



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, September 2, 2025. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and five Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Sean Mayefskie, MPT Dan Berry Council members Timothy Forrest, Danielle Hewetson, Annie Drees, and Chris Deshazor.

Council Members absent: none.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Jeff Wilson, *Director of IT*; Kameron Womack and Jesse Dixon, *IT*; Corey Petersohn, *Director, Office of Budget, Innovation and Strategy*; Tamara Ward, *Communications and Marketing*; Chris Hills, *Director, Development Services*; Elizabeth Goodson and Sean Ryan, *Development Services*; Kendra Parrish, *Executive Director of Utilities and Infrastructure*; Carrie Mitchell, Tim Athy and Rachel Ingham, *Utilities and Infrastructure*; Tina Stroupe, *Finance Director*; Jay Osborne, *Assistant Town Attorney*; LeRoy Smith, *Fire Chief*; Paul Liquorie, *Police Chief*; Jennifer Mathis, *Police Department*; Kathy White, *Deputy Clerk*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Gary Tucker, of Oasis Church.

4. Agenda Adjustment: The September 2, 2025 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry

Second: Forrest

Vote: Unanimous

REQUESTS AND COMMUNICATIONS

5. Transportation Investments Update

Kendra Parrish, Executive Director of Utilities and Infrastructure introduced Carrie Mitchell, Assistant Director – Transportation, and Morgan Nelson, Transportation Project Manager.

Tim Athy, Utilities and Infrastructure, said this was an update on the Transportation Bond and Community Investment Plan transportation projects. He said that Holly Springs Road Widening was 90% complete for the East section. For the Central section, construction documents are under NCDOT review and right-of-way acquisition is ongoing, with construction slated to begin in mid-2026. Design for the West section is anticipated to begin in 2026. He said that the roundabout opened in advance of the first day of Holly Ridge schools and the project is expected to be complete in late 2025. He said the Town received a federally funded grant for project design for Holly Springs Rd. West and design is scheduled for 2026-2028 with construction anticipated in 2030 – 2033.

Mr. Athy said that the NC 55 right turn lane project is currently under construction and on schedule, with anticipated project completion in March of 2026. The Main St. Right Turn Lane project has been delayed due to private utility relocation with construction due to resume this month and

completion anticipated in March of 2026. He said the Avent Ferry Road widening Phase II has been fully funded by NCDOT. Design is set for 2025-2027 with right-of-way acquisition and utility relocation scheduled to begin in 2027 and construction from 2029 - 2032.

Mr. Athy said that two sidewalk projects with the goals of improving connectivity, closing sidewalk gaps, and enhancing pedestrian safety are along Main Street north of Ting Park and Avent Ferry Rd. south of NC 55. The Main St. segment has anticipated final NCDOT plan set approval this year, and construction beginning in 2026. Ms. Mitchell said that the Avent Ferry section was designed in-house, saving the town significant money. It is currently in the construction phase with completion anticipated in late 2025.

Ms. Mitchell said that the Transportation PAYGO program supports the Council Safe and Friendly priority area and allows staff to respond to concerns with safety and other traffic issues. The program elements include sidewalk, pedestrian, & bicycle safety, neighborhood traffic calming, and streetlighting enhancements. In Fiscal Year 2025 \$255,00 was appropriated for this program. She outlined the projects implemented as part of this program. She updated Council on new initiatives started last year as part of this plan including regular meetings with NCDOT and the Police Department, updated sight distance standards and updated neighborhood speed limit sign requirements. Future initiatives include updating the traffic calming policy, standardizing flashing beacons at crosswalks and school zones, and updating the streetlighting standards and details.

Council member Deshazor asked if the design on Avent Ferry Rd. had started yet. Mr. Athy said currently a design consultant has been selected and staff is in the process of finalizing their contract and anticipate bringing it to Council at a near meeting. Once that has been approved, they will start. They have already had several meetings so they are ready to go. Council member Deshazor asked if there is a way to speed up the Avent Ferry project because time is money and traffic is the number one thing we hear about from residents. Mr. Athy said NCDOT is the driving force because we have to follow their authorization and approval procedures. They are understaffed and that doesn't help the process. Town Staff pushes hard on all these projects and makes sure our consultants push hard too. That's the best we can do. We try to communicate with NCDOT that we appreciate them moving fast with us. From our end we can find ways to speed up a process but it can only go so far with the hurdles we face with DOT. When you talk about 2025 dollars compared to 2030 dollars, we try to get the contractors signed fast. We can't control everything, but the quicker we can get things signed, they are stuck with those dollars. We also add contingency to compensate for inflation and unforeseen aspects to a project.

Council member Drees asked if the PAYGO fund fixed in the amounts divided between different projects. Ms. Parrish said we work with the budget office, and it is combined with big projects so that we can get the biggest bang for the buck in order of priority. That is what we have used the past couple of years but it is not set in stone. Randy Harrington, Town Manager, said the PAYGO has been relatively steady but in the last couple of years we have tried to beef up the pedestrian improvements. The beauty of the program is that if you don't spend it in one year it rolls over allowing us to build up funds for larger projects.

Mayor Mayefskie asked if on the Avent Ferry Rd widening we were working with the developer who is straightening that intersection so that we don't build it twice. Mr. Athy said staff is in conversation with them to make sure their improvements fit with our overall intent.

Council member Deshazor said the roundabout has been at the height of the conversation. Is there a way at a future meeting to provide data on how the roundabout is managing traffic – increasing or decreasing time, etc. - compared to last year.

CONSENT AGENDA

The Council passed a motion to approve all items on the Consent Agenda. The motion carried following a motion by MPT Berry, a second by Council member Forrest and a unanimous vote. The following actions were affected:

6. August 12, 2025 Candidate Information Session minutes – Council approved the minutes of the August 12, 2025 Candidate Information Session.

7. Utle Creek Water Reclamation Facility Generator Procurement through Sourcewell – Council approved a contract with Gregory Poole Power Systems for the procurement of two CAT generators and associated equipment for \$6,381,014.79.

NEW BUSINESS

8. Wake County Emergency Operations Plan and Mutual Aid Agreement

Jennifer Mathis, Emergency Management Specialist, said this item was to adopt the Wake County Emergency Management – Emergency Operations Plan, and accept the Wake County Emergency Management Mutual Aid Agreement. She outlined the benefits of a countywide framework to coordinate and organize emergency operations and said the updated plan incorporates new legislation passed by the General Assembly and lessons learned after Hurricane Helene. She said the Mutual Aid Agreement now includes non-public safety personnel and equipment, and outlines liability protections, and clarifies financial reimbursement qualifications and procedures. By extension, adopting this Mutual Aid Agreement would make Holly Springs a registered participant in the national mutual aid system Emergency Management Assistance Compact and a state of emergency is no longer required to use these resources.

Council member Drees said it seems unlikely that Holly Springs would be alone in a natural disaster and asked if we had a mutual aid agreement with other counties as well. LeRoy Smith, Fire Chief, said that was all part of the plan. Paul Liquorie, Police Chief, said that this agreement streamlines all of that. With Helene we saw a lot of uncoordinated aid. This streamlines that so that requests would come through the County and we would be connected to the national mutual aid system.

Action 1: Motion to adopt the Wake County Emergency Operations Plan.

Motion: Deshazor

Second: Drees

Vote: unanimous

Action 2: Motion to authorize the Town Manager to execute the Mutual Aid Agreement with Wake County.

Motion: Deshazor

Second: Hewetson

Vote: unanimous

Public Comment: At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council.

The following public comments were received in writing: one comment from Trinity Creek regarding noisy vehicles.

The following public comments were received in person:

Will Edmiston, said he was here to bring attention to a safety and noise problem on Holly Springs New Hill Rd. since it was widened. He said that drivers in the 35-mph section attempt to pass

from the right lane, accelerating aggressively. He said he witnesses this daily from his property. He said both Regency and Addison West entrances converge at the point where these cars attempt to merge in a blind spot. He said it sounds like a racetrack. He suggested a speed and noise monitoring camera that can work 24/7. He asked Council to give serious consideration to installing such a device.

OTHER BUSINESS

Mayor Mayefskie said we got a note from Chip Allen about Women's Softball that was shared on ESPN with thousands of people seeing Ting Park.

Council member Drees asked Chief Liquorie if he was comfortable speaking on the public comment issue right now. Chief Liquorie said we are always open to complaints from the public and when we find a continuing problem we put those areas on a rotating list to revisit those areas. There are some legislative issues with speed and noise camera enforcement that the legislature makes it difficult to use any electronic enforcement. The most recent legislation is they are only allowed in School Zones, and there are challenges even to that. Council member Hewetson asked if he thought no passing signs would be effective. Chief Liquorie said we can look at it and work with Utilities & Infrastructure on a solution. We are monitoring the area while we do enforcement and there may be some things we can work together to do to make drivers more aware. Randy Harrington, Town Manager, said the team has tried to reach out today and it is always valuable to receive input from people who see things. We are conferring with Development Services and Utilities & Infrastructure to find solutions.

MPT Berry said that Flytrex left Holly Springs about a month ago, but we still have a bunch of drone signs at parks and around town. He asked if there was a plan to take those down. Mr. Harrington said there are other vendors who are looking to expand in this market. We don't have the answer yet, and if it is going to be a prolonged period of time we can take those down.

Mayor Mayefskie said there are roads in town with paved, over-sized shoulders and we are now seeing 18 wheelers parked there. He asked if there were any ordinances about large trucks parking there. Mr. Harrington said that has been an issue. We have had the police department go out and ticket and use the other enforcement tools they have. Some areas we have added striping and plastic delineators. If you see this, call 311 to let us know and we are happy to follow up on that.

MANAGER'S REPORT

Randy Harrington, Town Manager, said he had three things, the first of which was a Development Services update. And he called Sean Ryan to the podium.

9. Preview of Upcoming Development Services Land Use Cases

Sean Ryan, Development Services, said he was here to present the quarterly update to Council on upcoming Land Use cases. He discussed the following new applications:

- Grigsby Avenue Residential – Conditional Zoning District
- New School Montessori – Conditional Zoning District
- 2420 Avent Ferry Road – Conditional Zoning District
- Pine Springs Preparatory Academy – Planned Unit Development modification
- Twin Springs – Conditional Zoning District
- Holly Springs Self Storage – Conditional Zoning District

Mr. Ryan then gave an update on projects that will have upcoming public hearings in the fall of 2025 including Sunset Lake Commons Apartments, Duke Substation, Powell Place, and the Pine Springs Preparatory Academy PUD. He said that projects waiting for revisions include 1100 Pine Grove Wilbon Rd., Chase Bank on Sunset Lake Road, Daventry, and Seasons @ Wilbon. He said that 600 Grigsby Avenue has been withdrawn.

Mr. Ryan said that Comprehensive Plan Updates will come to Council at the workshop on September 9th, as will an update on Microtransit. The Ting Park and Mims Park Requests for Qualifications will come to the December workshop. He discussed the progress on the Festival Street design, Town Hall lighting, and the Downtown Mural. He said that the deadline for Locally Administered Projects Program is in October and staff will be submitting the Holly Springs Road Central, and that SPOT 8.0, the State Transportation Improvement Program update is beginning project identification.

Mr. Ryan said that the signal installation and road improvements near Carolina Springs are complete, and FujiFilm Biotechnologies is nearing receiving their final Certificates of Occupancy for Phase 1.

Mr. Ryan gave a preview on semi-annual UDO Amendments that will be coming before Council later in the fall.

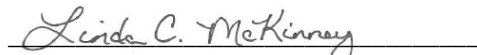
Mr. Harrington said he had two other items. First, feedback from residents was that they wanted better seating at the Cultural Center. It will be installed next week, the day before the Candidate Forum. And last Summer at the Springs with food trucks, beer, and other activities will be Friday September 12th.

CLOSED SESSION: Council went into closed session pursuant to N.C.G.S. 143-318.11(a)(6) to perform the Town Manager's annual review with a motion by Council member Forrest, a second by Council member Deshazor and a unanimous vote.

Motion to leave closed session was made by MPT Berry with a second by Council member Drees and a unanimous vote.

Adjournment: MPT Berry made a motion to adjourn at 8:58 pm. It was seconded by Council member Forrest and passed with a unanimous vote.

Respectfully submitted on Tuesday, September 16, 2025.



Linda C. McKinney, Town Clerk

Addenda pages as referenced in these minutes follow and are a part of the official record.