



CARY
— LIVE INSPIRED —

**COUNCIL
QUARTERLY
REPORT**

CARY, NORTH CAROLINA
FY 2025 FIRST QUARTER

CARY MAYOR & COUNCILMEMBERS

THANK YOU FOR YOUR CONTINUED LEADERSHIP, VISION, AND SETTING THE CULTURE OF EXCELLENCE FOR OUR ORGANIZATION AND COMMUNITY. WE LOOK FORWARD TO WORKING WITH EACH OF YOU TO KEEP CARY CARY.



Mayor
Harold Weinbrecht



Mayor Pro Tem
Jennifer Bryson Robinson



Councilmember
Carissa Kohn-Johnson



Councilmember
Jack Smith



Councilmember
Lori Bush



Councilmember
Michelle Craig



Councilmember
Sarika Bansal

On the cover: More than 50,000 people attended this year's Lazy Daze Arts and Crafts Festival in downtown Cary this year. During the festival, kids played at the PlayZone run by Cary Teen Council at the Herb Young Community Center.

AS WE BEGAN FY 2025, WE KICKED OFF THE YEAR WITH A BELOVED CARY TRADITION — LAZY DAZE.

This year, the 50,000 attendees at the August event got the high-quality experience they’ve come to expect, except, fortunately, it wasn’t quite so hot. Even more notable, Cary diverted more than half of the festival’s waste from landfills through recycling and composting, demonstrating our commitment to sustainability.

Another big success was the completion of the Walnut Street Road Diet. Between Cary Towne Boulevard and Byrum Street, we installed in-road pedestrian warning lights, buffered bike lanes, and other improvements to enhance safety for all travelers, whether driving, biking, or walking. While we continue to evaluate this area, I am encouraged by the positive citizen response so far.

Q1 also marked the launch of our inaugural Cary Public Service Academy. Through this pilot program, 24 high school students got a behind-the-scenes look at local government operations through hands-on activities, facility tours, and more. We hope this experience fosters a deeper connection to their community and a better understanding of the place they call home.

Finally, I want to recognize the Cary staff members who stepped up to assist western North Carolina in the wake of the devastation wrought by Hurricane Helene. In Q1, more than 30 Cary employees were on the ground providing critical emergency response, while we also deployed vehicles and equipment to the hardest-hit communities. Their selflessness in helping others during such a challenging time is a true testament to what it means to serve Cary.

We look forward to providing you with further updates at our Quarterly Meeting on Nov. 7 at Courtyard by Marriott.

In appreciation,

Sean R. Stegall

Sean R. Stegall
Town Manager



**IN MOVING
CARY
FORWARD**

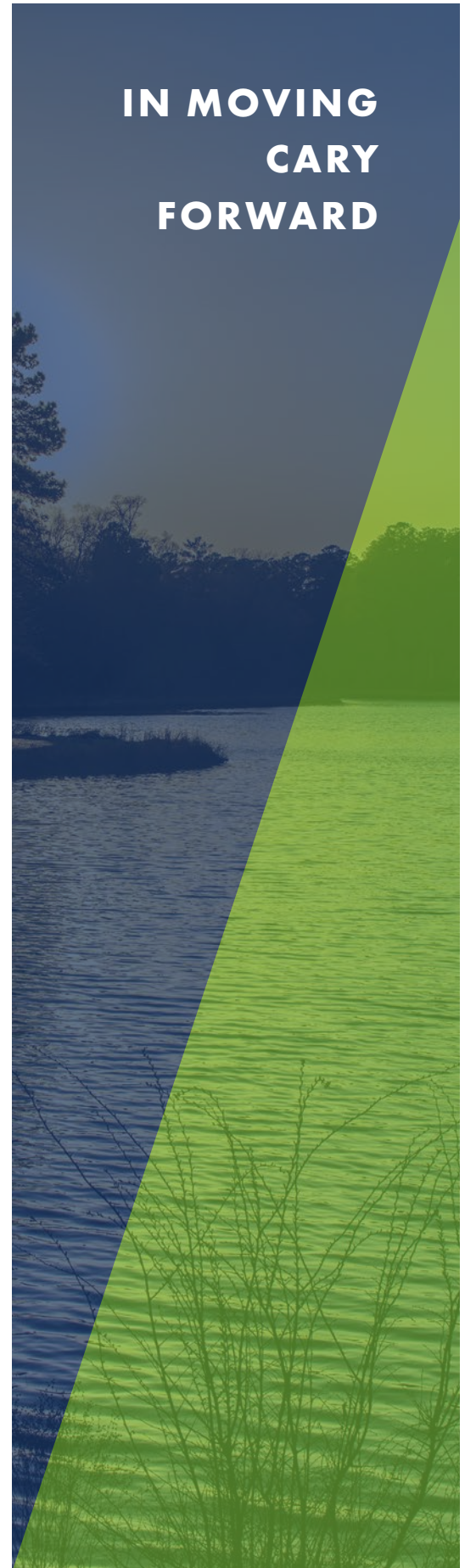


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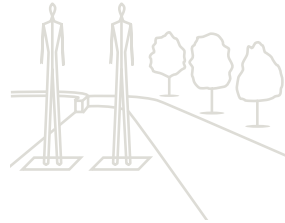
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CARY
LIVE INSPIRED

FINANCIAL HIGHLIGHTS

FY 2025

Q1

EXECUTIVE SUMMARY

This financial snapshot presents a general overview of the financial operations for Q1 ending Sept. 30, 2024, which is 25% of FY 2025. The financial summaries provide comparative data for revenues and expenditures for Cary’s two major funds, the General and Utility funds. The data shows year-to-date information compared with the prior year’s period.

The fiscal year began July 1 with an approved \$497 million budget supporting operating and capital spending. Cary adopted the property tax rate of \$0.325 per \$100 of assessed value. The FY 2025 budget focused on maintaining services, housing, public safety, and the environment. More information can be found in the operating and capital budget at carync.gov.

During this quarter, a significant amount of work was dedicated to closing out FY 2024 and working through the year-end audit. While FY 2024 audited financial statements were not complete as of the end of the first quarter, as of this report’s publication date, staff can confidently share that Cary remains in a good

financial position. Cary has a stable fund balance and continues to meet the financial policies and guidelines that are in place to maintain fiscal stability.

Cary’s efforts during this period reflect disciplined management of expenditures and a focus on strategic investments while monitoring the recent significant inflationary pressures. The ongoing commitment to sound financial practices will allow Cary to not only meet but also exceed its objectives for preserving and enhancing Cary’s financial resources.

As the audit process wraps up, the results underscore Cary’s ability to manage its finances prudently and maintain the flexibility needed to support future initiatives while ensuring long-term financial health.

As of the end of Q1, although it is too early to provide year-end projections, staff continues to monitor patterns while expanding the information provided quarterly to ensure results are in line with budget and policy guidelines for the year.

GENERAL FUND

FY 2025 Q1 GENERAL FUND SUMMARY

	FY 2025 YTD ADJ BUDGET	FY 2025 YTD ACTUAL	% OF BUDGET	FY 2024 YTD ACTUAL	CHANGE FROM PRIOR YEAR (\$)	CHANGE FROM PRIOR YEAR (%)
Revenues	\$ 279.0	\$ 34.0	12%	\$ 26.6	\$ 7.4	28%
Expenditures	279.0	77.8	28%	71.0	6.8	10%
TOTAL REVENUE OVER/(UNDER) EXPENDITURES	\$ -	\$ (43.8)	-	\$ (44.4)	\$ 0.6	-1%

*The above and following tables are represented in millions. Revenues, authorized expenditures, and transfers between funds are classified and summarized differently for the Council budget ordinance and for accounting and reporting purposes. Individual line items are consistent. The annual budgets referred to throughout this report reflect the budget as of the quarter end as adjusted (ADJ) by Council action or staff action where authorized.

Overall, expenditures surpassed revenues in the first quarter, changing by a nominal 1% compared with the prior year. This performance was expected and is consistent with prior years, as revenues are not received evenly over the year.



FY 2025 Q1 GENERAL FUND REVENUES

	FY 2025 YTD ADJ BUDGET	FY 2025 YTD ACTUAL	% OF BUDGET	FY 2024 YTD ACTUAL	CHANGE FROM PRIOR YEAR (\$)	CHANGE FROM PRIOR YEAR (%)
Property Tax	\$ 166.4	\$ 24.4	15%	\$ 18.6	\$ 5.8	31%
Other Taxes & Licenses	63.2	0.5	1%	0.3	0.2	67%
Intergovernmental	13.6	0.5	4%	0.4	0.1	25%
Permits & Fees	4.6	1.1	24%	0.9	0.2	22%
Sales & Services	27.0	6.5	24%	5.9	0.6	10%
Miscellaneous	3.7	0.7	19%	0.2	0.5	250%
OPERATING REVENUES	278.5	33.7	12%	26.3	7.4	28%
Nonoperating	0.5	0.3	60%	0.3	0.0	0%
TOTAL GENERAL FUND REVENUES	\$ 279.0	\$ 34.0	12%	\$ 26.6	\$ 7.4	28%

Property tax revenue is 59% of the total budgeted revenue and is the largest revenue source for the General Fund. Taxes are based on an ad valorem tax levy on real and personal property. Real property are items such as land and buildings, while personal property are items such as vehicles and commercial business equipment. Real property taxes were billed in July 2024 and are due no later than Jan. 6, 2025. Therefore, most real property tax revenue will be received during Q2. Conversely, personal property tax revenue is collected throughout the year based on the state of North Carolina’s Tax and Tag program, which combines the vehicle ad valorem tax collection with the state’s vehicle license renewal process. As previously mentioned, Cary adopted a property tax rate of \$0.325 for FY 2025. As of the end of the first quarter, property tax receipts were up approximately 31%, which is in line with budget expectations. This revenue will continue to be evaluated, and significant variances will be reported in future quarters.

Sales tax is the second largest revenue source at 23% of total budgeted revenue. Coupled with property tax, the two revenues make up 82% of the total General Fund. Normally, due to the North Carolina Department of Revenue’s distribution method, no sales tax collections are recorded during the first quarter of the fiscal year. The first receipt is in October and will be reflected in the second quarter report. It is too early to say whether sales tax revenue will meet or exceed budget estimates at this time.



FY 2025 Q1 GENERAL FUND EXPENDITURES

	FY 2025 YTD ADJ BUDGET		FY 2025 YTD ACTUAL		% OF BUDGET	FY 2024 YTD ACTUAL		CHANGE FROM PRIOR YEAR (\$)	CHANGE FROM PRIOR YEAR (%)
General Government	\$	70.4	\$	17.5	25%	\$	18.7	\$ (1.2)	-6%
Public Safety		69.5		17.9	26%		19.5	(1.6)	-8%
Operations (PW & PRCR)		65.7		16.0	24%		15.0	1.0	7%
Development & Infrastructure		17.1		3.4	20%		4.5	(1.1)	-24%
OPERATING EXPENDITURES		222.7		54.8	25%		57.7	(2.9)	-5%
Nonoperating		56.3		23.0	41%		13.3	9.7	73%
TOTAL GENERAL FUND EXPENDITURES	\$	279.0	\$	77.8	28%	\$	71.0	\$ 6.8	10%

General Fund operating expenditures decreased approximately 5% compared with FY 2024. Nonoperating expenditures increased by 73% due largely to the timing of transfers to support capital investments for the year.

Encumbrances represent funds reserved in Cary’s financial reporting system to satisfy a commitment to make a purchase. As of the end of the first quarter, the total outstanding encumbrances in the financial system for the year are \$30.9 million. After accounting for year-to-date spending and encumbrances, the General Fund has about \$171 million of budgeted funds available for the remainder of the fiscal year.

This year, Cary’s financial strategy is centered on capital preservation, the strategic maintenance of current investments, and the continued focus on fund balance. To achieve these objectives, Cary is taking a careful, deliberate approach to monitoring departmental performance and capital spending throughout the year.

In addition to what is presented, future quarterlies may present additional details regarding financial performance. This initiative is designed to provide greater transparency and ensure that activity throughout the organization is aligned when reviewing overall activity.

UTILITY FUND

FY 2025 Q1 UTILITY FUND SUMMARY

	FY 2025 YTD ADJ BUDGET	FY 2025 YTD ACTUAL	% OF BUDGET	FY 2024 YTD ACTUAL	CHANGE FROM PRIOR YEAR (\$)	CHANGE FROM PRIOR YEAR (%)
Revenues	\$ 111.9	\$ 19.6	18%	\$ 19.5	\$ 0.1	1%
Expenditures	111.9	30.0	27%	27.9	2.1	8%
TOTAL REVENUE OVER/(UNDER) EXPENDITURES	\$ -	\$ (10.4)	-	\$ (8.4)	\$ (2.0)	-24%

*The above table is in millions. Revenues, authorized expenditures, and transfers between funds are classified and summarized differently for the Council budget ordinance and for accounting and reporting purposes. Individual line items are consistent. The annual budgets referred to throughout this report reflect the budget as of the quarter end as adjusted (ADJ) by Council action or staff action where authorized.

No significant/unusual variances have been noted in the Utility Fund as of Q1. The net results in FY 2025 remained stable. Both revenues and expenditures had minor increases.

Utility revenues in FY 2025 have increased slightly compared with FY 2024 levels. The marginal increases in revenue align with the 3% rate increase to water and sewer rates in the FY 2025 budget. Revenues and expenditures will continue to be monitored throughout the year. Anything significant and/or unusual will be noted in future quarters.

Like the General Fund, encumbrances represent funds reserved in Cary’s financial reporting system to satisfy a commitment to make a purchase. As of the end of the first quarter, the total outstanding encumbrances in the financial system for the year are \$8.7 million. After accounting for year-to-date spending and encumbrances, the Utility Fund has about \$73.2 million of budgeted funds available for the remainder of the fiscal year.



CAPITAL PROJECTS

As of Q1, Cary has 588 active capital projects. Utility capital projects, with a total budget of \$462 million, constitute 33% of the capital budget authorization. General capital projects total \$768 million, or 67% of the total \$1.2 billion capital budget authorization.

BUDGET

Q1 DELEGATED BUDGET AUTHORITY ACTION

Throughout the fiscal year, challenges and opportunities develop that warrant financial resources not included in the original budget. Staff can often redirect existing resources to address the highest-priority initiatives. The budget ordinance authorizes the town manager to approve inter-functional budget adjustments and requires reporting to Council. The following table details the inter-functional transfer that occurred during Q1. This transfer was made to redirect funding from Research and Development to Public Works to support the new asset optics work order system.



Q1 INTER-FUNCTIONAL BUDGET ADJUSTMENTS

BUDGET TRANSFER FROM		BUDGET TRANSFER TO	
General Fund – Research & Development	\$ (155,000)	General Fund – Public Works	\$ 155,000
TOTAL 1ST QUARTER INTER-FUND AND INTER-FUNCTIONAL TRANSFERS	\$ (155,000)		\$ 155,000

BUDGET PUBLIC INPUT AND RECOMMENDATIONS

Citizens are invited to share their budget priorities throughout the year specifically via social media, voicemail, and email. There were 110 budget-related public input comments in Q1.

CATEGORY	COMMENTS RECEIVED	PLATFORM	TYPE OF COMMENT
Property Tax & Fee Questions	5	311	Questions about the FY 2025 budget, the tax rate, and the property revaluation, as well as a question about the vehicle license fee.
Bonds	93	Social Media, 311, Email	Support for and opposition to the 2024 bond referendum, focused mainly on the value of the projects and the associated tax rate increase.
FY 2025 Budget Feedback	11	Social Media, 311, Email	Opposition to the effective tax rate increase in FY 2025.
Historic Preservation	1	311	Comment in support of the preservation of the Nancy Jones House.
TOTAL	110		

CASH AND INVESTMENTS

Cary’s cash and investments totaled about \$427 million for Q1, including about \$20.7 million of bond proceeds. Cary maintains daily liquidity accounts across different banking partners to ensure it has immediate access to funds. The bond proceeds are also maintained in daily liquidity accounts to support large bond-funded capital expenditures. The balance of Cary’s investments is in fixed-income securities that first, ensure the safety of the principal, second, provide quick access to additional funds for any unforeseen needs (liquidity), and finally, earn the maximum interest income. These securities are scheduled to mature in regular increments over the next three to four years to match projected disbursements for payroll and expenditures.

A fixed-fee independent consultant oversees Cary’s cash and investment program. The financial advisors compile the weekly cash flow forecast and provide market insights and advice as well as quarterly reports. Cary’s cash balances are expected to increase in Q2 due to the increase in property tax receipts.



LIVE

FOSTERING STRONG NEIGHBORHOODS





COUNCIL CELEBRATES HOUSING DEVELOPERS AND NONPROFITS

PHOTOGRAPHED BELOW AND RIGHT

In August, Councilmembers Lori Bush, Carissa Kohn-Johnson, Michelle Craig, and Sarika Bansal joined staff for a breakfast at Cary Founded to celebrate partner nonprofits and developers working in the housing sector. Earlier this year, Cary Town Council approved housing awards totaling over \$7.2 million to these organizations. The funds will facilitate the construction of 226 new affordable housing units and the preservation of 29 existing affordable homes. It will also help people maintain housing stability and assist nonprofits focusing on housing and community development in building organizational capacity in Cary. A full list of the awards, recipients, and projects can be found on Cary’s Housing & Community Partnerships website, housing.carync.gov. Rooted in partnerships and a people-first approach, this investment will further the goals of the Cary Housing Plan and the Imagine Cary Community Plan to ensure all residents can enjoy the high quality of life Cary has to offer.





RESIDENTIAL PERMITS

Cary issued 145 permits for new attached and detached residential homes in Q1. The top subdivisions permitted were Twyla Walk with 34 (1004 Twyla Road and 102 Hilliard Lane), Alston Landing with 30 (11427 Green Level Church Road), and Courtyards at Lochmere with 27 (5100 Lilly Atkins Road). Permits issued for attached and detached homes increased considerably (54 permits, or 59.3%) compared with Q1 of FY 2024. Permits issued also increased 11.5% compared with the three-year Q1 median of 130.

Cary issued 82 certificates of occupancy (COs) in Q1, an average of 1.3 certificates per workday. This number is fewer (-21.9%) in comparison with the 105 COs that were issued in Q1 of FY 2024 and less than half of the three-year median of 190 COs in Q1. The subdivisions receiving the most COs were Courtyards at Lochmere with 22 (5100 Lilly Atkins Road), Young Farm with 21 (10201 and 10209 Morrisville Parkway), and Alston Landing with 15 (11427 Green Level Church Road).

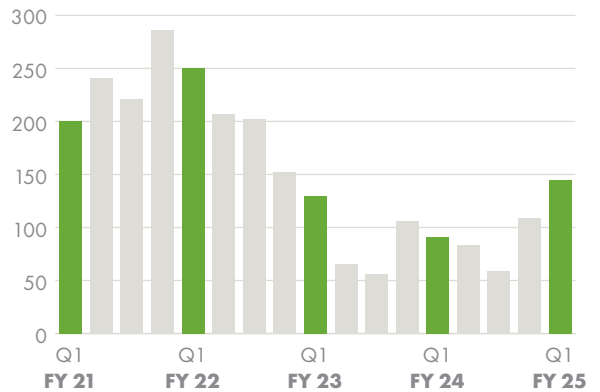
Cary also issued 14 permits for 518 multifamily units. These permits were for the following developments:

- Livano Cary Apartments (1901 Piney Plains Road): Seven permits for the single planned building (280 units).
- Alston 2 Apartments at Alston Town Center (Arco Street and High Branch Street): Permits for five of the eight planned buildings (157 units).
- Rose Park Manor (128 S.W. Maynard Road): Two permits for the single planned building (81 units).

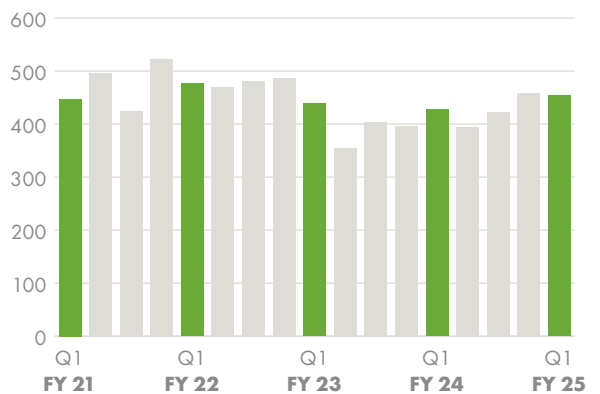
RESIDENTIAL ALTERATIONS AND ADDITIONS PERMITS

In Q1, Cary issued 454 permits for alterations and additions to existing residential structures. The scope of these projects total 193,609 square feet. This is an increase of 38 permits (9.1%) from Q1 last year. The average estimated construction cost, which is supplied by the contractor, was \$60,393, an increase of 18.5% from the three-year median of \$51,748.

DETACHED RESIDENTIAL & TOWNHOUSE PERMITS ISSUED
5-YEAR COMPARISON



RESIDENTIAL ALTERATIONS & ADDITIONS
5-YEAR COMPARISON





WORK

ASSURING
CONTINUED
PROSPERITY





FIRE RECRUIT ACADEMY 28 GRADUATION



Fire held a graduation ceremony Sept. 20 in Council Chambers for the 19 members of Recruit Academy 28. Attendees included Councilmember Carissa Cohn-Johnson, Deputy Town Manager Russ Overton, Assistant Town Manager Dan Ault, and Deputy Town Attorney Nicholas Yates. It marked the end of an intensive seven-month academy for nine recruits, who earned all their required fire, rescue, hazardous materials, and rescue certifications. Ten of the recruits of this “hybrid” academy were hired as certified firefighters and underwent a rigorous short academy before going on shift in May. Graduates had their badges pinned and received their shift assignments at the celebration. The class presented its Extra Effort Award to firefighter Aaron Gallagher, and family and friends were invited to a reception following the event.



CARY KUDOS

NEW BATTALION CHIEF AND CAPTAINS

Fire is excited to announce its newest battalion chief and nine new captains. Unique to this year’s promotional process was that the employees test-drove these new roles in a provisional capacity while they and the department mutually gauged whether they were ready for the permanent position. Congratulations to Battalion Chief Chip Dimmick and Captains Nick Campbell, Drew Carter, AJ Collazo, Eric Deacon, Lucas Gentry, AJ Leighton, Daniel Speight, and James Williams.



ENGAGE

**EXPERIENCING THE
CARY COMMUNITY**





DOWNTOWN CARY PARK'S FIRST SUMMER IS A SUCCESS

PHOTOGRAPHED BELOW

Downtown Cary Park continues to see success and excitement in its first year of operation. The Park hosted nearly 150 unique, thoughtfully curated free events and programs from July through September. Some highlights from this summer include the July 3 Celebration (1,800 attendees), CaryLIVE!: Doc Robinson (1,000 attendees), the Cary Night Market (2,500 attendees), and the Carolina Circus Festival (7,500 attendees). Apart from the large-scale events, the Park's calendar included nature-related talks and walks, fitness classes, workshops, and more.

Park guests have been vocal about their appreciation of the free, unique events that allow visitors and residents to gather and enjoy these cultural experiences. Beyond events and programs, the Park continued its commitment to accessibility this summer by adding a communication board in The Nest, sensory kits available for events, and assisted-listening technology for large events at the Great Lawn Pavilion. The splash pad and the sprayground at the Park officially opened and provided two fun areas for cooling down on hot summer days. The Park is now approaching the one-year anniversary of opening as it moves into its first full fall season.





LAZY DAZE



Lazy Daze 2024 was an outstanding success. With perfect weather in the 80s, downtown Cary welcomed an estimated 50,000 attendees, making it one of the best yet. The festival's green initiatives were particularly impressive: Compost bins were incorporated at all 60 waste and recycling stations, collecting over 4,000 pounds of compostable material and 1,400 pounds of recyclables. This effort diverted more than half of the festival's waste from landfills, exceeding expectations and reinforcing Cary's commitment to sustainability.

Family-friendly activities were also a hit, featuring live music, interactive art, and the new Kid Collectors Market, where children ages 6 to 12 could buy art from Lazy Daze artists for just \$5. Logistically, the festival's partnerships with Cary Police, emergency services, and Public Works ensured smooth operations, with flawless traffic management and public safety plans contributing to a positive experience for all.

INDEPENDENCE DAY



Koka Booth Amphitheatre again served as the hub for Cary's July 4th celebration. Mayor Harold Weinbrecht kicked off the festivities and the fireworks display. One of the day's highlights was a United States Veterans Corps rescue demonstration. This thrilling display captivated attendees as they watched demonstrators jump from a helicopter and parachute from a plane into Symphony Lake, followed by an impressive rescue operation using motorized rubber rafts.

Additional celebrations for the holiday took place on July 3 and July 4. The Cary Town Band's performance at the Cary Arts Center delighted attendees with classic tunes. Meanwhile, across the street, Downtown Cary Park's patriotic celebration featured a showing of "National Treasure" and various other red, white, and blue activities. On the morning of July 4, the fishing tournament at Bond Park drew many families in search of the smallest and largest catch of the day. Overall, Cary's Independence Day events showcased the community's unity and provided joy, excitement, and memorable experiences for all.



BEYOND: THE CARY FILM FESTIVAL

PHOTOGRAPHED RIGHT AND BELOW

The Cary Theater welcomed over 1,000 attendees for the seventh annual BEYOND: The Cary Film Festival. This year's festival showcased films from six countries, including Norway, Ireland, and Mexico. The lineup featured 25 short films in competition and five feature films, 20 of which were directed or co-directed by women. Over the four days, The Cary hosted 25 filmmakers from the United States and Mexico and was thrilled to partner with the Southern Documentary Fund on the opening night film, "How to Sue the Klan," directed by John Beder. BEYOND's festival landscape expanded in 2024 to include the Academy Pavilion at Downtown Cary Park, where four filmmaker workshops took place featuring instructors and facilitators from UNC School of the Arts, the New York Film Academy — Los Angeles, and Seed&Spark.





CARY HOSTS 9TH ANNUAL ASIA FEST WITH DRAGON BOAT RACES

PHOTOGRAPHED RIGHT

On Sept. 28, Asian Focus N.C. produced its ninth annual Asia Fest at Koka Booth Amphitheatre. Welcoming thousands of visitors, the festival featured a variety of pan-Asian foods, cultural performances, and a health fair. The main event was the dragon boat races on Symphony Lake, with more than 30 teams competing. Mayor Harold Weinbrecht gave welcoming remarks at the event and was joined in attendance by Councilmembers Jack Smith, Michelle Craig, Carissa Kohn-Johnson, and Sarika Bansal, as well as several dignitaries, including N.C. Attorney General Josh Stein, Secretary of State Elaine Marshall, state representatives and senators, and county officials.



WAKE COUNTY FOOTBALL KICKOFF

PHOTOGRAPHED RIGHT

In August, Cary and the Wake County Public School System teamed up to host the highly anticipated second annual WCPSS Football Kickoff at WakeMed Soccer Park. The event featured teams from four local high schools — Garner Magnet, Holly Springs, Broughton, and Cary — and provided these young athletes with the exceptional experience of playing in a premier stadium, complete with amenities beyond those of their usual home fields. The evening featured two high-energy games that drew enthusiastic crowds. The event's success not only showcased the strong partnership between Cary and WCPSS but also demonstrated the venue's capability to host major American football events.





U.S. MASTERS DISC GOLF CHAMPIONSHIP



The 2024 U.S. Masters Disc Golf Championship concluded on Sept. 22 at Cary's Diavolo at New Hope Disc Golf Course. The four-round tournament, one of seven Professional Disc Golf Association Majors held annually, brought in over 500 professional and amateur athletes from 43 states and five countries. Video coverage and scores can be found at carync.gov/usmasters.

CARY TENNIS CLASSIC

PHOTOGRAPHED BELOW

This quarter, the Cary Tennis Park hosted the Cary Tennis Classic Professional Tennis Tournament, formerly the Atlantic Tire Championships. There were two big changes to this year's tournament. First, the tournament went from a Challenger 75 to a Challenger 100 level tournament, and the dates were moved to before the U.S. Open. This meant a stronger field of professional players as they ramped up to the U.S. Open. Second and even more exciting, this year's event featured both men's and women's tournaments.





DIG IN AND GROW GREEN

Cary’s Dig In and Grow Green environmental outreach campaign launched on Sept. 1 with dozens of environmental classes, resources, and celebrations. The campaign directs curious community members to carync.gov/green for a “one-stop shop” list of seasonal opportunities to help build a more sustainable future. Through this landing page, participants can find classes on tree care, home weatherization tips for energy savings, compost resources, environmental volunteer workdays, and more. Thousands of people will be connected to the campaign via social media, posters, flyers, radio and print advertisements, in-person info booths, and other communication tactics.

REGENERATIVE AGRICULTURE

Cary continues to be a regional leader in regenerative agriculture, composting, and food security development. This quarter, colleagues from Holly Springs and Morrisville enjoyed tours and staff Q&A sessions to discover how Cary’s food waste drop-off sites, community gardens, composting education programs, and urban agriculture initiatives are synergistic models of sustainable practices. In addition, Good Hope Farm hosted a bounty of programs and events. More than 150 guests, including Councilmember Michelle Craig, celebrated eight years of urban agriculture at the Farm to Fork Dinner and Celebration. Composting classes at Good Hope Farm and Stevens Nature Center distributed about 1,000 pounds of compost to community members with instructions on making backyard compost systems at home. The annual summer Community Supported Agriculture program resulted in eight weeks of produce distribution to participating families and an additional 235 pounds donated to Dorcas Ministries Food Pantry. In partnership with Cary Garden Club members, community gardens at McCrimmon, Carpenter, and Bond parks engaged hundreds of participants in Garden Open House events, garden plot rental programs, and volunteer workdays.





AGING-ADULT INITIATIVES

The Cary Senior Center continues to provide innovative new ways to connect with Cary’s older adult community. On Aug. 14, seniors at the center had the chance to forge new social connections through a “speed friending” event. This engaging activity allowed participants to meet and interact with others interested in making new friends. The event was designed to foster quick and meaningful conversations to help build a sense of community among older adults. The event was so successful that another was scheduled for Sept. 23. Cary Senior Center also hosted a special Coffee with Cops on Aug. 23. This allowed older adult residents to voice their concerns and discuss community issues with the engagement team from the Cary Police Department.

Cary remains dedicated to addressing the needs of adults with dementia. Recently, GoCary staff participated in specialized training sessions conducted by the local chapter of Dementia Capable Cares. These sessions equipped staff with the skills and knowledge necessary to effectively support and engage with residents living with dementia to ensure they are treated with compassion.



VETERANS BENEFIT LIVE

The Herb Young Community Center hosted the Veterans Benefits Live Event — VA in My Town in September. Over the three days, the event served 1,180 veterans, an increase from 1,006 in 2023. A special thanks goes to all the organizations that came together to assist veterans in accessing the benefits they have earned. The dedication and hard work of Cary staff, the American Legion Post 67, Veterans Affairs administrators, Veteran Services officers, and all the volunteers who put in long hours and were ready to help wherever needed contributed to the success of this event.





SHAPE

GUIDING
COMMUNITY
GROWTH





IVEY-ELLINGTON HOUSE RENOVATIONS

PHOTOGRAPHED BELOW

This quarter, Cary completed interior and external work at the Ivey-Ellington House, including installing the roof and drywall and repairing historic plaster. Interior work made way for crews to begin prepping for paint and tile work. Site work also began this quarter with the installation of stormwater drain lines and the start of a new stormwater control device, which will be conveniently located beneath the planned walkway that will connect the parking lot to Academy Street.



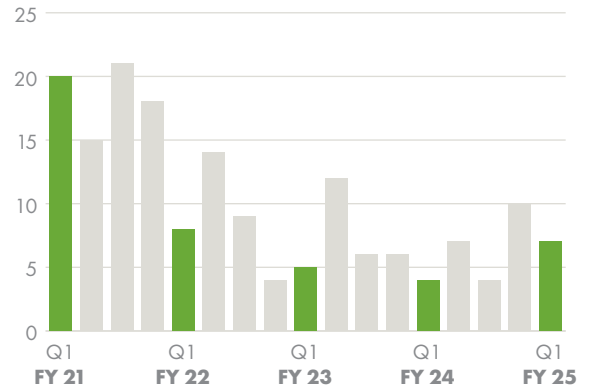


NONRESIDENTIAL PERMITS

In Q1, Cary issued permits for seven new nonresidential projects, totaling 265,076 square feet. These projects represent an increase of 40% from the three-year median of five. The four largest projects were:

- Park Overlook Shell Building #1 at 4010 Park Overlook Way (106,359 square feet).
- Park Overlook Shell Building #2 at 4010 Park Overlook Way (54,649 square feet).
- Accreditation Commission for Health Care (ACHC) Parking Deck at 139 Weston Oaks Court (two levels with 198 parking spaces and 61,236 square feet).
- Sri Venkateswara Temple at 109 Balaji Place (two stories with 38,970 square feet).

NONRESIDENTIAL PERMITS ISSUED
5-YEAR COMPARISON





NONRESIDENTIAL ALTERATIONS AND ADDITIONS PERMITS

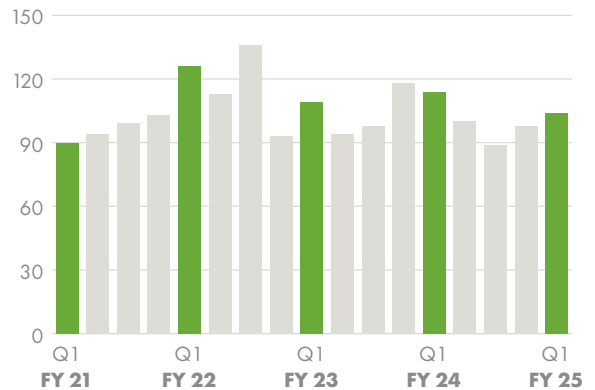
Cary issued 104 alteration and addition permits to existing nonresidential structures in Q1. The largest projects include:

- Duke Ortho and Duke Medicine Specialties, 100 Duke Health Cary Place: New tenant upfit for 3rd and 4th floors of existing building for new medical office tenants (33,419 square feet).
- TranSouth Logistics, 400 Innovation Ave #150: New tenant upfit (23,799 square feet).
- N.C. Turnpike Authority, 2501 Aerial Center Parkway #200: New tenant upfit (21,390 square feet).
- American Tower Corporation, 1 Fenton Main Street: New tenant upfit (8,240 square feet).
- Capital Mazda of Cary, 529 Crossroads Boulevard: Addition and renovations to 31,179-square-foot automotive showroom and service facility.
- Towne Bank at Preston, 3791 N.W. Cary Parkway: Renovation of former ballet academy into a new 14,813-square-foot branch bank.

There were also several new tenant upfits approved for dining establishments:

- Gen Korean BBQ House, 232 Crossroads Boulevard
- Rocky Mountain Chocolate Factory, 302 Colonades Way #203
- Farmside Kitchen, 316 Colonades Way #212
- Bhavana Brewery, 850 Lower Garden Lane
- Bad Machines, 216 Nottingham Drive
- Milkshake Factory, 161 E Chatham St.

NONRESIDENTIAL ALTERATIONS & ADDITIONS 5-YEAR COMPARISON





REZONING

During Q1, four new rezoning cases were submitted:

- 24-REZ-10, 3001 Van Gogh Lane: Annexing (24-A-05) and applying initial Cary zoning (Residential-40) to 0.92 acres.
- 24-REZ-11, 7032 and 7100 Carpenter Fire Station Road (Davis Tract): Rezoning 26.71 acres to Transitional Residential Conditional Use (TR-CU) for 90 townhouses.
- 24-REZ-12, 402 Charles Court: Rezoning 0.34 acres from Town Center Low Density Residential (TC-LDR) to Town Center Medium Density Residential (TC-MDR) to subdivide lot.
- 24-REZ-13, 227 and 309 Barbee Road: Rezoning 9.76 acres to Residential-12 Conditional Use (R-12-CU) for 19 detached homes.

During Q1, no new rezoning cases were approved. At the end of Q1, there were a total of 28 active rezoning cases at various points in the review process.

DEVELOPMENT PLANS

In Q1, Cary approved 46 development plans.

Notable plans approved this quarter include:

- Swift Creek Elementary School (23-DP-8842), 5601 Tryon Road: Demolition and construction of new school.
- Walnut Place II — Residence Inn (23-DP-9127), 1722 Walnut Street: Removal of existing hotel and construction of new 7-story, 124-room hotel.
- Twyla Walk, Phase 3 (21-DP-1087-A), Twyla Road and Kempthorne Road: 41 units and realignment of Twyla Road.
- Lewey Drive Townhomes (22-DP-8469), 6705 Lewey Drive: 29 townhomes and three lots for detached dwellings.
- Higgins Greenway, Phase IV (21-DP-0548-A): Streetside greenway along Kildaire Farm Road and Cary Elementary School property.

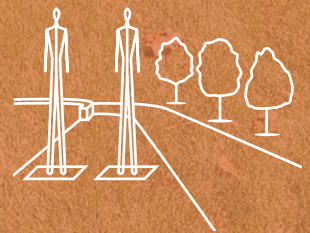


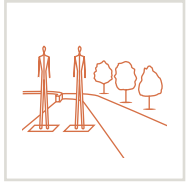


A photograph of a golf course. In the foreground, a grey E-ego golf cart with two people inside is driving on a paved path. To the right, a person in a blue shirt and dark pants is walking, holding a red flag. Further right, a person in a dark uniform is also walking. The background is filled with tall, green trees. The image has a blue overlay on the left and an orange overlay on the right.

MOVE

PROVIDING
TRANSPORTATION
CHOICES





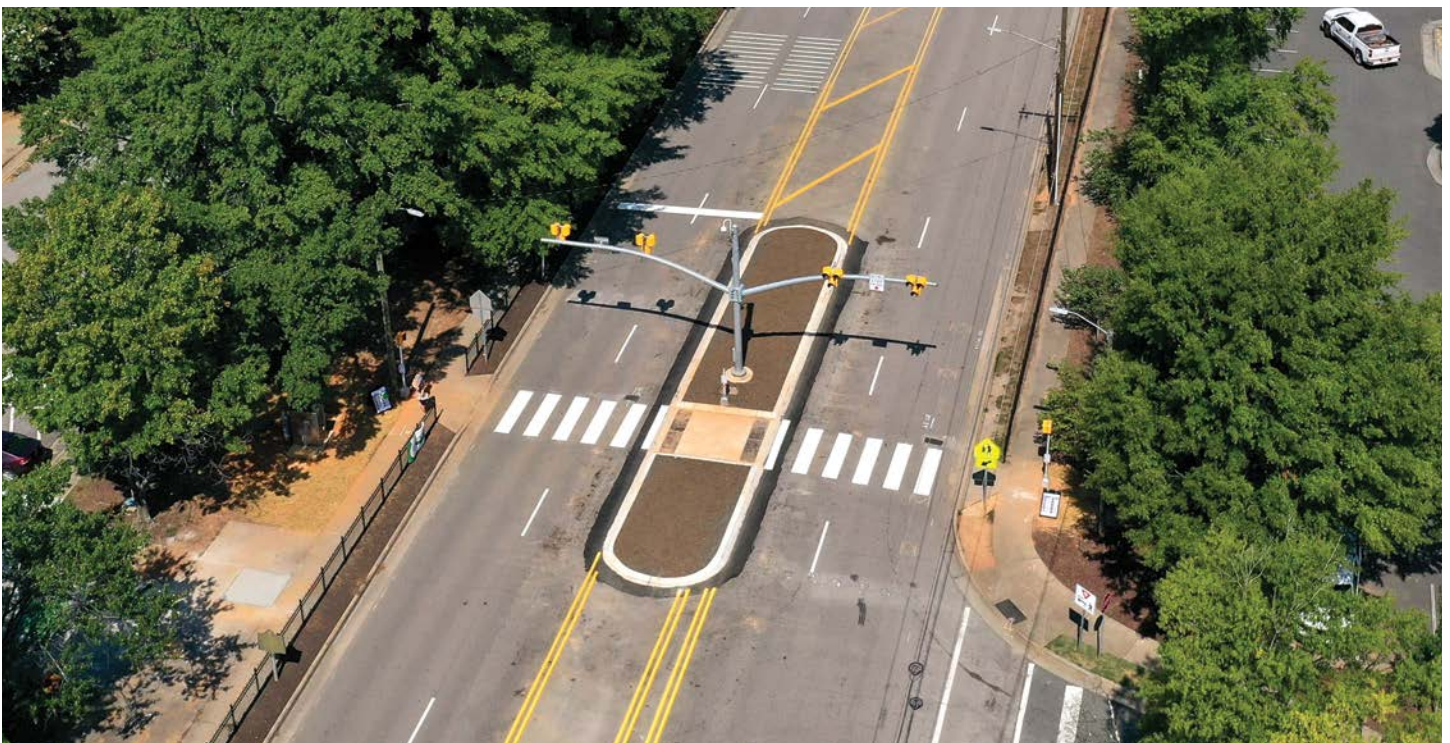
WALNUT STREET ROAD DIET

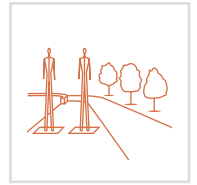
Cary completed the road diet on Walnut Street from Cary Towne Boulevard to Byrum Street this summer. This project included installing in-road pedestrian warning lights at the mid-block crossing adjacent to R.S. Dunham Park and converting outside vehicle lanes to buffered bike lanes in both directions. Road diet improvements were designed in coordination with Cary residents to enhance corridor safety and improve multimodal access to downtown. Initial feedback has been positive, and staff will continue to evaluate the effectiveness of these improvements over the next several months before planning any future phases.

EXPANDING CARY'S EV CHARGING INFRASTRUCTURE



In August, staff expanded Cary's electric vehicle charging infrastructure with two new pedestals at the Cary/Apex Water Treatment Facility. Each new pedestal has two Level 2 charging ports, allowing up to four vehicles to charge simultaneously. This installation completes the goal of installing EV charging stations at each of Cary's water and wastewater treatment facilities. The four facilities are geographically widespread within Cary and provide charging for on-site EVs and remote charging opportunities for Cary's overall EV fleet.





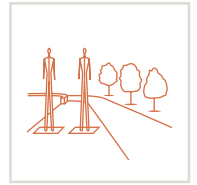
SIDEWALK AND PEDESTRIAN SAFETY IMPROVEMENTS

PHOTOGRAPHED BELOW

Pedestrian mobility is ever evolving as Cary grows and redevelops, and improvements to the transportation system promote safety and help keep up with how people are moving. This quarter was active with projects that bridged gaps in the sidewalk network, improved pedestrian accessibility, and sought to increase motorist awareness of vulnerable users.

- Northwest Cary Parkway: The sidewalk on the west side of Northwest Cary Parkway is complete, with the installation of a final segment that provides a safe and accessible route connecting adjacent neighborhoods to Park West Village, recreation, transit, and Weatherstone Elementary School.
- West Lake Road: A new sidewalk was built along West Lake Road connecting Serene Forest Drive to Larboard Drive.
- Middle Creek Park Avenue: Curb ramps were replaced between Middle Creek elementary and high schools and paired with high-visibility pavement markings, LED-enhanced signs, and audible push buttons, providing improved accessibility and visibility.
- Arthur Pierce Road: In partnership with the N.C. Department of Transportation, a new mid-block crosswalk and refuge island were completed on Arthur Pierce Road. This project also helped catalyze NCDOT staff to recommend a speed limit reduction for the corridor to promote safe driving behaviors.
- Fussell Avenue: In response to resident requests, a high-visibility crosswalk with LED-enhanced signs was installed across Fussell Avenue to better serve Alston Ridge Middle School.
- Downtown: Safety improvements were made to four intersections in the western part of downtown, including new stop signs, pavement markings, and LED-enhanced pedestrian signs, intended to improve awareness for all users of the road network.
- West Chatham Street: A sidewalk connection was made to fill the gap between the West Chatham Street roundabout and the new breweries, South Line and Vicious Fishes.
- West Cornwall Road: After coordination with area residents and Glenaire, pavement markings were installed along West Cornwall Road to calm traffic and improve the visibility of pedestrians at the crosswalk. The markings are intended to provide a better line of sight at the crosswalk and are paired with pedestrian warning flags to be used by walkers to alert drivers to their presence.
- Walnut Street: Construction was completed on a pedestrian hybrid beacon on Walnut Street in front of Cary High School. A highly effective pedestrian safety device for at-grade crossings, the PHB provides a dedicated crossing phase that stops vehicles, ensuring safe pedestrian passage.

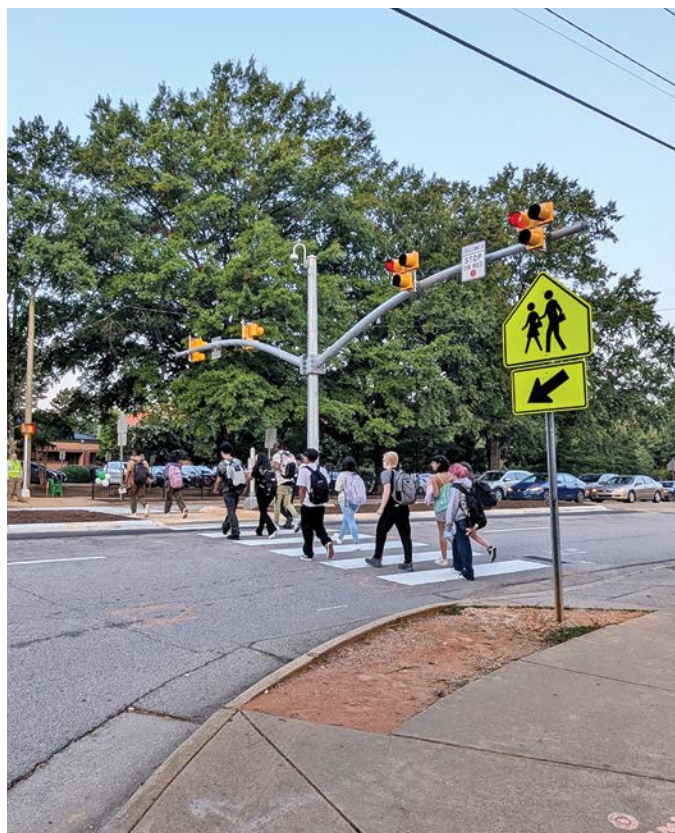




CARY MODERNIZES STREET STUBS

Cary staff have been working this year to identify all existing street stubs in Cary to ensure those locations are treated consistently and meet resident expectations. Street stubs are a necessary part of Cary’s mobility network, as they allow for future connectivity of streets and pathways and provide future options for residents to reach their destinations without having to choose major thoroughfares.

Cary’s Street Connectivity GIS dashboard continues to be updated as staff improve locations identified as deficient. This quarter, 40 stubs across Cary were updated with new signs to identify future connectivity. These locations were cleaned of debris, and vegetation was trimmed. With the completion of this work, 116 of 160 identified street stubs now meet current standards. Staff will be working on the remaining locations over the coming year.

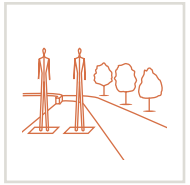


POWELL BILL PROGRAM

Cary completed another successful Powell Bill submission and anticipates receiving more than \$5 million in state funding this year for transportation-related improvements. North Carolina’s State Street Aid Program (Powell Bill) provides local municipalities funding based on population and maintained street mileage. As of this fiscal year, Cary maintains 519 miles of streets. These funds primarily support planning, construction, and maintenance of streets, greenways, and sidewalks.

GOCARY OUTREACH

This quarter was all about public outreach and education for GoCary. Staff participated in 13 outreach events, including the inaugural Cary Public Service Academy, travel training for case managers with Dorcas Ministries, and GoCary app demonstrations for the Glenaire community and the Raleigh Chinese Christian Church congregation (with the help of a translator). The GoCary app is a popular event topic and has had almost 3,500 downloads since launching this spring. Also, the GoCary Dashboard is now available at gocary.org/gocarydashboard. This tool gives users a new way to explore details about individual stops and view connections to other amenities in their community, like greenways, schools, parks, and more.



COMPLETE 540

PHOTOGRAPHED RIGHT

On Sept. 25, N.C. Turnpike Authority opened Complete 540 Phase 1, a 17-mile extension from N.C. 55 Bypass in Apex to the I-40/U.S. 70 interchange in Garner. This new highway section features six travel lanes, a 70-foot-wide median, and a speed limit of 70 mph. Staff attended the ribbon cutting on Sept. 24 and walked the corridor before its official opening. Final construction activities will continue, and two interchanges — Bells Lake Road (exit 47) and Old Stage Road (exit 43) — will experience delays until November 2024. Phase 2, currently under construction, will complete the 540 loop by late 2028. More details can be found at ncdot.gov/complete540.







SERVE

MEETING
COMMUNITY
NEEDS





FIRE STATION 4 RENOVATIONS

This quarter, Cary completed the new walls, windows, and roof for the 1,100-square-foot addition to Fire Station 4. The new dormitories, bathrooms, and kitchen have taken shape, including new showers, tile flooring, and cabinetry, while the new bifold apparatus bay doors have been installed. Crews will soon begin painting and installing flooring throughout the station. Construction is anticipated to be completed in the spring of 2025.

FIREFIGHTERS ATTEND WOMEN IN FIRE CONFERENCE

PHOTOGRAPHED RIGHT

Two Fire employees attended the Women in Fire 2024 International Conference in September for an extraordinary opportunity to train and network with over 500 other women of ranks from firefighter to fire chief. Firefighters Victoria Donahue and Sophia Cooley took “Nozzle Forward,” a highly sought-after hands-on engine company hose-handling class that teaches advanced tactics on how to, individually and as a team, move hose lines of different sizes while flowing water. Handling and moving hose lines while flowing water is one of the most taxing jobs there is on a fire scene, and this class gave them the skills and techniques to confidently accomplish this task and, by using their bodies and friction points to conserve energy, move and control the lines more efficiently.

Class time was also dedicated to covering leadership topics and tactics applicable at any rank. The class and conference have already proved to be of great value to their personal and professional lives, and they plan to continue paying it forward by sharing the knowledge and skills gained. The Women in Fire conference is a rare occasion for many female firefighters to train with other women in an energetic and team-oriented atmosphere.





PUBLIC SAFETY DAY



On Sept. 21, Police hosted Public Safety Day. The event was held at Town Hall campus with some exciting new partnerships — representatives from radio’s 96.1 BBB FM were in attendance and provided live music. Listeners to the station in the weeks leading up to Public Safety Day heard commercials for the event. Over 30 public safety entities participated this year, including the North Carolina State University Police Department and their horses, the Garner Police Department, and many more.

STAFF MOBILIZE TO PROVIDE RELIEF TO WESTERN NORTH CAROLINA

In advance and in the wake of the devastation wrought by Hurricane Helene in September, Cary staff stepped up to help the residents of western North Carolina. Eight highly skilled swiftwater rescue team members were sent to assist relief efforts, first in Lenoir in Caldwell County and then in Banner Elk in Avery County. In addition, Fire answered the Asheville Fire Department’s urgent statewide call for assistance by sending nine staff, along with a pumper truck, an aerial ladder truck, and a battalion chief vehicle, to help this hard-hit community. Cary crews operated out of Asheville fire stations to provide its firefighters the opportunity to take time off and check on their families and personal belongings. Police assembled an 11-person team to assist with security in the Asheville area. Two Utilities staff members and Deputy Police Chief Shawn Anderson served in the state Emergency Operations Center. Deputy Fire Chief Michael Martin joined an Incident Management Team in Polk County, and 311 Assistant Director Carolyn Roman deployed to Buncombe County to assist in a public information officer role. Utilities and Public Works also sent equipment and provided vehicles to transport it to help affected municipalities.





NORTH CARY PLANT CELEBRATES 40 YEARS

PHOTOGRAPHED BELOW

On July 1, 1984, the North Cary Wastewater Treatment Plant began operations, marking a pivotal moment in Cary’s pursuit of utility independence and environmental sustainability. Originally built with 4 million gallons per day (MGD) capacity, the facility has undergone several expansions to accommodate Cary’s growing population. Today, it operates at a capacity of 12 MGD and has earned recognition from the N.C. Department of Environmental Quality for its exceptional quality effluent, consistently achieving some of the best nutrient removal rates in the state. A major milestone came in 2001 when the North Cary Water Reclamation Facility became North Carolina’s first permitted reclaimed water distribution system. This not only reduced nutrient loading to the river but also provided residents with a clean alternative water source for irrigation. This year, Cary celebrates the 40th anniversary of the North Cary Wastewater Treatment Plant — a testament to Cary’s ongoing commitment to environmental stewardship and innovative water management.

WESTERN WAKE REGIONAL WATER RECLAMATION FACILITY CELEBRATES DECADE OF SERVICE



In August, the Western Wake Regional Water Reclamation Facility marked a significant milestone with its 10th anniversary. Over the past decade, Cary has embraced advanced industry technologies, enabling high efficiencies in nutrient removal and biosolids treatment processes. Cary’s regional partnership with the Town of Apex has been instrumental in reaching shared goals and emphasizes how stakeholder collaboration and relationships strengthen the community.





ANNUAL WASTEWATER SYSTEM PERFORMANCE REPORT

Cary’s wastewater utility continues to perform at the highest level, as documented in Cary’s Annual Wastewater Report. More than 200 staff work around the clock to maintain over 1,000 miles of sewer mains, 28,500 manholes, 42 pump stations, and three water reclamation facilities. Cary’s newest pump station, Winding Pine, is in the final construction phase and will provide additional wastewater capacity to support western Cary, the Wake County portion of Research Triangle Park, and Chatham County next quarter. Visit carync.gov/wastewaterreport to view the report online.



ANNUAL WATER MAIN REPLACEMENT



The Annual Water Main Replacement Project continued in the first quarter with the completion of water main connections along Downing Glen Drive, Midland Valley Way, and Elmhaven Way that support looping and system resiliency. About 1,200 feet of new water and sewer main along Boyd Street was installed. Service line connections at Kingswood Elementary, which were paused at the start of the school year, are now moving forward. As part of this project, several galvanized steel water services have been replaced with copper to aid in Cary’s compliance with the Environmental Protection Agency’s lead and copper rule revisions. The final project area is the Oakwood Heights neighborhood, where water main replacement work is just beginning. The project is expected to be completed in the summer of 2025.

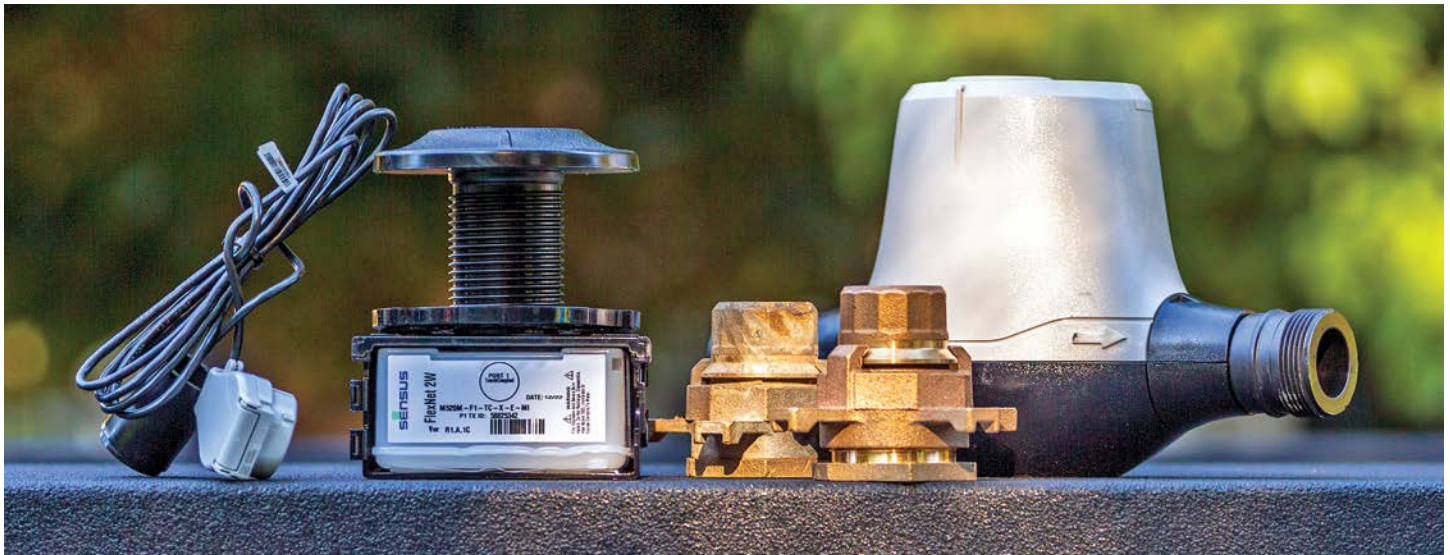
Under a separate contract, a second water main replacement project is underway on Turquoise Creek Drive. This work started in July after being expedited due to several premature water main breaks. Since the start of construction, the contractor has replaced approximately 700 linear feet of water main and 300 linear feet of sewer main. This project is also expected to be completed in the summer of 2025.

CARY KUDOS

INNOVATING CLIMATE-READY COMMUNITIES

In September, Cary staff partnered with Kim Lundgren Associates to present “Innovating Climate-Ready Communities” at the 2024 Public Works Expo in Atlanta. The presentation showcased Cary’s forward-thinking environmental initiatives, including alternative-fuel fleet vehicles, green stormwater infrastructure with flood sensors, strategies from the Urban Forest Master Plan, and smart solar project selections for municipal facilities. These initiatives highlight Cary’s continued commitment to sustainability and the environment through thoughtful collaboration across departments.





METER REPLACEMENT MILESTONE

PHOTOGRAPHED ABOVE

Since starting its meter replacement project in February 2024, Cary has switched out more than 5,500 commercial and residential meters. This effort marks a significant milestone in upgrading infrastructure and improving service efficiency. The project has involved meticulous planning and coordination to minimize customer disruptions while ensuring timely and accurate installations. By modernizing the metering system, Cary is enhancing operational performance and positioning itself for continued success in delivering reliable and accurate water service.

COMPLIANCE UPDATE ON EPA'S LEAD AND COPPER RULE REVISIONS

The Environmental Protection Agency's lead and copper rule revisions are an effort to eliminate lead in drinking water and require all water systems to submit an inventory of the service line materials. This quarter, Cary completed two major requirements by publishing its water service line inventory online and submitting the results to the state.

This inventory includes the public side between the main and the meter and the private side between the meter and the building. Cary's system has about 75,000 total service line connections, including ones in Morrisville, Raleigh-Durham International Airport, and the Wake County portion of Research Triangle Park. Cary has been working toward compliance since 2020, when the rule revisions were released. Hundreds of residents participated in helping to identify the material type of their service line. Field investigations and historical records were used to determine the service line material at locations that could not be verified. As a result of this three-year evaluation and analysis, Cary's service line inventory was submitted with zero lead service lines.

Cary's service line inventory is available at carync.gov/servicelineinventory. Residents can search by their address and view service line material. While this regulatory milestone is complete, regular updates of the service line inventory, along with school and daycare water sampling, will be required under the pending lead and copper rule improvements.



INTEREST IN CARY'S NEW GREEN STORMWATER GRANT PROGRAM GROWS

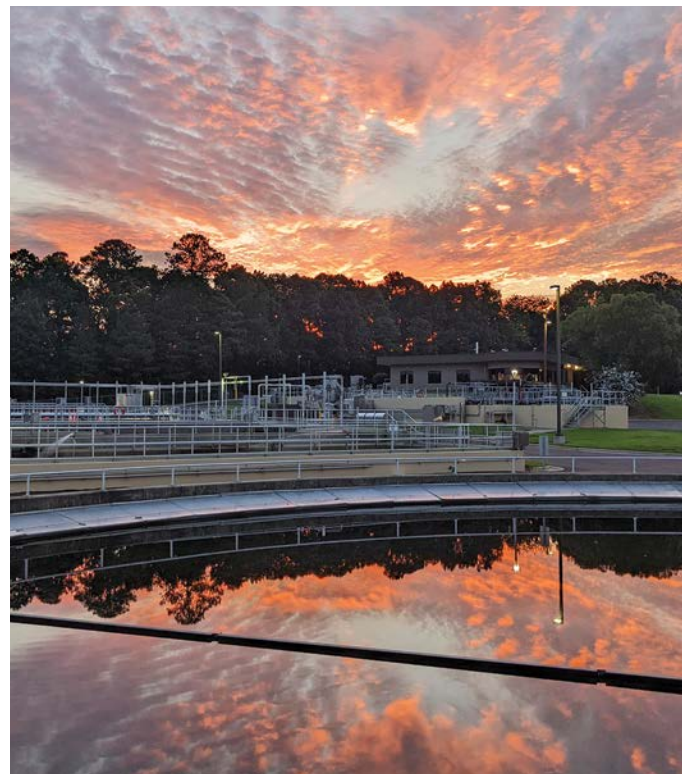


Cary's Green Stormwater Infrastructure (GSI) grant program launched earlier this year. Since then, 31 resident interest forms have been submitted online. The grant reimburses up to \$5,000 for eligible GSI measures installed on private properties or subdivisions that don't have an existing stormwater control measure. To date, three project proposals have been submitted and approved for construction, with the first new device supported by this grant program completed in early August. As interest in the GSI grant program grows, the community's ability to manage stormwater runoff and improve water quality will continue to improve.

CARY KUDOS

INSPIRING IMPROVEMENT IN STORMWATER

At the American Public Works Association-N.C. stormwater conference, Charles Brown and Emily Cochran presented on the evolution of Cary's post-construction program, highlighting its growth since its inception in 2001. They showcased key milestones, emphasizing how the program has expanded to meet increasing regulatory demands and development, and shared several success stories from the program and valuable lessons learned. Through this outreach, Cary aims to inspire continuous improvement and collaboration in stormwater management across the state.





PLAY ZONE

Fun August

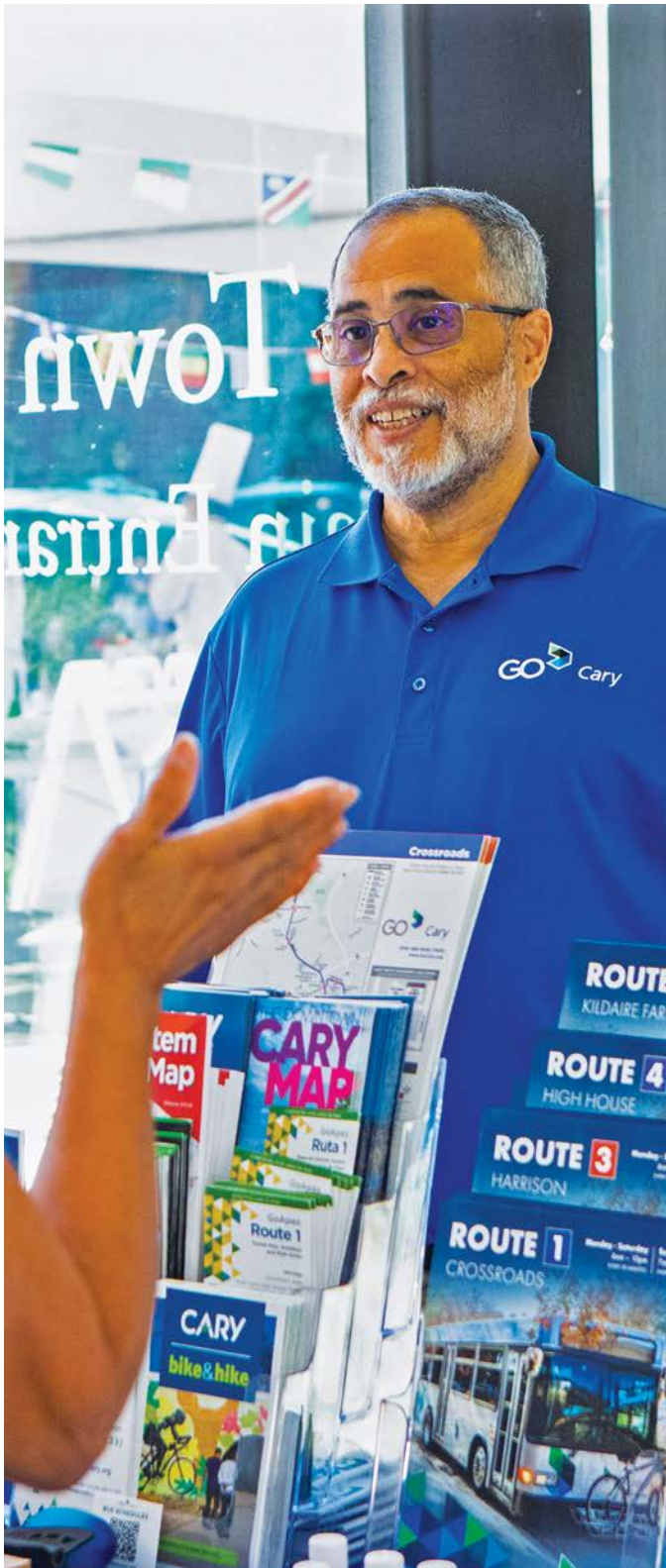
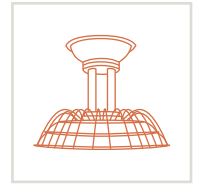
Right Here

Just Ahead

ACT

MOVING
FROM VISION
TO REALITY

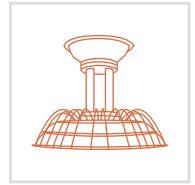




BOOSTING BRAND PRESENCE AND ENGAGEMENT

Cary's brand continues to shine thanks to media efforts in major regional publications, including "Southern Living" and "Business North Carolina," further elevating the Town's profile. In addition, Cary has won a prestigious national sports award (stay tuned for a big reveal in November), and the food waste recycling drop-off program has been nominated for the Research Triangle Cleantech Cluster's annual Innovation Awards, which showcase leadership in environmental technology. National outlets, including "Newsweek," "Country Living," and "Yahoo Finance," featured Cary in several accolades lists touting high quality of life and amenities.

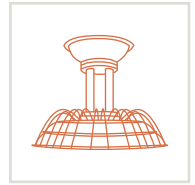
On social, Cary's Instagram account hit 10,000 followers. Metrics on social media reflect an increasing engagement rate, indicating a more sustainable, active, and loyal audience. This suggests that efforts to attract the right audience are paying off, providing a healthier base for long-term brand growth. On the web, international traffic and engagement saw impressive numbers as well. This indicates a broader audience is seeking out Cary due to internationally focused marketing efforts.



IN Q1, CARY SAW REMARKABLE GROWTH IN KEY METRICS:

	Q4	Q1	% INCREASE
Estimated impressions from earned media	1,207,452,832	1,819,875,968	51.0%
Estimated PR value from earned media	\$11,217,109.62	\$16,842,145.70	50.15%
Social media engagements	57,630	59,989	3.9%
International web traffic to carync.gov	13,961	14,624	4.5%
International web engagement on carync.gov	75,867	85,354	12.0%



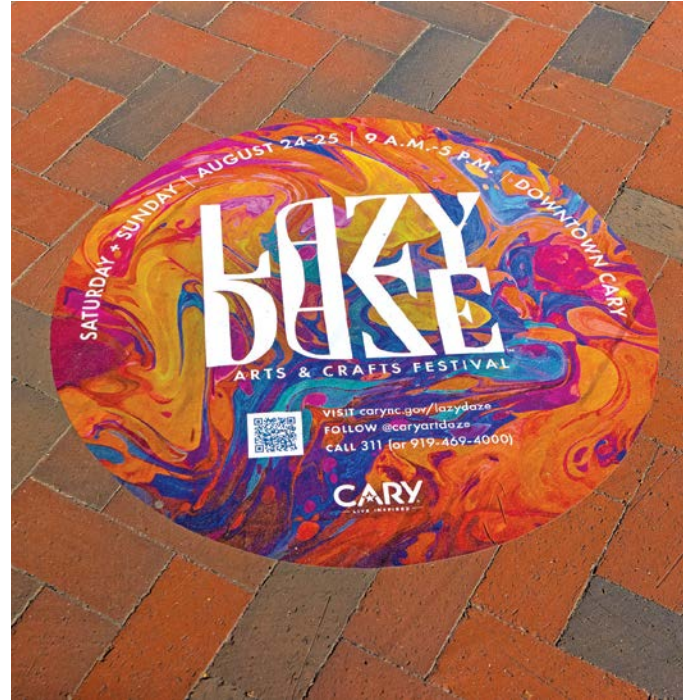


CARY PUBLIC SERVICE ACADEMY

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In July, 24 Cary Teen Council members formed the inaugural cohort of the Cary Public Service Academy, a pilot program inspired by Cary 101. This weeklong initiative aimed to provide these high school students with a behind-the-scenes view of local government operations and inspire further civic engagement. The curriculum included participating in hands-on activities and facility tours, attending a Council meeting, volunteering with Dorcas Ministries, and engaging in a career panel discussion with Cary staff.

Participant parents raved about their children’s experiences, with one noting that “we, as parents, learned a lot about our town from [our daughter] sharing her experiences every evening,” and another sharing: “It will be valuable experience when [our son] makes career decisions.”





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