



## MINUTES

The Holly Springs Town Council met in regular session on Tuesday, March 3, 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*; Corey Petersohn and MaryBeth Spoehr, *Budget and Sustainability*; Cassie Hack, *Director, Communications and Marketing*; Tina Stroupe, *Finance Director*; Chris Hills, *Director of Development Services*; Cheryl Caines, *Development Services*; Kendra Parrish, *Executive Director of Utilities and Infrastructure*; Irena Krstanovic, *Director, Economic Development*; Paul Liquorie, *Police Chief*; LeRoy Smith, *Fire Chief*.

**2. and 3.** The Pledge of Allegiance was recited followed by an invocation by Bishop Jake Nelson of the Church of Jesus Christ of Latter-Day Saints.

**4. Agenda Adjustment:** The March 3, 2026, meeting agenda was adopted with changes, if any, as listed: none.

**Motion:** Drees

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

The following public comments were received in writing: none.

The following public comments were received in person:

AsheLee Bonham Gahagan, 108 Harmony Creek Place, said she was here to update Council on Arts Holly Springs. They received their 501c3 status, which will allow them to grow and partner with the Town. She gave an overview of their mission and announced Chalk of the Town. In May they will host the 2<sup>nd</sup> downtown Art Walk. Thanks to donations they are launching a jazz series at the Ashe Music Hall in June, July & September. She said there is an economic component to the organization, bringing people downtown and encouraging them to stay. She said arts help define the identity of a place and strengthen civic pride. She said she is grateful for the town's partnership and support.

Jessica Saylor, 109 Emory Bluffs Dr., said she was here as a resident of 12 Oaks. She said that along Woods Creek Rd she has noticed that there are a lot of cars that go faster than the posted speed limit and there are no crosswalks across that road. Many parents take kids on golf carts; kids need to

cross to get to the playground and the pool and it is a concern, especially with the construction trucks. She asked if there could be a study to put a crosswalk with a flashing beacon.

MPT Drees asked her which intersection, and she said Woods Creek Road and Oaks End Drive.

## **Recognitions**

### **5. Girl Scout Week Proclamation**

Mayor Kondratick proclaimed March 8 – 14<sup>th</sup> as Girl Scout Week in Holly Springs and presented the Proclamation to Anika Palekar of the Coastal Pines Council of Girl Scouts. Ms. Paleka spoke a few words about Girl Scouting in Wake County, and thanked Council and the Mayor for recognizing the Girl Scouts.

### **6. Holly Springs High School Cheer Team Proclamation**

Mayor Kondratick recognized the Holly Springs High School Cheer Team for their many championships, most recently 2026 NCHSSA State Champions, and presented the proclamation to Coach Robin Rizzo.

## **REQUESTS AND COMMUNICATIONS**

### **7. Police Department 2025 Annual Report**

Police Chief Paul Liquorie said he was here to give the annual report highlighting department efforts and crime statistics from 2025 in comparison to recent crime trends. He said it covers Jan 1 to Dec 31, 2025. He gave examples of outreach and exceptional activities of the department this year. He showed property crime trends over the last five years, with all categories being lower than the previous year. He said violent crime rates are also down.

Chief Liquorie gave demographics of arrests by race and residency and said that 97.6% of arrests were without incident with only 2.4% requiring use of force. He gave the demographics of traffic stops and broke down enforcement actions by type, with 68% being only a verbal warning. This is consistent with previous years. He showed that vehicle collisions have trended down, but that collisions with injury have increased slightly. He discussed the new patrol zone development and the work of the financial crimes investigator. Fraud and Internet Crimes Against Children are the only crimes that increased, thus the hiring of the financial crimes investigator.

Chief Liquorie said the key takeaways are that the already low crime rate in Holly Springs dropped 14% over the last year compared to the five-year average. The Department is adapting to the changing needs of the community and enforcement remains statistically consistent. Finally, he said that community engagement remains a top priority for the department.

MPT Drees asked if for traffic stops they track whether the people stopped are residents. Kassie Langdon, Crime Analyst, said they do not unless they issue a citation.

Council member Deshazor asked if there were other cyber crimes and whether there was a rise in that. Chief Liquorie said crimes of fraud are almost all over the internet. The senior citizens are the most vulnerable, but the Police are working on warnings on bit coin vending machines and other educational activities. They have recovered over \$120,000 to return to victims and they are focusing on that and are working with victims. They are trying to increase the tools to follow bit coin transactions. The other increase is internet crimes against children, including child pornography and solicitation. There is an officer who is working on this. He talked about sexploitation and that this is a nation-wide trend that they are adapting to better address these issues to support the community. Council member Deshazor said he would like to see a partnership with Parks & Recreation to educate the senior community to warn them of scams. Chief Liquorie said they have met with Senior groups and done a Senior Safety Talk.

Council member Hewetson asked if there was a way to have training for parents of minors to educate them on how to protect their children on the internet. Ms. Langdon said we are developing that further. We have an internal training first with officers, then we will have a public one. We also

have resources if someone wants us to go to a community group to do education, we have officers who are trained for that. Council member Foster asked if that was something parents could bring their kids to with them, to educate kids as well as the parents.

Council member Larson asked how often the evidence room was audited. Chief Liquorie said standards require at least twice a year, but we do it more often. We have outside auditors and inside auditors who monitor that. Council member Larson asked if it was included in these reports. Chief Liquorie said it is not in this report, but is part of the department's CALEA standards.

Mayor Kondratick asked if it was typical for about 60% of arrests to be people who live outside of Holly Springs. Chief Liquorie said that statistic has been stable over the last five years. Having the bypass and 540, people come through, and DUIs and outstanding warrants mean that we may be arresting people who do not live in Holly Springs.

Council member Deshazor thanked Chief for the data, but said there are things not in the report. Like the response of the department to loud car complaints. He said that those things are appreciated and keep Holly Springs a great place to live. Chief Liquorie said we are always aiming to be responsive to the community, and to be purposeful in our policing.

## **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 Deshazor and a unanimous vote. The following actions were affected:

8. Town Acceptance of Innovate Avenue from NC Department of Transportation – The Council adopted Resolution 26-10 to approve acceptance of Innovate Avenue for maintenance.

*A copy of Resolution 26-10 is attached to these minutes.*

## **NEW BUSINESS**

### **9. 2026 Local, State, and Federal Legislative Agenda**

Council member Deshazor said that today is Primary Election Day, and while our priorities will stay the same, depending on the outcome of the election, the approach could change. He outlined priorities below.

#### Wake County Public School System

- Increased joint planning and data sharing on Town growth and future school sitings/ expansions
- Partnerships to enhance pedestrian safety at adjacent school intersections and crosswalks

#### Wake County

- Partnership opportunities for addressing housing affordability
- Future County Library Bond investment in Holly Springs

#### State

- Funding to advance a regional wastewater treatment expansion partnership
- Funding for a new, elevated water storage tank
- Inclusion of a new NC Dept. of Transportation interchange on U.S. 1 in the State Transportation Improvement Program

Federal

- Funding to advance a regional wastewater treatment expansion partnership
- New heavy rescue fire truck to serve vehicular crash responses, particularly along highways U.S. 1 and I-540

**Action:** Motion to approve Town Council’s 2026 legislative priorities.

**Motion:** Drees

**Second:** Larson

**Vote:** unanimous

**OTHER BUSINESS**

Council member Foster said she loved seeing the Girl Scouts and Cheerleaders during Women’s History Month.

Council member Hewetson said there are amazing ways for kids to try out different sports with Parks & Recreation, and she wanted to thank all the volunteer coaches. She said they go above and beyond, and do a great job with our kids. She said that Purdue won the baseball game at NMAC, and she loved having Division 1 Baseball here in Holly Springs. Coming up at North Main Athletic Complex is the Vertical Horizon concert on May 9<sup>th</sup>. She would love to know where to access the Arts Council schedule so that people can attend.

Mayor Kondratick said Creek Week is coming up March 14-21, so please go on the website and learn more about how you can help. Second, he gave a big thank you to the Holly Springs High School Robotics Team who invited him to their last build session before their competition tomorrow night. He wished them luck at the competition.

MPT Drees thanked Scott Chase and Chris Hills for filling in while Randy was out of town in answering her questions. She said they received an email about graffiti on the Alston Ridge Greenway. She asked if staff could check in with Fuquay-Varina to make sure it is addressed. Randy Harrington, Town Manager, said he had a late afternoon call with the Fuquay-Varina manager and will stay in touch to monitor the situation. MPT Drees said that last summer she brought up the option to round up on your utility bills to support people having trouble paying their bills. She wants to see if Council concurs to have staff to look into that for feasibility. Mr. Harrington asked for clarification on getting a report first and then checking back. Consensus was for staff to bring a report back to Council on the matter.

Council member Deshazor said March is Women’s History Month and he is excited that our engineering and stormwater teams are led by strong women. Second, Black Expressions by Parks & Recreation was excellent and he’s heard people asking for more like this. He said that reading at the school yesterday was a blast. He had 4<sup>th</sup> graders and that energized him - the kids and teachers. He asked staff to look into having early voting for municipal elections in Holly Springs. One of our biggest issues is traffic and if people have the chance to vote locally it’s a great thing. He wondered if the Hopper could be free on election day if you are going to the polls.

Council member Larson wished everyone happy Women’s History month and said that International Women’s Day is March 8<sup>th</sup>. She said that Parks & Recreation has a big month ahead with Creek Week, litter clean up, and the concert at NMAC. She said there is a volunteer page on the website where people can find volunteer opportunities. She said she read to fourth graders too, and they wanted to know what her favorite book was when she was their age. She thanked everyone for voting and said her fact is that today is National Anthem Day. In 1931 President Hoover signed a congressional act affirming its place in American Life. She wanted to mention that, with our military in the “rockets’ red glare” right now.

## **MANAGER'S REPORT**

Randy Harrington, Town Manager, said he had a few items before the Land Use update. He said it's been great hosting Purdue and the attendance was fantastic through the weekend. He thanked the Mayor for throwing out the first pitch. Next week is the Chamber Partners Breakfast. For Creek Week at NMAC, space is limited so if you are interested register on the Town's website. Bags and gloves will be provided. On March 17<sup>th</sup> we will open the Avent Ferry Rd. pedestrian project with a First Walk. This is an important connection from downtown to the hospital. On March 21<sup>st</sup> Arbor Day will be celebrated with a tree planting at the Cultural Center.

He invited Cheryl Caines up to preview some potential land use cases that are working through the process. These are preliminary but if there is feedback, this is a good time to share it.

### **10. Preview of Upcoming Development Services Land Use Cases**

Cheryl Caines, Development Services, said she was here to present the quarterly update to Council on upcoming Land Use cases. She discussed the following new applications:

- 303 Blalock – NCR - Conditional Zoning District (neighborhood center residential)  
MPT Drees said she is concerned with parking. Blalock is pretty narrow. She asked staff to make sure there is sufficient space to park off the street. Third St. & Blalock has a big puddle at the corner. She is concerned about adding traffic to that street. Council member Larson asked if sidewalks would be included. Ms. Caines said yes, they would be doing frontage improvements and would connect to the sidewalk on Holly Springs Rd. Council member Larson asked about what was said at the neighborhood meeting. Ms. Caines said concerns were about the structure fitting in and staff has been working with the developer on that. Council member Deshazor said we want density, but he questions putting it there. He agrees about the parking. Council member Foster said it was hard to imagine how it would fit in that area. Council member Hewetson said as long as their cars aren't on the road, this is very walkable to downtown. It is a prime spot for more density. Mayor Kondratick asked if the cost of the units had come up and Ms. Caines said no.
- The Nest – DMX – Conditional Zoning District  
Council member Hewetson asked how it was mixed-use with all residential. Ms. Caines said downtown zoning is mixed-use which allows for commercial elements, but as you are moving away from the center, these areas could be more residential. Council member Foster said it would be a good opportunity to have commercial on the first floor. MPT Drees asked if the driveways were off Main or Elm. Ms. Caines said there would be an alley with access off Elm. Mayor Kondratick asked if there would be sidewalks on both Main and Elm. Ms. Caines said there would be. They have to provide additional parking so staff is looking into them providing on street parking on Main St. as part of that. MPT Drees asked if that would be public parking. Ms. Caines said it would be. Council member Deshazor said he was nervous about adding street parking downtown. He is concerned about safety. Council member Larson said that far south on Main, because there's no gateway to signify that you are entering downtown, she thinks it might be dangerous. MPT Drees said we have to provide some kind of parking for guests of the residents.
- The Grove – Neighborhood Center Residential - Conditional Zoning District  
MPT Drees said this is near the area where there were speeding issues, so she is concerned about traffic problems. Council member Hewetson said this is another larger subdivision with a small frontage. She asked if there was there a consideration of more of an impact road improvement plan. Ms. Caines said they have submitted their traffic study which is under review at this time. Catherine Jacobs, Development Services, said this project is only in 2<sup>nd</sup> review but they have been talking about road improvements. They are discussing a signal at

Brayden Park and turn lanes. Council member Foster asked if they were looking at easy ways for these residents to connect to the shopping on that side of town. Ms. Jacobs said with the adoption of the CTP, on a lot of the cross sections you see wider side paths that allow bikes to ride on them and get off the road. Piney Grove Wilbon has a sidepath designated so we can talk to them about that. Ms. Caines said it is being completed by another project to the north, and we are talking about making the connection. Mayor Kondratick asked what the overall density was. Ms. Caines said 2.229 units per acre. Mayor Kondratick asked if there was access to the north to Ralph Stephens Rd. Ms. Caines said it is behind the Exchange Apartments. Council member Larson asked if Wildwood Farm was concerned with how close this development would be to their pool. Ms. Caines said in addition to neighborhood meetings, HOAs have reached out to staff. Because it can become confusing as to whose pool is whose they are looking at signage or different ways to address that. Council member Deshazor asked about amenities, because there is no playground, pickleball court, pool, anything. He would like to see amenities in a neighborhood this size. This is close to where Wegmans will be and he thinks they need to be above and beyond on traffic to make sure they are taking care. Otherwise it will just add to the traffic. If they have a pool and a clubhouse, people can stay in their neighborhood and not create traffic. MPT Drees said she is concerned about the connection to Asher Exchange Dr. to make sure cars aren't racing through to get to the other neighborhood. Mayor Kondratick said this is the busiest part of Piney Grove Wilbon Rd., so we could be making a difficult situation worse.

Ms. Caines then gave updates on the following projects with upcoming public hearings:

- Sunset Lake Commons Apartments (legacy process)
- Daventry
- New School Montessori
- 2420 Avent Ferry Road

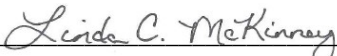
She said that 1100 Piney Grove Wilbon Rd. and 4917 Friendship Road are waiting for revisions.

Ms. Caines said the Main Street Visioning process which was initially discussed at the December 9, 2025 Town Council Workshop has had the preliminary analysis completed. She said the next step is the Visioning Walk on Tuesday, April 21<sup>st</sup> at 6pm, to talk about placement of parking or pedestrian enhancements. Council will meet in front of Town Hall.

**CLOSED SESSION:** none.

**Adjournment:** Council member cd made a motion to adjourn at 8:29 pm. It was seconded by Council member Larson and passed with a unanimous vote.

Respectfully submitted on Tuesday, April 21, 2026.



Linda C. McKinney, Town Clerk

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