in the Traffic Schedule included with the agenda materials. Upheld on Consent Agenda Cowell/Patton – 8 ayes. **See Ordinance 755.**

## **END OF CONSENT AGENDA**

### **LICHTIN PLAZA AT THE PERFORMING ARTS CENTER RENOVATIONS – BID AWARDED TO THE BERRY BUILDING GROUP, INC. – BUDGET TRANSFER AUTHORIZED**

Staff entered into a design contract with HH Architecture on March 25, 2024, for design services associated with renovations and improvements to the Lichtin Plaza Renovation at the Martin Marietta Center for the Performing Arts. In collaboration with the design team, staff worked closely with various stakeholders - including downtown businesses, the Downtown Raleigh Alliance (DRA), the Raleigh Chamber, Visit Raleigh, the venue's resident companies, and naming rights holders - through a series of predesign meetings. These discussions were crucial in identifying the current needs and aspirations for the functionality and future of the plaza.

Once accessing the budget and the needs set forth, the project will consist of the following major items: new driveway with accessible drop-off closer to the building entrance; addition of two accessible ramps to the front of Raleigh Memorial Auditorium; replacement of plaza hardscape, stormwater conveyance improvements, irrigation improvements, new irrigation service, and electrical modifications to support new electrical service; and improvements to site lighting. The project will also include new furnishings and plant beds for guests to enjoy during both pre- and post-event gatherings.

The construction project was advertised for bid on March 20, 2025, and the bid opening held on April 22. Four bids were received, three bids were responsive in acknowledging all addendums. Berry Building Group, Inc. submitted the lowest responsive base bid of \$2,174,700, with the applicable add alternates of \$1,118,000. The lowest responsive and responsible bid includes a 5% contingency on the bid. The Office of Business Engagement and Opportunities Program (BEOP) have reviewed the documents and determined participation by underutilized businesses as 3.13% of the total base bid. Although this does not meet the City's 15% underutilized business participation goal, staff determined that a good faith effort was made. The funding source for the plaza renovation was appropriated with the Capital Improvement Program. A budget transfer of unutilized balance from special appropriations is required to fund the project.

In accordance with North Carolina General Statue 160A-499.4 (Notice prior to construction), the City is hereby providing public notice of the construction for Lichtin Plaza Renovation at the Martin Marietta Center for the Performing Arts, with construction anticipated to begin within the next 45 - 60 days.



Name of Project	Lichtin Plaza Renovation at the Performing Arts Center
Name of Vendor:	Berry Building Group, Inc.
Managing Division:	Raleigh Convention Center and Performing Arts Complex
Approval Request:	Bid Award
Reason for Council Review:	Construction Contract >\$500,000
Construction Bid Award:	\$3,457,335
Encumbered with this approval:	\$3,457,335
Budget Transfer:	\$1,461,000

**Recommended Action:** Award the bid to Berry Building Group, Inc. in the amount not to exceed \$3,457,335 and authorize the City Manager to execute the contract. Authorize the associated budget transfer totaling \$1,461,000.

Council Member Silver stated he is comfortable moving forward with the item following receipt of an illustration dispersed by the City Manager's Office and moved to uphold staff's recommendation. His motion was seconded by Council Member Lambert-Melton and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote. **See Ordinance 753 TF 472.**

### **PUBLIC COMMENT**

#### **Voicemail Comments**

It was noted that no voicemail comments were received for this session.

#### **In-Person Comments**

Mayor Cowell reminded the participants of the Rules of Decorum and indicated that each participant would have 3 minutes each at the podium.

Individuals had signed up to speak during the public comment period in the following order. Those speaking on the same topic were grouped together for purposes of the minutes.

- |                      |                   |
|----------------------|-------------------|
| 1. Momma Kai Sanders | 5. Maysa Saoutari |
| 2. Nikki E.          | 6. Hanadee Ali    |
| 3. Sarah Quadri      | 7. Athena Wollin  |
| 4. Octavia Rainey    | 8. Brian McGinnis |

Sarah Quadri signed up to speak; however, was not present at the meeting.

### **DECADE OF THE CHILD INITIATIVE – INFORMATION RECEIVED**

**Momma Kai Sanders**, spoke to Council about working together to push forward her Decade of the Child Initiative.

#### **JUNETEENTH EVENTS – INFORMATION RECEIVED**

**Nikki W**, spoke to Council about the canceled Juneteenth events at Dix Park. Ms. W asked that Council work to reschedule the events rather than canceling them.

#### **FOURTH WARD – INFORMATION RECEIVED**

**Octavia Rainey**, spoke to Council about funding for the Fourth Ward area. Ms. Rainey also requested that Council allocate \$2,000 to assist with the upcoming Fourth Ward reunion.

#### **CONFLICT IN GAZA – INFORMATION RECEIVED**

The following citizens spoke about the conflict in Gaza, requesting that Council adopt a ceasefire resolution.

- **Maysa Saoutari**
- **Hanadee Ali**
- **Brian McGinnis**

#### **BROOKSIDE DRIVE – INFORMATION RECEIVED**

**Athena Wollin**, spoke to Council about stormwater rehabilitation efforts planned on Brookside Drive.

### **REPORT AND RECOMMENDATION OF THE PLANNING COMMISSION**

#### **PLANNING COMMISSION REPORT – INFORMATION RECEIVED**

Assistant Planning and Development Director Bynum Walter provided an overview of the upcoming public hearing schedule.

#### **REZONING Z-70-22 – 8151 GLENWOOD AVENUE, 6805 LAKE ANNE DRIVE, 8265 WINCHESTER DRIVE – TO BE CONSIDERED AS A SPECIAL ITEM ON JULY 1, 2025**

Rezoning Z-70-22: 8151 Glenwood Avenue, 6805 Lake Anne Drive, 8265 Winchester Drive, being Wake County PINs 0777937355, 0777935542, 0777932734.

Current zoning: Neighborhood Mixed Use-3 stories-Conditional Use (NX-3-CU), Office Mixed Use-3 stories (OX-3), Residential-2 (R-2), Conservation Management (CM)  
Requested zoning: Commercial Mixed Use-5 stories-Conditional Use (CX-5-CU), Residential-10-Conditional Use (R-10-CU), and Conservation Management (CM)

Approximately 6.85 acres are requested by Isabel Mattox, Nicholls & Crampton to be rezoned. Proposed zoning conditions specify the following for the CX-5-CU portion: no parking is permitted between the building and the street, no more than 100 dwelling units are permitted, no more than 35,000 square feet of retail is permitted, and certain land uses prohibited. The following is specified for the R-10-CU portion: no more than 12 dwelling units are permitted, buildings shall be at least 60 feet from certain properties to the south, and no more than two occupied stories are permitted. The proposed conditions also specify that buildings fronting on Glenwood Avenue shall not exceed 3 above ground occupied stories, specify certain landscape buffers, stormwater control measures, and requirements pertaining to a neighborhood sign easement, utility extension, and additional notification to neighbors regarding blasting and stormwater control.

The request is consistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

The Planning Commission recommends approval of the signed conditions dated March 21, 2025 with the suggestion that the City Council delay setting the public hearing to allow the applicant to submit signatures for draft conditions dated May 12, 2025 (5-3). Commissioners in opposition noted continued concern with the clarity and enforceability of the conditions dated March 21, 2025.

**Recommended Action:** Defer action on the item to the July 1, 2025 City Council meeting to allow the applicant an opportunity to review conditions before the public hearing is set. Alternatively, the City Council may set a date for a public hearing or refer the request to committee for further review. If a hearing is authorized, staff recommends a hearing date of August 19, 2025.

Planning and Development Assistant Director Bynum Walter explained the item.

Per questioning from Council Member Silver, Assistant Director Walter explained staff and several Planning Commission Members share concerns regarding the enforceability of the following proposed condition:

7.iv. A third party consultant shall be retained to oversee stormwater control measures and facilities and shall receive questions and complaints following a soil and erosion permit on a monthly basis for at least 90 days. The developer shall comply with the consultants recommended actions to repair or improve the measures or facilities.

**Isabel Mattox, representing the applicant,** stated the Homeowners Association is supportive of the case only with the inclusion of the condition provided and touched on the benefits of the idea of having a stormwater expert to serve as a liaison with City staff.

Various Council Members expressed concern with the condition, with Council Member Silver requesting clarification on what the condition would be mitigating.

Council Member Lambert-Melton moved to bring the item back as a special item on July 1, 2025. His motion was seconded by Council Member Patton and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote.

### **SPECIAL ITEMS**

#### **TAX EXEMPT PRIVATE ACTIVITY BONDS – GUIDELINES FOR PUBLIC HEARINGS – EXCEPTION REQUEST FROM MONTESSORI SCHOOL OF RALEIGH – ITEM WITHDRAWN**

As Council will recall, during the February 18 City Council meeting direction was provided to the City Attorney to determine Wake County policy requirements to place public hearings required by the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) on Board of Commissioner meeting agendas and to suggest similar parameters for such requests of the City Council. The City Attorney's Office prepared a draft policy, informed by the Wake County policy and City Council feedback, and Council adopted the policy during the May 20 City Council meeting.

Subsequent to this action, staff received an exception request from the Montessori School of Raleigh, located at 7005 Leadmine Road, for Council to conduct a public hearing associated with the refunding of existing tax-exempt bonds originally issued for educational facility improvements in 2015. No new bonds are associated; the bonds are associated with a refinancing transaction only as the original bonds are subject to mandatory tender on or before July 16. The school requires a TEFRA hearing to ensure the tax-exempt bonds can be issued to refund the 2015 bonds in advance of the July mandatory tender date.

Council may wish to consider the exception request and schedule a public hearing on behalf of the Montessori School of Raleigh for the July 1 City Council meeting.

**Recommended Action:** Council may wish to consider an exception to the adopted policy and schedule a public hearing for the July 1 City Council meeting.

City Clerk Louis Buonpane noted that the item has been withdrawn by the applicant.

### **REPORT AND RECOMMENDATION OF THE CITY MANAGER**

#### **TRIANGLE SQUARE PREDEVELOPMENT PROJECT – PUBLIC FINANCE AUTHORITY OF WISCONSIN BOND ISSUANCE FINANCING - MAYOR AUTHORIZED TO EXECUTE LETTER INDICATING APPROVAL**

The Public Finance Authority (PFA) of Wisconsin proposes to issue Series 2025 taxable revenue bonds in the approximate amount of \$9,300,000. The proceeds of the bonds will finance the future

multifamily Triangle Square Redevelopment Project, consisting of four separate parcels located at approximately 5991 Triangle Ridge Road in Raleigh.

Per the bond counsel for the developer, under Section 66.0304(11)(a) of the Wisconsin Statutes, the PFA may not issue bonds to finance capital improvement projects unless the governing body, or highest ranking executive administrative, within the boundaries the project is to be located has approved the financing of the project.

Since the proposed project is located in the City of Raleigh, the developer has requested that the City Council indicate approval of the bond financing to meet the requirements listed above. The Mayor executing an approval letter on behalf of the City is solely for the purposes of satisfying the requirements of Section 66.0304(11)(a) of the Wisconsin Statute. This action will not obligate any funding of the City nor create any legal obligations of the City with regards to the bonds being issued.

Unlike PFA issuance of tax-exempt bonds, no public hearing is required for authorization by City Council. A representative of the developer will attend the City Council meeting to present the request and address any questions.

**Recommended Action:** Authorize the Mayor to execute a letter on behalf of the City that indicates that the City approves of the Public Finance Authority of Wisconsin financing the Triangle Square Redevelopment Project through bond proceeds.

Community Development Supervisor Annie Baumann-Mitchell explained the item.

Council Member Patton asked about the unit sizes and affordability associated with the project. **Mark Tipton, representing the applicant**, stated that the unit sizes have not been determined, but each of the units would be for 60% AMI.

Council Member Patton moved to uphold staff's recommendation. Her motion was seconded by Council Member Jones and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote.

#### **AFFORDABLE HOUSING – 15 SUMMIT AVENUE – REQUEST FOR PROPOSALS – CONDITIONAL COMMITMENT OF GAP FINANCING FUNDS APPROVED FOR CASA – BUDGET TRANSFER AUTHORIZED – RESOLUTION ADOPTED**

A Request for Proposals (RFP) was reissued for affordable housing development at the city-owned site at 15 Summit Avenue on December 16, 2024. A previous RFP for this site had been issued in 2023; reissuance was necessary following a city-initiated rezoning of the parcel due to a lack of viable proposals received. Four complete proposals were received by the reissued RFP submission deadline of February 14, 2025.

Following a comprehensive review process, the evaluation team recommends selecting CASA, a nonprofit affordable housing developer, as the development partner for the project. CASA will partner with Operation Coming Home (OCH), a collaborative initiative between the Home

Builders Association of Raleigh-Wake and the U.S. Veterans Corps. CASA and OCH were presented as the staff recommended development team in the April 11, 2025, Manager's Update. The proposed development utilizes a cottage court site design, which balances gentle density with thoughtfully designed, compact homes that prioritize comfort and community. This approach aligns with the project goals of efficient land use and high-quality residential design.

City Council approval is requested to conditionally commit \$368,573 to CASA to construct an 11-unit affordable, cottage court rental development for low-income households at 15 Summit Avenue. City Council adoption of the resolution permitting the City to lease the +/- 0.67-acre site to CASA is also requested. CASA has agreed to ground lease terms of \$10.00 per year in rent with a lease term of up to 75 years. whereas the notice of the intent of the City Council to authorize the lease was published in a timely manner on June 1, 2025.

Included with the agenda materials is a resolution authorization the lease of the property as described above. State law requires adoption of the resolution to proceed with a lease of the property. The notice of intent of the City Council to authorize the lease was published 10 days ahead of this meeting pursuant to G.S. 160A-278.

**Recommended Action:** Approve the conditional commitment of gap financing funds to CASA, a nonprofit organization, for a proposed 11-unit affordable rental development and authorize the associated budget transfer; adopt a resolution authorizing the City to lease the property at 15 Summit Avenue and authorize appropriate City officials to execute all necessary instruments associated with the loan.

Senior Community Development Analyst Angelina Blackmon explained the item.

Council Member Harrison inquired how CASA was chosen as the City's partner for this development. Housing and Neighborhoods Director Emila Sutton noted that CASA received the best score based on the City's criteria.

Council Member Harrison asked about the residents that would be living in the development. A CASA representative stated that all eleven units would be reserved for veterans, and that their cost per unit is so low due to non-profit partnerships.

Council Member Harrison moved to uphold staff's recommendation. Her motion was seconded by Council Member Branch and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote. **See Ordinance 753 TF 472 and Resolution 679.**

## **STRATEGIC PLAN FISCAL YEAR 2026-2029 – ADOPTED**

The Office of Strategy & Innovation has drafted the FY26-29 Strategic Plan. Staff incorporated feedback provided by City Council to develop the proposed Key Focus Areas, objectives, and initiatives. The plan also reflects themes from resident engagement efforts, the results of the 2024 Community Survey, and extensive staff collaboration.

During the meeting staff will provide a brief overview of the proposed draft of the Strategic Plan. City Council may direct staff to make additional changes to the plan and return at a later date or may adopt the FY26-29 Strategic Plan at the meeting.

**Recommended Action:** Adopt the FY2026-29 Strategic Plan.

Senior Strategy and Innovation Manager Heather McDougall and Strategy and Innovation Planning Manager Cristina Leos explained the item.

Per questioning from Council Member Silver, Manager McDougall explained although some initiatives (Council Member Silver cited Red Hat Amphitheater expansion and Dix Park Development as examples) are embedded within the Strategic Plan, many are included in departmental business plans. City Manager Adams-David added staff would be presenting a quarterly projects update on July 1 which will include such examples, suggesting the Council's fall retreat as the forum to take a deeper dive on operationalizing various "big ideas."

Per questioning from Council Member Jones and Mayor Cowell, discussion took place regarding the impact to the Council's four current committees with the increase in key focus areas. City Manager Adams David noted additional review would take place on the Council's various advisory boards and commissions following the adoption of the plan, which will take place following direction of the Council's Special Committee on Council Advisory Boards and Commissions.

Council Members Jones and Patton expressed the need to utilize metrics as a means of measuring success over time.

Council Member Branch moved to uphold staff's recommendation. His motion was seconded by Council Member Harrison and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote.

#### **ASSISTANT CITY MANAGER NIKI JONES – RECOGNITION RECEIVED**

City Manager Adams-David announced that Assistant City Manager Niki Jones was recognized by East Carolina University as a Distinguished Alumni from the Department of Regional Planning.

#### **RALEIGH CONVENTION CENTER DIRECTOR KERRY PAINTER – RECOGNITION RECEIVED**

City Manager Adams-David announced that Raleigh Convention Center Director Kerry Painter received the Internation Association of Venue Management Lifetime Achievement Award for her service and experience in venue management.

#### **MATTERS SCHEDULED FOR PUBLIC HEARING**

**PUBLIC NUISANCE ABATEMENT – PROPERTY LIENS – RESOLUTION ADOPTED**

The Housing & Neighborhood's, Code Enforcement Division is charged with enforcing the City of Raleigh's Health, Sanitation, and Public Nuisance Code. Some common violations are a concentration of grass over 8", addressing areas that may create or harbor rodents, bushes and overgrowth growing into the street or sidewalks, as well as any concentration of trash, appliances, household items or junk and litter on the property. Failure by the property owner, after notification to remedy the public nuisance may result in public nuisance abatement, in which a City of Raleigh team or contractor will bring the property into compliance, resulting in a charge for the work.

A hearing to consider the adoption of a resolution confirming the charges for the abatement of public nuisances as a lien against the properties as listed below:

<b>LOCATION &amp; DISTRICT</b>	<b>PROPERTY OWNER</b>	<b>REID NO.</b>	<b>COST OF ABATEMENT</b>
3423 Marshlane Way (C)	Avinash Vasant Kavle & Jason Avinash Kavle	0310338	1157.00
2928 O'Kelly Street (D)	Isaiah Reuben Murray	0076801	394.00
3605 Satellite Court (C)	Benjamin Reyes Zavala	0107974	547.00

**Recommended Action:** Conduct the hearing and adopt the resolution confirming liens against property.

Housing Administrator Bryce Abernathy explained the item.

Per questioning from Council Member Harrison, Administrator Abernathy stated information regarding the City's Tool Share Program was included in the materials sent to the property owners.

Per questioning from Council Member Jones, Administrator Abernathy explained the violation tracking process.

3423 Marshlane Way

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

Council Member Lambert-Melton moved to uphold staff's recommendation. His motion was seconded by Council Member Branch and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote. **See Resolution 680.**

2928 O'Kelly Street

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



Council Member Lambert-Melton moved to uphold staff's recommendation. His motion was seconded by Council Member Branch and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote. **See Resolution 680.**

#### 2605 Satellite Court

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

Council Member Lambert-Melton moved to uphold staff's recommendation. His motion was seconded by Council Member Branch and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote. **See Resolution 680.**

### **UNFIT FOR HUMAN HABITATION – 90 DAYS REPAIR OR DEMOLISH – 5716 NORTH HILLS DRIVE – ORDINANCE ADOPTED**

A hearing to adopt an ordinance authorizing the demolition of the unfit buildings as listed below and pursuant to the provisions of Section 11.6.8D of the City Code if the repairs necessary to render the dwellings fit for human habitation are not completed within ninety (90) days:

In February 2023, Code Enforcement received a complaint for this property, stating that it had some structural damage on the rear of the dwelling. Upon visual inspection, the rear of the dwelling did have some noticeable signs of deterioration. Staff met the owner on site and completed an inspection, noting additional deterioration on the interior of the property. The property has remained vacant. No work has taken place nor permits applied for. Adoption of a 90 Day Repair or Demolish ordinance is being requested by Code Enforcement Staff, giving permission for staff to move forward with demolition in 90 days if ownership has not repaired or demolished the property.

<b>LOCATION &amp; DISTRICT</b>	<b>PROPERTY OWNER</b>	<b>REID NO.</b>	<b>VACATED &amp; CLOSED</b>
5716 North Hills Drive (A)	James L. Cresimore & Assoc LP	0208468	04/21/2023

**Recommended Action:** Conduct the public hearing and adopt an ordinance to authorize demolition of the unfit for human habitation dwelling if repairs are not completed within ninety (90) days.

Housing Administrator Bryce Abernathy explained the item.

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

Council Member Lambert-Melton moved to uphold staff's recommendation. His motion was seconded by Council Member Patton and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote. **See Ordinance 756.**

**PETITION ANNEXATION – AX-05-25 – 3400, 3500 BARWELL ROAD – ORDINANCE AND RESOLUTION ADOPTED**

The following annexation petition has been received by the city. Additional information is included with the agenda materials.

These parcels are located in an area with a known service consideration, being outside of the NFPA standard response time for the arrival of an initial full response. Additional details are found in the RFD Service Review, included in the attached case packet.

AREA NAME & DISTRICT	PETITIONER	ACRES	PROPOSED USE	ZONING	ANNEXATION TYPE
3400, 3500 Barwell Road (District C)	Howard Moye, Daniel Stewart Marlowe	27.71	Residential-Townhouses (217-units)	R-10-CU, RX-3-CU	Contiguous-Inside ETJ

**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: June 17, 2025, or June 30, 2025, or June 30, 2026, 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 Supervisor Christopher Golden explained the item.

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

Council Member Branch moved to uphold staff's recommendation. His motion was seconded by Council Member Silver and put to a vote resulting in all members voting in the affirmative, except Council Member Jones, who voted in the negative.. Mayor Cowell ruled the motion adopted on a 7-1 vote (Council Member Harrison had stepped away from the table; however, was not excused, therefore her vote counted in the affirmative). **See Ordinance 757 and Resolution 681.**

**PETITION ANNEXATION – AX-07-25 – 3810, 3824 MITCHELL MILL ROAD – ORDINANCE AND RESOLUTION ADOPTED**

The following annexation petition has been received by the city. Additional information is included with the agenda materials.

These parcels are located in an area with a known service consideration, being outside of the NFPA standard response time for the arrival of an initial full response. Additional details are found in the RFD Service Review, included in the attached case packet.

AREA NAME & DISTRICT	PETITIONER	ACRES	PROPOSED USE	ZONING	ANNEXATION TYPE
3810, 3824 Mitchell Mill Road (District B)	Mitchell Mill Townhomes LLC	2.855	Residential-Townhomes (14-units)	R-4	Contiguous-Inside ETJ

**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: June 17, 2025, or June 30, 2025, or June 30, 2026, 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 Supervisor Christopher Golden explained the item.

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

Per questioning from Council Member Jones regarding financial impacts associated with annexations, staff explained the analysis and projection process. Planning Director Pat Young touched on the challenges and high costs associated with completing such projections, noting the draft Comprehensive Plan has items to address the issue.

Council Member Patton moved to uphold staff's recommendation. Her motion was seconded by Council Member Branch and put to a vote resulting in all members voting in the affirmative, except Council Member Patton, who voted in the negative. Mayor Cowell ruled the motion adopted on a 7-1 vote. **See Ordinance 758 and Resolution 681.**

#### **PETITION ANNEXATION – AX-11-25 – 1101 CORPORATE CENTER DRIVE – ORDINANCE AND RESOLUTION ADOPTED**

The following annexation petition has been received by the city. Additional information is included with the agenda materials.

This parcel is located in an area with a known service consideration, being outside of the NFPA standard response time for the arrival of an initial full response. Additional details are found in the RFD Service Review, included in the attached case packet.

AREA NAME & DISTRICT	PETITIONER	ACRES	PROPOSED USE	ZONING	ANNEXATION TYPE
1101 Corporate Center Drive (District D)	Corporate Center Drive Apartments LLC	22.493	Multi-Family Residential-Apartments (237-units)	OX-5-CU, SHOD-1	Contiguous-Inside ETJ

**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: June 17, 2025, or June 30, 2025, or June 30, 2026, 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 Supervisor Christopher Golden explained the item.

**Mayor Cowell opened and closed the hearing.**

Council Member Harrison moved to uphold staff's recommendation. Her motion was seconded by Council Member Silver and put to a vote resulting in all members voting in the affirmative, except Council Member Patton, who voted in the negative. Mayor Cowell ruled the motion adopted on a 7-1 vote. **See Ordinance 759 and Resolution 681.**

**PETITION ANNEXATION – AX-17-24 – 3301 TARHEEL CLUBHOUSE ROAD – PUBLIC HEARING HELD OPEN TO JULY 1, 2025 AFTERNOON SESSION**

The following annexation petition has been received by the city. Additional information is included with the agenda materials.

These parcels are located in an area with a known service consideration, being outside of the NFPA standard response time for the arrival of an initial full response. Additional details are found in the Fire Service Report, included in the attached staff report.

The property has two (2) active assessments totaling \$49,990.00 that are due upon annexation. More information can be found in the attached staff report.

The site is currently zoned Agriculture Productive (AP) and is the subject of a concurrent rezoning petition (Z-14-24), which requests rezoning to R-6-CU.

AREA NAME & DISTRICT	PETITIONER	ACRES	PROPOSED USE	ZONING	ANNEXATION TYPE
3301 Tarheel Clubhouse Road (District B)	Mary Ellen Woodlief	78.9	Residential- (236-units)	AP (R-6- CU proposed (Z-14-24))	Contiguous- Inside ETJ

**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: June 17, 2025, or June 30, 2025, or June 30, 2026, 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.

Senior Planner Hannah Reckhow explained the item.

Per questioning from various Council Members, staff explained the history of the area relating to rezoning cases and the Future Land Use Map. Assistant Director Walter noted a report would be provided in this week's City Manager's Update regarding annexation practices and growth policy, with further discussion to take place at an upcoming work session.

**Mayor Cowell opened the hearing.**

**Marie Farmer, representing the applicant** – explained the case and the property's proximity to nearby schools and development. She noted the proposed condition to provide land for use of a future fire station placement and requested the hearing be held open until July 1.

Council Member Patton moved to hold the public hearing open until the July 1, 2025 afternoon session. Her motion was seconded by Mayor Cowell and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote.

### **REZONING Z-14-24 – 3301 TARHEEL CLUBHOUSE ROAD – HELD OPEN TO JULY 1, 2025 AFTERNOON SESSION**

Current Zoning: Agriculture Productive (AP)

Requested Zoning: Residential-6-Conditional Use (R-6-CU)

Approximately 78.9 acres are requested by Jeremy Keeny of Morris & Ritchie Associates of NC on behalf of Mary Ellen Woodlief to be rezoned from Agriculture Productive (AP) to Residential-6-Conditional Use (R-6-CU). Conditions would limit the density on site to a maximum of 225

units; prohibit the townhouse and apartment building types; restrict lot size to a minimum of 5,000 square feet and a maximum of 12,000 square feet, with at least 40% of the lots exceeding 7,000 square feet; locate at least 60% of the open space adjacent to existing environmentally sensitive or undisturbed areas; stipulate that the development would include a minimum of two amenities, such as a dog park, playground, playfield, pocket park, community garden, natural trail, pool, or clubhouse; and propose a connection for the site's internal pedestrian network to the Alvis Farm property to the northeast for a future greenway connection. This request is associated with annexation request AX-17-24, also scheduled for public hearing on this agenda.

The request is inconsistent with the 2030 Comprehensive Plan.

The request is inconsistent with the Future Land Use Map.

Planning Commission recommends denial (5-4). In terms of opposed votes, commissioners noted reasons for their support for their request. Commissioners O'Haver and Fox cited the property's proximity to Beaverdam Elementary School. Commissioner O'Haver appreciated the applicant's willingness to protect open space and the site's proximity to Interstate 540. Commissioner McCrimmon liked that the request would add to the city's housing supply.

**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. 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.

Senior Planner Hannah Reckhow explained the item.

**Mayor Cowell opened the hearing.**

**Marie Farmer, representing the applicant,** shared some background information with Council about the item.

Council Member Patton inquired if the land is currently being utilized for farming. Ms. Farmer stated that the land is being used temporarily for farming and would be clear for annexation when required.

Council Member Harrison asked how common the agricultural zoning is found within the City. Planning and Development Assistant Director Bynum Walter stated it is one of the least dense residential districts and is typically reserved for the outer edges of the City.

Council Member Branch asked if Ms. Farmer could share any information about what drove the annexation and rezoning requests. Ms. Farmer stated that the rezoning makes sense given the growth and road improvements in the immediate area.

Council Member Jones inquired if the listed solid waste revenue incorporates the monthly charges to residents. Ms. Walter stated that staff could bring that information for Council during the July 1 meeting.

Council Member Patton moved to hold the public hearing open until the July 1, 2025 afternoon session. Her motion was seconded by Mayor Cowell and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote.

### **REZONING Z-44-24 – AVENT FERRY ROAD – ORDINANCE ADOPTED**

Rezoning Z-44-24: 3300, 3304, 3308, and 3312 Avent Ferry Road, being Wake County PINs 0793042731, 0793041646, 0793040651, and 0783949652

Current Zoning: Residential-4 with Special Residential Parking Overlay District and Residential-6-Conditional Use with Special Residential Parking Overlay District (R-4 w/ SRPOD and R-6-CU w/ SRPOD)

Requested Zoning: Residential-6-Conditional Use with Special Residential Parking Overlay District (R-6-CU w/ SRPOD)

Approximately 2.02 acres are requested to be rezoned by Isabel Mattox on behalf of Timothy Warren Stephens; Timothy Warren Stephens and Stacey Stephens; and Xuetian Jin. Proposed conditions would limit the maximum number of dwelling units to 19; prohibit the apartment building type; limit maximum building height to two stories; limit the maximum number of bedrooms per dwelling unit to three; limit the maximum number of surface parking spaces to 45, excluding spaces in garages and driveways; require one row of structures aligned and facing Avent Ferry Road to have a minimum setback of 20 feet; and require a six foot fence be maintained along the rear property line.

The request is consistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

Planning Commission recommends approval (8-1). Commissioner Bennett said she was not opposed to the development but had concerns that the proposed zoning conditions could be interpreted as exclusive to certain groups. She also noted her opposition to the fence condition.

**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. 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 and Development Assistant Director Bynum Walter explained the item.

**Mayor Cowell opened the hearing.**

**Isabel Mattox, representing the applicant,** provided background information on the item for Council.

**Mayor Cowell closed the hearing.**

Council Member Harrison thanked the applicant for working alongside the neighbors to mitigate their original concerns.

Council Member Harrison moved to adopt the proposed Consistency Statement dated June 17, 2025, 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.

Zoning case no. Z-44-24

Address: 3300, 3304, 3308, and 3312 Avent Ferry Road

Applicant: Isabel Mattox, Nicholls & Crampton, P.A., on behalf of Timothy Warren Stephens; Timothy Warren Stephens and Stacey Stephens; and Xuetian Jin

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 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 increase housing variety and permit residential at a similar height and scale to surrounding neighborhoods. It would allow more housing types, including multi-family townhomes, to be built in an area close to NCSU with convenient access to multimodal transportation including multiple transit lines.

Her motion was seconded by Council Member Branch and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote. **See Ordinance 760 ZC 904.**

## **REZONING Z-54-24 – 5420 LOUISBURG ROAD – ORDINANCE ADOPTED**

Rezoning Z-54-24 5420 Louisburg Road, being Wake County Pin 1736048816

Current Zoning: Residential-1 (R-1)

Requested Zoning: Residential-10-Conditional Use (R-10-CU)



Approximately 3.65 acres are requested to be rezoned by Hay'ralah Alghorazi of Triangle Legal on behalf of Art Builders LLC and Construction Masters LLC. Proposed conditions: prohibit several uses that are otherwise permitted in residential zoning, such as boardinghouse, congregate care, continuing care retirement community, rest home, public or private school, day care center, golf course, and outdoor sports or entertainment facility; and waive exemptions from UDO block perimeter, dead-end street, and stub street requirements to require a stub street to be created on the eastern property boundary towards Kyle Drive.

The request is consistent with the 2030 Comprehensive Plan.

The request is consistent with the Future Land Use Map.

Planning Commission recommends approval (6-0). Commissioner Peeler abstained from voting on the request but was present and not recused. Planning Commission Rules of Procedure do not provide for an abstention; during their April 8 meeting the Planning Commission reviewed the March 25 minutes and Commissioner Peeler asked that his vote be amended to aye.

The public hearing was opened during City Council's May 20 meeting and continued to this meeting to allow the applicant time to consider revising rezoning conditions. A new condition was submitted June 6, 2025, that waives exemptions from UDO block perimeter, dead-end street, and stub street requirements.

**Recommended Action:** Conduct the public hearing. At the conclusion of the public hearing, 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. 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 and Development Assistant Director Bynum Walter explained the item.

**Mayor Cowell opened the hearing.**

**Hay'ralah Alghorazi, representing the applicant,** stated that he would be available if Council had any questions.

**Mayor Cowell closed the hearing.**

Council Member Patton moved to adopt the proposed Consistency Statement dated June 17, 2025, 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.

Zoning case no. Z-54-24

Address: 5420 Louisburg Road

Applicant: Hay'Ralah Alghorazi, Triangle Legal

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 CONSISTNT 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 will increase both the amount and type of housing allowed on site, which is needed to accommodate the growth the City is currently experiencing.
- The types of housing that will be permitted on site may be more affordable than single-family detached housing.

Her motion was seconded by Council Member Harrison and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote. **See Ordinance 760 ZC 904.**

#### **PETITION ANNEXATION – AX-11-24 – 3114 GLOBE ROAD – ORDINANCE AND RESOLUTION ADOPTED**

The following annexation petition has been received by the City. Additional information is included with the agenda materials.

This .91 acre property is located outside the City's Extraterritorial Jurisdiction (ETJ) in Durham County, but contiguous with existing corporate boundaries and on the Raleigh side of the Raleigh/Durham annexation agreement line. The property is eligible for annexation per city policy (Resolutions 2009-22 and 2008-460). The site is currently zoned Rural Residential (RR-Durham County) and is the subject of a concurrent rezoning petition (Z-16-24), which requests rezoning to R-6.

The rezoning petition will require a separate Public Hearing from the annexation Public Hearing. The annexation petition will be presented at Public Hearing concurrently with the rezoning, however the annexation will need to be approved first before a rezoning can be applied to the property.

This parcel is located in an area with a known service consideration, being outside of the NFPA standard response time for the arrival of an initial full response. Additional details are found in the RFD Service Review, included in the attached case packet.

<b>AREA NAME &amp; DISTRICT</b>	<b>PETITIONER</b>	<b>ACRES</b>	<b>PROPOSED USE</b>	<b>ZONING</b>	<b>ANNEXATION TYPE</b>
3114 Globe Road (District E)	Chirag Parekh	.91	Residential- Single Unit- Detached	RR (Durham County) R- 6 Proposed (Raleigh)	Contiguous- Outside ETJ

**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 with an effective date of June 17, 2025, then adopt a resolution placing the property in the appropriate electoral district;
2. Defer for further review by continuing the public hearing to a further date certain; or
3. Deny the case.

Senior Planner Hannah Reckhow explained the item.

**Mayor Cowell opened and closed the hearing.**

Council Member Jones moved to uphold staff's recommendation. Her motion was seconded by Mayor Cowell and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote. **See Ordinance 761 and Resolution 681.**

### **REZONING Z-16-24 – 3114 GLOBE ROAD – ORDINANCE ADOPTED**

Rezoning Z-16-24: 3114 Globe Road, being Durham County PIN 0758447805

Current Zoning: Durham Residential Rural (RR)

Requested Zoning: Residential-6-Conditional Use (R-6-CU)

Approximately 0.93 acres are requested to be rezoned by Chirag Parekh. Proposed zoning conditions would limit the maximum number of principal residential dwelling units to one (1) and require a 50-foot principal building setback from Globe Road. The site is in Durham County; it is outside of Raleigh's ETJ and contiguous to its corporate limits. It is eligible for annexation into Raleigh corporate limits per the Raleigh-Durham Annexation agreement, last updated in 2019. This request is associated with annexation request AX-11-24, also scheduled for public hearing on this agenda.

The request is consistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

Planning Commission recommends approval (9-0).

**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. 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.

Senior Planner Hannah Reckhow explained the item.

**Mayor Cowell opened the hearing.**

**Keith Larson, representing the applicant,** stated that he would be available to answer questions.

Council Member Silver asked why the applicant requested to rezone to R-6. Mr. Larson stated intent is to have single-family homes, with an in-law suite to be built on the property.

**Mayor Cowell closed the hearing.**

Council Member Jones moved to adopt the proposed Consistency Statement dated June 17, 2025, 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.

Zoning case no. Z-16-24  
Address: 3114 Globe Road  
Applicant: Chirag Parekh

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 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 permit residential development at a similar scale to its surroundings in a location identified as part of Raleigh's future urban service area.

Her motion was seconded by Mayor Cowell and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote. **See Ordinance 760 ZC 904.**

#### **PETITION ANNEXATION – AX-08-25 – 3108 GLOBE ROAD – ORDINANCE AND RESOLUTION ADOPTED**

The following annexation petition has been received by the City. Additional information is included with the agenda materials.

This .96 acre property is located outside the City's Extraterritorial Jurisdiction (ETJ) in Durham County, but contiguous with existing corporate boundaries and on the Raleigh side of the Raleigh/Durham annexation agreement line. The property is eligible for annexation per city policy (Resolutions 2009-22 and 2008-460). The site is currently zoned Rural Residential (RR-Durham County) and is the subject of a concurrent rezoning petition (Z-06-25), which requests rezoning to R-6.

The rezoning petition will require a separate Public Hearing from the annexation Public Hearing. The annexation petition will be presented at Public Hearing concurrently with the rezoning, however the annexation will need to be approved first before a rezoning can be applied to the property.

This parcel is located in an area with a known service consideration, being outside of the NFPA standard response time for the arrival of an initial full response. Additional details are found in the RFD Service Review, included in the attached case packet.

AREA NAME & DISTRICT	PETITIONER	ACRES	PROPOSED USE	ZONING	ANNEXATION TYPE
3108 Globe Road (District E)	Hitesh Avaiya	.96	Residential- Single Unit- Detached	RR (Durham County) R- 6 Proposed (Raleigh)	Contiguous- Outside ETJ

**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 with an effective date of June 17, 2025, then adopt a resolution placing the property in the appropriate electoral district;
2. Defer for further review by continuing the public hearing to a further date certain; or
3. Deny the case.

Senior Planner Hannah Reckhow explained the item.

### **Mayor Cowell opened and closed the hearing.**

Council Member Jones moved to uphold staff's recommendation. Her motion was seconded by Mayor Cowell and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote. **See Ordinance 762 and Resolution 681.**

### **REZONING Z-06-25 – 3108 GLOBE ROAD – ORDINANCE ADOPTED**

Rezoning Z-06-25: 3108 Globe Road, being Durham County PIN 0758445984

Current Zoning: Durham Residential Rural (RR)

Requested Zoning: Residential-6-Conditional Use (R-6-CU)

Approximately 0.96 acres are requested to be rezoned by Hitesh Avaiya and Krishna Avaiya. Proposed zoning conditions would limit the maximum number of principal residential dwelling units to one (1) and require a 50-foot principal building setback from Globe Road. The site is in Durham County; it is outside of Raleigh's ETJ and contiguous to its corporate limits. It is eligible for annexation into Raleigh corporate limits per the Raleigh-Durham Annexation agreement, last updated in 2019. This request is associated with annexation request AX-08-25, also scheduled for public hearing on this agenda.

The request is consistent with the Future Land Use Map.  
The request is consistent with the 2030 Comprehensive Plan.

Planning Commission recommends approval (9-0).

**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. 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.

Senior Planner Hannah Reckhow explained the item.

**Mayor Cowell opened and closed the hearing.**

Council Member Jones moved to adopt the proposed Consistency Statement dated June 17, 2025, 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.

Zoning case no. Z-06-25  
Address: 3108 Globe Road  
Applicant: Hitesh Avaiya and Krishna Avaiya

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 permit residential development at a similar scale to its surroundings in a location identified as part of Raleigh's future urban service area.

Her motion was seconded by Council Member Silver and put to a vote resulting in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote. **See Ordinance 760 ZC 904.**

**REPORT AND RECOMMENDATION OF THE  
ECONOMIC DEVELOPMENT AND INNOVATION COMMITTEE**

**ECONOMIC DEVELOPMENT AND INNOVATION COMMITTEE – MEETING CANCELLED**

Council Member Lambert-Melton stated that the Economic Development and Innovation Committee had no report and would not be meeting in June.

**REPORT AND RECOMMENDATION OF THE  
GROWTH AND NATURAL RESOURCES COMMITTEE**

**GROWTH AND NATURAL RESOURCES COMMITTEE – MEETING CANCELLED**

Council Member Harrison announced the Growth and Natural Resources Committee would not be meeting in June.

**REPORT AND RECOMMENDATION OF THE  
SAFE, VIBRANT AND HEALTHY COMMUNITY COMMITTEE**

**SAFE, VIBRANT AND HEALTHY COMMUNITY COMMITTEE – MEETING ANNOUNCED**

Council Member Branch announced the Safe, Vibrant and Healthy Community Committee would be meeting June 24, 2025 at 11:30 a.m.

**REPORT AND RECOMMENDATION OF THE  
TRANSPORTATION AND TRANSIT COMMITTEE**

**TRANSPORTATION AND TRANSIT COMMITTEE – MEETING CANCELED**

Council Member Patton announced the Transportation and Transit Committee will not be meeting in June.

**REPORT FROM THE MAYOR AND COUNCIL**

**CITY COUNCIL – VARIOUS COMMENTS MADE**

Various Council Members announced upcoming district meetings and office hours in addition to highlighting various recent City and National events.

**CITIZEN ADVISORY COUNCILS – INFORMATION REQUESTED**

Council Member Jones requested that an item on Citizen Advisory Councils be placed on the upcoming council agenda.

**LOOSE-LEAF COLLECTION – INFORMATION REQUESTED**

CM Silver referenced constituent emails on the subject of the Loose-Leaf Collection service changes and suggested a communication effort to educate residents on why start of the new program is deferred one year as well as why curbside collection is to be discontinued.

### **RALEIGH BEACH ROAD / MILBURNIE DAM – INFORMATION REQUESTED**

Council Member Patton referenced the recent drowning at Raleigh Beach Road / Milburnie Dam and asked if staff could reassess the location to further deter swimming as well as communications to the community that frequents the location for the purpose of swimming in the Neuse.

### **APPOINTMENTS**

#### **CENTENNIAL AUTHORITY – ONE REGULAR VACANCY – CARRIED OVER TO NEXT BALLOT**

Deputy City Clerk Pritchard announced the following ballot results.

<b>Candidate Name</b>	<b>Number of Votes Received</b>	<b>Votes Casted By Following Council Members</b>	<b>Outcome</b>
John Hardin	4	Cowell, Patton, Jones, Harrison	Carried Over
La'tanta McCrimmon	4	Branch, Forte, Silver, Lambert-Melton	Carried Over

#### **CIVIL SERVICE COMMISSION – ONE REGULAR MEMBER (MANAGEMENT OF PRIVATE BUSINESS/INDUSTRY) – NOMINATION MADE – TO APPEAR ON NEXT BALLOT**

Deputy City Clerk Pritchard announced that Mayor Cowell and Council Member Jones nominated Seth Wood, adding the nomination will appear on the next ballot.

#### **HUMAN RELATIONS COMMISSION – ONE REGULAR VACANCY – RACHEL BOONE APPOINTED**

Deputy City Clerk Pritchard announced the following ballot results.

<b>Candidate Name</b>	<b>Number of Votes Received</b>	<b>Votes Casted By Following Council Members</b>	<b>Outcome</b>
Rachel Boone	8	Cowell, Patton, Jones, Harrison, Branch, Forte, Silver, Lambert-Melton	Appointed

#### **HUMAN RELATIONS COMMISSION – TWO ALTERNATE VACANCIES – NOMINATIONS MADE – TO APPEAR ON NEXT BALLOT**



Deputy City Clerk Pritchard announced that Council Member Jones nominated Daphne Moore and Stacey Webb, adding the nominations will appear on the next ballot.

**POLICE ADVISORY BOARD – ONE ALTERNATE VACANCY – NOMINATIONS MADE  
– TO APPEAR ON NEXT BALLOT**

Deputy City Clerk Pritchard announced that Council Member Jones nominated Carlin Ashford and Council Member Patton nominated Shaun R. Quezada, adding the nominations will appear on the next ballot.

**RALEIGH HISTORIC DEVELOPMENT COMMISSION – ONE REGULAR VACANCY  
– ARIEL K. KOCOUREK APPOINTED**

Deputy City Clerk Pritchard announced the following ballot results.

<b>Candidate Name</b>	<b>Number of Votes Received</b>	<b>Votes Casted By Following Council Members</b>	<b>Outcome</b>
Rev. Jimmy Gibbs	1	Branch	-
Ariel K. Kocourek	6	Cowell, Patton, Jones, Harrison, Silver, Lambert- Melton	Appointed

**NOMINATIONS**

**NO REPORT**

**REPORT AND RECOMMENDATION  
OF THE CITY ATTORNEY**

**NO REPORT**

**REPORT AND RECOMMENDATION  
OF THE CITY CLERK**

**MINUTES – VARIOUS – APPROVED**

City Clerk Louis Buonpane announced that draft copies of the June 2, 2025 Budget Work Session, June 3, 2025 Regular Session, June 9, 2025 Budget Work Session, June 10, 2025 Work Session, June 10, 2025 Public Comments Session Minutes are included in the agenda materials for consideration of approval.

Council Member Branch moved for approval of the minutes. His motion was seconded by Mayor Cowell and put to a vote which resulted in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote.

## **CLOSED SESSION**

Mayor Cowell indicated a motion is in order to enter closed session pursuant to:

- G.S. 143-318.11(a)(2) to prevent disclosure of an honorary degree, scholarship, prize, or similar award.
- 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)(9) to discuss and take action regarding plans to protect public safety as it relates to existing or potential terrorist activity and to receive briefings by staff members, legal counsel, or law enforcement concerning actions taken or to be taken to respond to such activity.

On behalf of the Council, Mayor Cowell moved for approval as read. Her motion was seconded by Council Member Branch and put to a vote which resulted in all members voting in the affirmative. Mayor Cowell ruled the motion adopted on an 8-0 vote and went into closed session at 3:54 p.m.

The Council returned from closed session at 4:36 p.m.

## **ADJOURNMENT**

Mayor Cowell announced the meeting adjourned at 4:37 p.m.

Bryce A. Dunn  
Deputy City Clerk