



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, January 20, 2026. Mayor Kondratick 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 Kondratick, Mayor Pro Tem Annie Drees, Council members Danielle Hewetson, Chris Deshazor, Sarah Larson, and Kara Foster.

Council Members Absent: none.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase and Daniel Weeks, *Assistant Town Managers*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Kameron Womack, *IT*; Kathy White, *Deputy Clerk*; Corey Petersohn and MaryBeth Spoehr, *Budget and Sustainability*; Courtney Lucas, *Communications and Marketing*; Tina Stroupe, *Finance Director*; Chris Hills, *Director of Development Services*; Elizabeth Goodson, Sean Ryan, Grayson Taylor, and Elliot Blonshine, *Development Services*; LeeAnn Plumer, *Director, Parks & Recreation*; LeRoy Smith, *Fire Chief*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Jahmar Cobb of Oak Grove Missionary Baptist Church.

4. Agenda Adjustment: The January 20, 2026, meeting agenda was adopted with changes, if any, as listed: *none*.

Motion: Drees

Second: Deshazor

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, and the Clerk was asked for any written comments received prior to the meeting.

The following public comments were received in writing: one comment regarding noise in 12 Oaks; one comment wanting businesses to stay open later on holiday evenings; six comments regarding e-bikes near 12 Oaks.

The following public comments were received in person:

Fran Hudson, 5524 Rex Rd., said she was here to remind the community that the Council is here to uphold the Constitution and she was going to hold them accountable. She said staff influences proposals by meeting with developers before Council sees them. She said people need to see what the proposals are without staff seeing them first. She said staff has too much influence.

Dawn Cozzolino, 3632 Boscoe Road, New Hill, said the Utley Creek Water Reclamation Facility expansion does not create water, it just treats water, which must be taken from somewhere upstream. She said the town takes water from Jordan Lake and the decision belongs to Council not staff. She said Jordan Lake is already fully allocated. She said water is not unlimited. In Apex sewer capacity was tripled before securing matching water supply. The oversized sewer is now being used to justify dense housing and a data center near New Hill. She said sewers are driving growth and water treated as an afterthought. Future Councils will be trapped with this decision if this is approved. She said this comes down to governing and they swore an oath to discharge their duties with independent judgement. She said approving this infrastructure is ignoring responsible government.

Recognitions

5. Dr. Martin Luther King Jr. Day Proclamation

Mayor Kondratick proclaimed January 19, 2026 Martin Luther King Jr. Day in Holly Springs and presented the proclamation to Mr. Furman Beckwith and the Holly Springs Martin Luther King Jr. Committee. Mr. Beckwith thanked those who participated in the activities and thanked the Town for supporting them.

6. Black History Month Proclamation

Mayor Kondratick proclaimed February 2026 as Black History Month in Holly Springs and presented the proclamation to Pastor Cobb, Victoria Judd, and Mr. George Kimble.

7. Human Trafficking Prevention Month Proclamation

Mayor Kondratick proclaimed Human Trafficking Prevention Month in Holly Springs and presented the proclamation to Niki Miller, Director of Shield North Carolina. Ms. Miller explained human trafficking and that it usually happens through relationship, rather than abduction. She said that every month Shield NC has an online instruction on recognizing the signs of human trafficking.

Requests and Communications

8. Audit Report for Fiscal Year Ended June 30, 2025

Tina Stroupe, Finance Director, said this item was to present the audit results for the fiscal year ending June 30, 2025. She introduced LeeAnn Waters, Engagement Director at Cherry Bekaert to give the report.

Ms. Waters explained the audit methods and said that they were issuing a nonmodified opinion, the highest that can be issued. She said that the single audit verified compliance with grant agreements for Federal Major Programs and State Major Programs. She outlined how the audit was conducted and what was looked at. She went through the four main elements – Related Party Relationships and Transactions; Significant and Unusual Transactions; Significant Estimates; and Financial Statement Disclosures. She said there were no findings to report. She outlined independence considerations and other required communications, none of which were cause for concern. She outlined some upcoming financial reporting changes and explained what impact they may have on the Town's financial reporting.

Ms. Stroupe said that financial highlights from 2025 include a continued strong financial picture. The Town's bond ratings are Aaa with Moody's and AAA with S&P. Ad valorem tax collections totaled \$44.2 million, an increase of \$10.2 million from the prior year with a 99.8% collection rate. Sales tax revenues totaled \$14.8 million, a 2.6% increase over FY24. Both of these slightly exceeded the budget. She said that unassigned fund balance was a \$23.2 million, an increase of \$686,641 over FY24. She explained what a Fund Balance is, and how it is an important measure of the Town's economic stability. She outlined the Town's debt position. She said the Town has a strong financial position as we head into 2026.

9. Parks and Recreation Advisory Committee Annual Report

Val Atkins, Chairman of the Parks and Recreation Advisory Committee (PRAC) gave a report of their activities over 2025. He said it was his pleasure to be here representing the PRAC. He said last February the PRAC established areas of focus which included encouraging the community to share concerns and input at monthly meetings and community events such as Farmers Market, July 5th, HollyFest, etc. And from that, to provide information to Council and staff on gaps in service. They wanted to give feedback on the bond projects, particularly Eagles Landing park. They strove to seek opportunities for education on park design and maintenance, to represent PRAC by participating with other town boards and committees. The members of PRAC engaged the community at several town-hosted events including July open house at the Hunt Center, Wild About Nature, HollyFest, Happy Holidays Parade, and Winterfest Tree Trail. He said they received updates from staff on Parks and Recreation events and programs. He said the PRAC endorsed the concept of seeking a public-private partnership on North Main Athletic Complex and Mims Park to enhance spaces. They participated in the Middle Creek Greenway ribbon cutting and received updates on Eagles Landing. They participated in and supported the Eagles Landing groundbreaking in May. PRAC supported staff recommendations. He said the committee received input from the Teen group. He said members actively participate with other committees including Tree Advisory Committee and Police-Community Advisory Group.

MPT Drees said she was excited about the accessibility program that started this year and the Sugg Community Gardens. She thanked Mr. Atkins for his support.

Council member Larson congratulated him on his chairmanship and said she was happy to be the Council representative to the PRAC.

Consent Agenda

The Council passed a motion to approve all items on the Consent Agenda. The motion carried following a motion by Mayor Pro Tem Drees, a second by Council member Hewetson and a unanimous vote. The following actions were affected:

10. Minutes of December 2, 2025, December 9, 2025 and December 16, 2025 – The Council approved the minutes of the December 9, 2025 Workshop meeting and the December 2, 2025 and December 16, 2025 Business Meetings.

11. Budget Amendments – The Council received the Town Manager approved budget amendments.

Copies of the budget amendments are attached to these minutes.

12. Facilities and Public Restroom Janitorial Services Contract – Council authorized the Town Manager to execute a one-year term with two, one-year option renewal years for a maximum contract length of three years with MIJACO INC, dba Environment Control Triangle (ECT) for janitorial, day porter, and as-needed custodial services related to town facilities and public restrooms, not to exceed \$232,000 for the first term and a 3% increase for each subsequent term.

13. Condemnation Resolution for the Holly Springs Fuquay-Varina (Sanford) Water Line - The Council adopted Resolution 26-01, a joint resolution with Fuquay-Varina to acquire easements as needed for a water transmission line.

A copy of Resolution 26-01 is attached to these minutes.

14. Holly Springs Road (Central) Design Change Order #4 – The Council awarded and authorized the Town Manager to sign and execute the Kimley Horn and Associates, Inc. design contract Change Order #4 in the amount of \$65,137.

15. Engineering Design and Construction Standards Supplement #14 – The Council approved Supplement #14 to the Engineering Design and Construction Standards.

16. WaterSmart Portal Contract with Vertex One – The Council approved a contract with Vertex One to provide the Town’s WaterSmart Portal Services.

17. Code of Ordinances and Board Opening and Application Procedures Amendments Related to the Tree Advisory Committee – The Council adopted Ordinance 26-01 amending Town Code for the Tree Advisory Committee terms and adopted Policy P-044.3, Board Opening and Application Procedures.

Copies of Ordinance 26-01 and Policy P-044.3 are attached to these minutes.

18. Twin Springs Voluntary Annexation A25-08 – The Council adopted Annexation Ordinance A25-08.

A copy of Annexation Ordinance A25-08 is attached to these minutes.

PUBLIC HEARINGS

19. Twin Springs Rezoning 25-REZ-10 and Development Agreement

Conor Ryan, Development Services, said this item was the public hearing to consider rezoning for Twin Springs, located at 5801 and 0 Duncan Cook Road. He said that the case would next go to Planning Board at their January 27th meeting and then come back to Council for a decision on February 17th. He showed where the property is located along the Fuquay -Varina boundary and said the project was divided across the two municipalities. He showed where the project is in the development process and outlined the requirements for conditional zoning districts. He said this property is designated as Mixed Residential Neighborhood on the Land Use and Character Plan and is currently zoned Rural Residential.

Mr. Ryan outlined the project history and showed how the plan has changed since its initial sketch plan. He said it called for 78 detached dwellings and 15 attached dwellings, with a centralized active recreation area incorporating a reconstructed pond and additional landscape buffering along Duncan Cook Road. He showed how the project was divided across the municipal boundary with Fuquay-Varina, and the small commercial development area on their side.

Mr. Ryan outlined the proposed standards that differ from the UDO including lower density, larger minimum lot widths, and larger setbacks. Additional standards include façade elements.

Elliot Blonshine, Development Services, said that the site would be served by sewer and potable water with a tie-in to the Elliott Farm pump station for sewer and a connection to the proposed water line from Hazel Ridge.

Mr. Blonshine said Duncan Cook Road would be widened along the frontage per the Comprehensive Transportation Plan. He showed the locations for the new site access as well as the connections to Elliott Farm and surrounding properties. He showed the intersections that were studied with the traffic study, in cooperation with NCDOT and Fuquay-Varina. He said the proposed transportation improvements include realignment and signal modifications of Duncan Cook Road and Piney Grove Wilbon, to align the intersection with Phelps West Rd. Turn lanes would be constructed off Duncan Cook and Piney Grove Wilbon at eight locations in Holly Springs and Fuquay-Varina. Piney Grove Wilbon frontage would be widened to 4-lane cross-section, with a traffic signal or fee-in-lieu. He outlined the traffic improvements made by other developments in the area that will be constructed by other developments.

Mr. Blonshine said the proposed Development Agreement included a fee-in-lieu paid to the developer by the Town for infrastructure connections to Elliott Farm, not to exceed \$244,000 which was collected from Elliott Farm’s developer, and their commitment to the Water Resource Management Policy of preservation of a minimum of ten percent of specimen trees, vegetated wetlands in lieu of wet ponds, and National Green Building Standard Certification or the equivalent.

Council member Hewetson asked about the small road connecting to Elliott Farm, and why it was not allowed before but is now. Mr. Ryan said the Army Corps of Engineers wouldn't allow it until Twin Springs was built because it wouldn't actually connect to anything, but now they will.

MPT Drees asked when the traffic improvements would be made – if both sides were approved, or only if Holly Springs approves. Mr. Blonshine said the commitments are to both, but also the individual sides. The Developer considers it one project, but it is in two jurisdictions. His understanding is that the commitments are there. MPT Drees asked that staff get confirmation before it goes to Planning Board, in case Fuquay-Varina doesn't approve the project. Council member Hewetson asked for clarity on what would happen if one municipality approves and the other doesn't.

Council member Larson asked what coordination staff has with Fuquay-Varina, particularly on the road alignment and widening. Mr. Blonshine said they have had multiple meetings with Fuquay-Varina related to everything. The realignment is on Fuquay-Varina's Comprehensive Transportation Plan, not ours, but the signalization of the intersection was originally tied to Hazel Ridge, so staff has had many conversations.

Council member Larson asked about future park use and if Fuquay-Varina is meeting us in that area to get parks and greenways connected. Mr. Ryan said there is a greenway in the active recreation area on the Holly Springs side which carries through to the Fuquay-Varina side. Council member Deshazor said we want greenways and walkability. If it's not required because it hasn't been annexed yet, we may want to look into that. Second, around the schools, when we get the report from Wake County Public Schools (WCPSS) they say we have enough capacity. Does WCPSS look at all the surrounding developments or are they looking at just one development and our kids get bussed? Mr. Ryan said he spoke to our Wake County representative today and they take approved and under construction projects into consideration. But they don't look at proposed projects together. They look at them independently.

Mayor Kondratick said there are 93 units on the Holly Springs side – how many are on the Fuquay-Varina side? Mr. Ryan said the applicant will have that information. Mayor Kondratick asked how many additional daily car trips this will put on Piney Grove Wilbon Rd. Mr. Blonshine said for the Phase 1 trip generation, just the residential piece, there will be 2,128 new total daily trips. Not necessarily all to Piney Grove Wilbon Rd., and not all to the west. Some will be to the east.

Council member Foster said it says there is nothing required in terms of extra greenways. We are looking at a lot of additional units. What are the requirements in place to keep things connected? Mr. Ryan said we have the Comprehensive Plan that lays out requirements for greenways. We can look at that as development grows in this area and emphasize active transportation improvements. Council member Foster asked if that would be tied to occupancy. Mr. Ryan said if a sidepath or greenway is shown on the Active Transportation Plan then it is required as part of the development. MPT Drees said she would like to see Fire Station 4 in that area to make sure we have visibility to get a fire station. Council member Larson asked what the coordination with Fuquay-Varina's fire department was to be sure we have coverage in that area. Mr. Ryan said all of our departments fill out a service impact assessment to note whether they have capacity to serve the area of a new project.

Mayor Kondratick opened the public hearing, and the following input was received:

Katie Hamilton, speaking for the applicant, said their team was there to answer questions. She said they were working with the staff of both Holly Springs and Fuquay-Varina to ensure they optimize zoning conditions to minimize conflicts between standards. She asked them to consider the project as a whole. She showed the surrounding neighborhoods and how the Twin Springs density fits in with those projects. She said the project would have consistent quality architecture, open space with trails as organizing framework, and environmental considerations, investment in infrastructure, and integrating town feedback into plans. She said she is seeking feedback from Council to enable the project to coordinate with both towns to get the best project possible. She then spoke of these elements in detail. She said that there are no NCDOT plans for funding, designing, or constructing the

Piney Grove-Wilbon transportation corridor and that improvements would be made by a series of developments. Twin Springs would continue the widening proposed by Elliot Farms and would realign the Duncan Cook intersection. She asked for Council's feedback.

John Adcock, Adcock Law Firm, said he represented the applicant. He said the Fuquay-Varina side is 65 acres and the requested zoning on that side is Planned Unit Development. He said it is very complex, dealing with 2 jurisdictions, but the density is about 2 units per acre, combined. The Holly Springs side is 2.3 units per acre, and the Fuquay-Varina side is 1.9 units per acre. Fuquay-Varina allows more units per acre, and this comes below their requirement. The Holly Springs side is only about 28% of the allowed density. The two sides are not timed perfectly together – Holly Springs is currently ahead of Fuquay-Varina. He said their process is not quite as straight forward as Holly Springs', but the project will implement the land use plan of each municipality and make significant infrastructure improvements on Piney Grove Wilbon Rd. There is a lot of concern about that corridor. What we're seeing is these projects are making significant investments that will result in tangible improvements. He said that when this area was taken into the ETJ, the town committed to let this area be developed to urban standards.

Mayor Kondratick asked about how many traffic trips would be on the Holly Springs side. The applicant said 1500 daily trips going north on Piney Grove Wilbon Rd. and the rest split to the west, south, and down Phelps. Council member Foster asked how large the commercial node would be. Mr. Adcock said a 5.2 acre parcel on the Fuquay-Varina side was required by their PUD requirements. And he expects that there will be a commitment to construct that at an early point. Council member Foster asked if there will be requirements for local businesses in that area. Mr. Adcock said he does not have the list but will send it by email of what is permitted in the PUD. Council member Foster asked if these neighborhoods will be connected with bike paths and walkability to connect this to neighboring developments. Mr. Adcock said there is a Fuquay-Varina greenway close by, but it isn't connected. There is also the Daventry subdivision coming on. There should be connectivity over time as the projects come together. Council member Larson thanked them for being forward thinking with Hazel Ridge, and the road realignment and asked which side would come first. Mr. Adcock said the point would be to develop it at the same time. Holly Springs is ahead of Fuquay-Varina at this time, but it will be built as one. Council member Larson asked that they keep the residents in that area updated on the timeline.

Council member Hewetson said the commercial node could decrease some trips. She asked what square footage they were planning for this. Ms. Hamilton said it would be about 30,000 square feet – like a day care, a CVS, a neighborhood type center. Council member Foster asked if there were any park areas, or places people could gather near that commercial node. Ms. Hamilton said they could make a commitment to having quasi-public space there. Council member Deshazor said that area is struggling right now. Adding 1500 trips is difficult. If you are going to add commercial, he strongly suggests that you add a grocery store. That would reduce trips more than anything else. He said he would like to see more road improvements or fewer trips.

Mayor Kondratick asked about unit pricing. Ms. Hamilton said it would be in line with Hazel Ridge - \$650k for detached, but she doesn't have a price on the townhomes yet. Possibly similar to Honeycutt Farms. Mayor Kondratick asked why there were there 15 units of attached homes on the Holly Springs side and none on Fuquay-Varina side. Ms. Hamilton said that is a product of the Holly Springs Unified Development Ordinance. Council member Larson said she would like the report from the Fuquay-Varina side because that impacts us and we want to be good regional partners. Mr. Atkins said they view this as a corridor-wide improvement. He respects Council's position. These will be tangible improvements to the corridor and build better connectivity. Looking at the big picture, this will be safer and more efficient in the long term. Council member Deshazor said we can't pave our way out of traffic. But he would like that commercial section to provide options for residents to not have to get out on Piney Grove Wilbon for quick trips for groceries.

Mayor Kondratick said he frequently gets questions about widening and stoplights, which will make things safer. But we're also adding 1,500 trips. How do we determine that we are actually making

the corridor safer? Mr. Atkins said the road serves as a major conduit out of Harnett County. That's a big problem we have. If the growth continues to be pushed out further, Holly Springs will miss out on the tax revenue but still have the traffic. He said they believe the Piney Grove Wilbon corridor will eventually get good results. MPT Drees asked if it was true that there was only 1 attendee at the neighborhood meeting. Ms. Hamilton said there were two, but they were a couple. MPT Drees asked if they have been working with the Toll Brothers development that's adjacent on buffers and street connections? Ms. Hamilton said that so far, they have come to an agreement on sewer connection and have not worked with them on the street connection yet. Currently they are working on what their environmental impact would be. She said they have a good working relationship with them. MPT Drees asked if Fuquay-Varina had yard waste pickup carts like we do. Mr. Adcock said they have town employees who pick up yard waste. MPT Drees said she was worried about the effects on our stormwater system if the Fuquay-Varina side is putting leaves out year-round. Mr. Adcock said he would get an answer to that.

Council member Larson said Council received an email asking them to be cognizant of light pollution. She asked the developer to be mindful of that choice. Ms. Hamilton said she assumes the town standards align with that.

Mayor Kondratick closed the public hearing

Mr. Ryan said that next steps would be for the Planning Board to consider this rezoning at their January 27th meeting. The item is anticipated to return to Council for a decision on February 17th.

20. Powell Place Rezoning 25-REZ-02 and Development Agreement

Conor Ryan, Development Services, said this item was the public hearing to consider rezoning for Powell Place, located at 7051 and 7121 Rouse Road. He said that the case would next go to Planning Board at their January 27th meeting and then come back to Council for a decision on February 17th. He showed where the property is located along Rouse Road and showed where it is in the Development Process and outlined the requirements for a conditional zoning district. He said the property was designated Mixed Residential Neighborhood on the Land Use and Character Plan and zoned Rural Residential. He gave an overview of the project history and showed how the project had changed since its first submittal. He said staff had concerns about the changes of the frontage and requested a second meeting to discuss details.

Mr. Ryan said the project is for 42 front-loaded detached dwellings, 13 rear-loaded detached dwellings, and 42 attached dwellings. There will be a centralized active recreation area incorporating an existing pond and enhanced Type A buffering around the project. He outlined the proposed standards that differ from the UDO standards including decreased density, increased lot width, enhanced perimeter buffers and building façade design standards.

Elliot Blonshine, Development Services, said the project would be served by sewer and water with a connection on Rouse Road. He said the project would widen Rouse Road along its frontage beyond the proposed rezoning and have three access points, and a greenway along the main entrance street, which connects to the sidewalk. He said staff requested frontage widening along the proposed water line, and decided it was reasonable to widen the road up to the creek. He said Council needs to decide if these improvements sufficiently address the needed improvements. He said the Traffic Study studied eight intersections and improvements recommended were turn lanes onto Piney Grove Wilbon from Spence Farm, and Rouse Road and onto Rouse Road from Piney Grove Wilbon.

Mr. Blonshine said the Development Agreement included a commitment to the Water Resource Management Policy of vegetated wetlands in lieu of wet ponds, and a commitment to earn LEED Certification as per the Design and Development Manual.

MPT Drees said she didn't see the specimen tree preservation. She asked if there were any or if that lot was already cleared. Mr. Ryan said there was a study, but the site is more or less cleared, so most of the tree preservation area is reforestation. Mayor Kondratick said he had the same traffic

question as to flow onto Piney Grove Wilbon. Mr. Blonshine said a little over 800 trips total, but distribution he would leave to the applicant.

Mayor Kondratick opened the public hearing, and the following input was received.

Jason Barron, Morningstar Law Group, speaking for the applicant, said the team is here. He said they expected to come in February and so they were unable to have their traffic engineer present. But they can wait a month if Council wants to hear from him before sending this to Planning Board. He outlined the benefits of Powell Place through an executive summary purporting that the project was consistent with the Comprehensive Plan, was growth in the right place at the right scale, delivered housing choice that responded to community needs, incorporated transportation and infrastructure that keeps pace with growth, incorporated environmental protection and community open space, and made growth worth it through clear public benefit. He said it was consistent with the Comprehensive Plan. The townhomes are located in the central area of the site. He said there would be both townhomes and single-family homes that were rear loaded. He said this project would introduce more options for people moving to this area and will meet diverse needs. He said starting prices will be in the low to mid \$300,000s and top out in the low \$500,000s, so the price variation is significant. It is not “affordable housing”, but provides a wide variety of price points. He said the greenway from Honeycutt Farms will be connected. The existing pond will be preserved and made into an amenity for this neighborhood and Honeycutt Farms. Mr. Barron explained that the sellers own a lot of land, but the exempt plat process allowed them to buy what will be developed. The revised plat reflects what the sellers are retaining and what they are selling. He suggested they would be willing to have conversations about locating a future fire station on one of those plots.

Mr. Barron said that they have committed to improvements on Rouse Road. Other traffic improvements include a westbound right turn lane on Spence Farm, and eastbound right-turn lane on Rouse Rd., a northbound left-turn lane on Piney Grove Wilbon Rd. and one ingress and one egress lane on the north leg of the proposed full movement site driveway. He said they could not do any more improvements on Rouse Road because they couldn’t afford to do it and offer the price points they want to offer.

Mr. Barron outlined the open space plan, including tree preservation, active recreation area and flex space for a total of 15.29 acres of Open Space.

MPT Drees asked about the widening of Rouse Rd. Mayor Kondratick asked if the direction of widening was consistent with the direction of expected trips. Mr. Barron said he would have to ask his staff. Mayor Kondratick said he would also like the number of trips. Council member Larson asked about the lack of a western stub because Google maps has a service road there. Mr. Barron said that is an existing drive and it crosses environmentally sensitive area. It cannot be made a road. The western edge of the property is a FEMA floodway, flood zone, and buffered stream. He said they do not believe that they can get a permit for another east west crossing in that close vicinity.

MPT Drees said Rouse Rd is a small road with a stop sign at Piney Grove Wilbon. She is concerned about residents driving through Honeycutt. Mr. Barron said he would get that information from the traffic engineer. He thinks the North – South connection between Rouse and Honeycutt is a benefit considering emergency vehicles access. The reason you have connectivity is so you have multiple points for traffic distribution and emergency access, and this will be the first of its kind.

Council member Hewetson said she sees the benefit of connection. But Rouse Rd. bothers her. Developers always say road improvements are expensive, but roads are expensive to the Town too. This becomes an unfunded taxpayer liability. If it’s not done now, it gets done by the taxpayer later. She said it’s hard to believe that someone will develop that later. Mr. Barron said the reason they are proposing the improvements where they are is that the biggest costs are stream crossing and the culvert and improvements that will make west. He thinks those improvements will be made when land is developed on the other side of the stream.

Council member Deshazor said before they come back to Council he would like to see better road improvements. Rouse Rd is not great and he can see problems with school buses and emergency vehicles. There is only one entrance into this development, so you are pushing people out to Rouse Rd. He said he is happy about the variety of residential because the town does need different price points. But between these two developments, there are too many trips out to Piney Grove Wilbon so we need to see some significant road improvements that will disperse traffic to different parts of town.

Council member Foster said she appreciates the different housing, but we are hearing about aging in place. She asked if there were any options for seniors who can't do townhomes but are looking for smaller single level houses that people can move into to age in place. Mr. Barron said they have no plans for ranch homes, but there are some smaller homes compared to surrounding neighborhoods. But this development is not directed toward seniors. Council member Foster said directing some to seniors might reduce trips. She also asked about gathering places in the green space. Mr. Barron said they would have more detail on that when they bring it back to Council.

Jim Keagy, 6121 Powell Ridge Rd. said they are across the street from this proposed development. He said Piney Grove Wilbon Rd. and Rouse Rd. are problems. Rouse is very narrow and curvy and people speed. The larger the vehicle the faster they go. During construction a year or so ago he had several near misses and there were accidents in the area. He told Council not to just consider daily trips. Consider construction; trash pickup, delivery trucks. It is too tight. Piney Grove Wilbon is already to a point where you can't turn left at certain times of the day, and he does not believe that these road improvements will really help.

Mayor Kondratick closed the public hearing

Mr. Ryan said that next steps would be for the Planning Board to consider this rezoning at their annuary January 27th meeting. The item is anticipated to return to Council for a decision on February 17th.

A motion for 5 min recess was made by Council member Deshazor, seconded by MPT Drees, and passed with a unanimous vote.

NEW BUSINESS

21. Utley Creek Water Reclamation Facility Phase 2 (6 to 9 MGD Expansion)

Rachel Ingham, Utilities and Infrastructure, said that this item was to review contracts for Phase 2 of the Utley Creek Water Reclamation Facility (UCWRF) expansion project, and to review the process for issuance of 2026 Water and Sewer Revenue Bonds. She said expansion is necessary because of consistent population growth, commercial and industrial investments, and to enhance treatment capability and environmental protection. She outlined the timeline of the project, starting in 2020 and showed where we are in the process. She showed the layout of the facility now, and what the changes would be. She said that Phase 1 approved on August 19, 2025 included the Laboratory and Operators building. Phase 2 would consist of membrane bioreactors and the required screenings facility. She explained the benefits of the membrane bioreactors in advanced treatment and environmental protection. She reminded the public of what Phase 1 included and showed the elevation of the Lab & Operators building that is under construction. She showed where the components of Phase 2 would be located and explained their purpose. She explained that the upgrade would allow the site to be upgraded in the future for more than 8 mpg. She discussed the process of selecting the contractor. She outlined the budget for the entire project, showing which items had been approved by Council prior to January 20, 2026.

Tina Stroupe, Finance Director, explained what a revenue bond is and why it is the preferred way to pay for this project. She said the debt would be paid back through utility rates. She explained

that the Town did a feasibility study to show that this was reasonable. She said the debt would be structured as two distinct debt issuances, the first in March 2026 not to exceed \$140,000,000 and the second in the spring of 2027. She explained that the benefits include maintaining optimal cash flow, minimizing arbitrage concerns, and minimizing the effects to utility rates. She outlined the timeline for issuing revenue bonds and said that at their next meeting Council would be asked to adopt the bond order allowing staff to proceed with closing the loan.

MPT Drees asked if the technology of the dewatering was being changed. Ms. Ingham said yes, we will be using centrifuges, which is a newer technology. MPT Drees asked to be sure to take odor into consideration. Ms. Ingham said because they came in under budget, they were able to include odor reduction.

Mayor Kondratick asked if there was anything in this bond issuance beyond what we are already anticipating that would affect utility rates. Ms. Stroupe said we are having a rate study done and will be discussing this at the Retreat. The debt model we had last year already took into consideration these issuances for this project. The rates increased over the last few years also already took this into consideration.

Action 1: Motion to authorize the Town Manager to approve the bid, award the construction contract to Adams Robinson Enterprises, Inc. in the amount of \$153,164,000, authorize contingency up to \$16,846,911, execute the contract for construction administration services with Hazen and Sawyer in the amount of \$15,305,109, and sign necessary contracts and change orders for Phase 2 of the Utle Creek Water Reclamation Facility 8 million gallon per day expansion.

Motion: Hewetson

Second: Larson

Vote: unanimous

Action 2: Motion to adopt Initial Resolution 26-04 authorizing the financing and directing the application to the Local Government Commission and requesting their approval of the Town's Enterprise Systems Revenue Bonds, and direction to retain the necessary professionals essential for the debt issuance process and approve the required engagement of bond counsel.

Motion: Hewetson

Second: Larson

Vote: unanimous

22. Holly Springs Road Widening (West) Design Contract

Carrie Mitchell, Utilities and Infrastructure, said this item was to provide an update on Holly Springs Road (West) Widening project and consider approval of the engineering design contract and budget. She showed where this section of Holly Springs Road is located as the third and final segment of the Holly Springs Road corridor. She said in early 2025 CAMPO awarded the Town an up to \$2.4 million LAPP grant for eligible design costs. The LAPP Grant establishes an 80/20 cost sharing agreement. Land acquisition and construction are not currently funded for the West segment. She showed the proposed cross section, the project limits, and a before and after rendering. There will be sidewalk, and shared bike/car lane and four lane divided roadway.

Ms. Mitchell said the contract with Kimley-Horn would include engineering design services such as: design, survey, traffic study, public outreach, environmental reporting, and construction bid documents. The project is estimated to take 18 months from Notice to Proceed.

Action 1: Motion to approve design budget of \$1,886,923 (including contingency) for the Holly Springs Road Widening West project.

Motion: Deshazor
Second: Hewetson
Vote: unanimous

Action 2: Motion to award and authorize the Town Manager to sign and execute the Kimley-Horn design contract in the amount of \$1,636,923 plus project contingency of \$250,000 for a total design budget of \$1,886,923.

Motion: Deshazor
Second: Hewetson
Vote: unanimous

Action 3: Motion to authorize the Town Manager to execute any change orders for the design contract within the approved design project budget.

Motion: Deshazor
Second: Larson
Vote: unanimous

Council member Hewetson asked about any remaining balance between the LAPP and the actual cost. Mr. Hills said it's a "not to exceed" grant so we do not get to use the balance.

23. Annual Appointments to Planning Board and Board of Adjustment

Linda McKinney, Town Clerk, said this item was for the annual appointments to Planning Board and Board of Adjustment. Twenty-one applications were received for two in-town Planning Board positions and five applications for two in-town regular Board of Adjustment positions. Two applications were received for the one ETJ position for Planning Board and no ETJ applications for Board of Adjustment, which also has an ETJ position open.

Council discussed their nominations for the positions and their reasoning for their choices.

Action 1: Motion to appoint Kathy Stamper and Van Crandall as in-town members of the Planning Board with terms ending February 28, 2029.

Motion: Larson
Second: Hewetson
Vote: unanimous

Action 2: Motion to appoint Ben Copeland and Carl Pautlitz as in-town regular members of the Board of Adjustment with terms ending February 28, 2029.

Motion: Larson
Second: Foster
Vote: unanimous

Action 3: Motion to recommend that the Wake County Board of Commissioners appoint Tanner Davis as Extra-Territorial Jurisdiction Member of the Planning Board with term ending February 28, 2029.

Motion: Hewetson
Second: Foster
Vote: unanimous

Council directed Ms. McKinney to reach out to Cecelia Allen-Webb and offer her the ETJ position on the Board of Adjustment.

Council discussed the change from a combined application for Planning Board and Board of Adjustment to individual applications. They directed the Town Clerk to return to using a combined application.

OTHER BUSINESS

Council member Larson said the announcement this morning was exciting to be a part of. She thanked the MLK committee and said she enjoyed the mural painting. She said residents appreciate art and we want to reach out to the community. She said she got an email about painting the tanks on greenways or finding other ways to collaborate with resident leaders. Applications for Citizens Academy are still open - please apply. She said she is looking forward to the Retreat in February. And she thanked residents for comments on e-bikes. She said they recognize that it is an issue. Be safe and follow the rules of the road. Finally, fun fact, Holly Springs was granted its charter on January 26, 1877. She is looking forward to the 150th.

Council member Deshazor said regarding the Dr. Martin Luther King jr. weekend, he was appreciative that Council and so much of staff were present. He said we all know the I Have a Dream speech, which was given 100 years after the emancipation proclamation. He challenges everyone to read the entire speech and place it in the context of today. It might make you say "we can be better." We can learn from our past and continue to move forward. Other things, the e-bikes are an issue. Parents, please talk to your kids. Make sure we educate folks. He said Elder Abuse Awareness Day is in June. Finally, in response to the public commenter, we do not get our water from Jordan Lake. It is important for us to understand what people are saying, but we are doing things today to prepare for the future. People don't talk about the underground infrastructure, but it's important.

MPT Drees said we are going to talk about e-bikes, but we need the cooperation of the community. Make sure your children wear helmets, there are lights, that your kids know and follow the rules of the road.

Mayor Kondratick congratulates the Holly Springs High School Cheer Team that won the state championship. It was a lot of hard work and effort. Second, he was honored to be invited on Saturday to a 100th birthday party for Don Hulbert, a WWII Navy veteran and Holly Springs resident. He passed along a second "Happy Birthday" to him. He echoed Council member Deshazor in thanking everyone who came out across the weekend to the MLK Day events. Participation and excitement continue to build. He looks forward to that continuing in the years ahead. And to echo Council member Larson, the announcement of Genentech's investment in the Town was exciting and he congratulated town staff on the work that leads up to announcements like today.

Council member Hewetson said it was an exciting morning today. Sometimes we have mornings like that, but sometimes things are not so positive. She said that Public Comment is the time to speak your mind, and Council is here to hear what you have to say. But she asked that people who want to speak directly to a Council member be respectful and use good manners. We want to hear what you say, but we prefer you be polite.

Council member Foster said it was a very exciting day today. She talked to a lot of people, and it was exciting to hear the plans for making Holly Springs better. She said Council gets to take the pictures, but it is those behind the scenes who have been working on this for years. It was nice to see the end result of that work. She's happy to hear people's comments and opinions. She is a representative of the public and wants people to reach out to her. She said she was inspired by what

the MLK committee did this weekend and the engagement of those who want to do better, want to make life better. She quoted Maya Angelou “When you know better, you do better.”

MANAGER’S REPORT

Randy Harrington, Town Manager, said he had four items. He wanted to give them a quick update on the snow response, in the event we have a weather event this weekend or next week. It’s going to be very cold at night so it will be an event that will impact the community for several days. He invited Paige Scott, Director of Public Works, to give an overview. Ms. Scott said that during winter weather events, the top priority is keeping the roads safe. They work a 24-hour schedule with 12 hour shifts 7 – 7, which allows continuous response. They have 12 vehicles – plows and spreaders – that are deployed on planned routes. Roads are salted ahead of time and DOT brines the major thoroughfares. She outlined in what order roads are served in order to make emergency response safer. She said they do not do every single road in every single neighborhood – we need mother natures’ help. She asked residents to park in driveways or garages if possible – keep cars off the street to allow us to plow and to allow emergency vehicles through. The storm can also impact trash and recycling. If the landfill closes, it affects pick up. She said we won’t know until closer to the event. We will update residents through Communications including when missed collections will be collected. She said staff works with our partners, GFL, Wake County, etc. and will base our response on the actual weather, when we get closer to the storm. If we get this, please stay home and enjoy the time with your family, so the essential workers can get through.

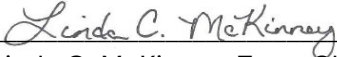
Mr. Harrington said his other items, are Citizens Academy applications due on Jan. 30th. It is a great way to learn about the town. Next, the retreat is coming up Feb 5 – 7 at the Rizzo Center in Chapel Hill. We will talk about the Citizen Satisfaction Survey, budget, transportation, stormwater, e-bikes, and Eagles Landing Park. The Citizen Satisfaction Survey will go on the transparency portal after the Retreat.

Finally, he said that today we advertised for the Oak Hall to North Main Athletic Complex greenway connector. Hopefully it will come back to Council shortly.

CLOSED SESSION: none.

Adjournment: Deshazor made a motion to adjourn at 10:38 pm. It was seconded by Hewetson and passed with a unanimous vote.

Respectfully submitted on Tuesday, February 17, 2026.



Linda C. McKinney, Town Clerk

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