

Mayor and Council Workshop

6 p.m. December 9, 2025

Law Enforcement Center and livestreamed



1. **Welcome / Call Meeting to Order** – Mayor Kondratick
2. **Workshop Overview**
Staff Resource: Randy Harrington, Town Manager
3. **Small Business and Downtown Activities Update (45 min.)**
Staff Resource: Irena Krstanovic and Neal Duncan, Economic Development
Synopsis: The Town's current Strategic Plan includes priorities supporting the small business community and Downtown Holly Springs. Economic Development will discuss current small business strategies, the importance of local businesses, and the downtown focus area. Communications & Marketing and Development Services will also assist in sharing the story of the Town's recent downtown efforts and upcoming projects. Council feedback and any guidance on next steps or future discussion areas is requested.
4. **Stormwater Management (25 min.)**
Staff Resource: Daniel Colavito and Sadel Lassiter, Utilities & Infrastructure
Synopsis: Staff will provide background and an overview of the Stormwater Management Program. Key discussion areas include the purpose of the Town's Stormwater program, current programmatic framework and impacts, current Level of Service (LOS), and key considerations for the Town's stormwater program to remain financially sustainable in meeting increasing service needs. This overview is envisioned to be a "Part I" primer overview with a potential follow-up "Part II" discussion at the Annual Retreat.
5. **Public Hearing Process Recommendation (15 min.)**
Staff Resource: Chris Hills, Development Services
Synopsis: Over the past several years, Town Council has encouraged staff to identify ways to enhance transparency and community engagement in the development consideration process. One recent process change adopted by Council addressed the timing of land use public hearings. This change requires land use public hearings to be held early in the process to give the public and Council an earlier opportunity to provide feedback to the applicant, allowing the applicant to review and consider comments that could improve their proposal. Council referred this topic to a Workshop meeting to discuss if the new process is working as envisioned. Staff will provide observations of the process change to date, offer best practices in sharing feedback with applicants during public hearings, and request Council direction if any changes are desired.
6. **Annual Retreat Planning (25 min.)**
Staff Resource: Randy Harrington, Town Manager
Synopsis: The Town Manager will solicit guidance on Council's preferred discussion topics for the February Mayor & Council Annual Retreat. A preliminary list of possible topics is included with this agenda to help begin the ideation process, with the assumption that the listed topics might be refined and/or new ones added by the governing body for consideration. The preliminary list generally includes topics that the Town Manager has heard multiple governing body members raise and topics generated by the Town Manager where specific Council direction is needed.
7. **Open Discussion (10 min.)**
8. **Closed Session**
9. **Adjourn**