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## MINUTES

The Holly Springs Town Council met in a workshop session on Tuesday, May 12, 2026 in the Council Chamber and via livestreaming. Mayor Kondratick presided, calling the meeting to order at 6:00 p.m. A quorum was established as the Mayor and four Council members were present in the room as the meeting opened.

**Council Members Present in the room:** Mayor Mike Kondratick, Mayor Pro Tem Annie Drees, Council members Chris Deshazor, Danielle Hewetson, and Sarah Larson.

**Council Members Absent:** Council member Kara Foster.

**Staff Members Present in the room:** Randy Harrington, Town Manager; Linda McKinney, Town Clerk (recording the minutes); Daniel Weeks, Assistant Town Manager; Scott Chase, Assistant Town Manager; John Schifano, Town Attorney; Kameron Womack, IT; Corey Petersohn, Director, Office of Budget, Innovation, and Strategy; MaryBeth Spoehr, Budget, Innovation, and Strategy; Cassie Hack, Director, Communications and Marketing; Tamara Ward and Kelly Miller, Communications and Marketing; Chris Hills, Director Development Services; Kendra Parrish, Executive Director of Utilities and Infrastructure; Rachel Ingham, Michael Leonas, and Tim Athy, Utilities & Infrastructure; LeeAnn Plumer, Director, Parks & Recreation; George Brown, Director, Office of Customer Care; Paige Scott, Director, Public Works; Paul Liquorie, Police Chief; LeRoy Smith, Fire Chief; Tina Stroupe, Finance Director; Sabrina McDonald, Director of Human Resources; Irena Krstanovic, Director of Economic Development; Jeff Wilson, Director IT.

Mayor Kondratick called the meeting to order at 6:00 p.m.

**1. Recommended Budget Presentation:** Randy Harrington, Town Manager, gave an overview of the Manager's Recommended Budget for FY26-27. He highlighted the fact that the budget is aligned with Community feedback and the Strategic Plan. He said he would discuss the following areas: aligning with community feedback; key budget drivers; managing traffic and improving mobility; enhancing parks, facilities and events; managing growth and protecting the environment.

Mr. Harrington said the recent community survey contained several positive things such as exceeding the national average for satisfaction in 44 out of 46 categories. But he said staff is listening to residents about the opportunities for improvement, especially management of traffic, and management and planning of growth. Other notable findings are that Community Safety was rated as the most important strategic goal, and residents appreciate the investments in recreational and cultural offerings. He outlined the updates to the Strategic Plan, which is the blueprint for the budget.

Mr. Harrington said that key budget drivers are to recommend a balanced budget that is affordable and strategic, maintaining the same low property tax rate of 34.35 cents per \$100 valuation. Key areas of investment include managing traffic and improving mobility; enhancing parks, facilities, and events; and managing growth and protecting the environment.

Mr. Harrington outlined the revenue sources and expense categories in the recommended budget of \$139,226,267. He showed how Holly Springs is currently the second lowest tax rate in

Wake County, and about six cents below the municipal average rate. He outlined recommended new expenditures according to Strategic Priorities categories. He explained the new expenditures due to strategic priorities. He explained the recommended personnel investments which include 19 new positions to support facilities and programs. It also seeks to maintain us as an Employer of Choice by supporting mandatory increases to employer contributions for the NC Local Government Employee Retirement System, a 5% health insurance premium increase, and merit.

Mr. Harrington outlined the progress on Holly Springs Road Widening and the Intelligent Transportation System, and explained how the budget supported these projects. He said the Holly Springs Hopper is a success and 65% of its operating costs are covered by grant funds. The recommended budget includes funding to expand the service hours. There is also funding for greenways and pedestrian safety to enhance other modes of transportation.

Mr. Harrington said that enhancing parks, facilities and events includes Eagles Landing Park coming soon. The budget includes fundings for seven positions in anticipation of the park opening in late 2027. Other facilities getting investments are the North Main Athletic Complex, the Cultural Center, and the Operations Campus. Support for special events includes the recently launched 150<sup>th</sup> website, celebrating moments throughout 2026 and culminating in the Holly-Hoopla birthday bash in May of 2027, and additional support for special events and senior programming.

Mr. Harrington said that investments around managing growth and protecting the environment include building a new fire station at Rex Road to serve the fast-growing southwest part of town. This would be design phase, with construction anticipated to begin in 2028. Water and wastewater investments include the Utley Creek Water Reclamation Facility expansion and the TriRiver Water Filtration facility expansion. He said he is recommending a rate adjustment of \$11.89 for the typical residential home. The total water and wastewater bill for 4,000 gallons of water would be \$111.30 per month. An equivalent in bottled water would cost \$5,040, not including shipping or wastewater expenses, making this a bargain for our residents. Stormwater infrastructure aims to protect property and the environment. An additional \$2.5 million of needed stormwater system repairs and improvements have been identified. The current fee of \$5.20 per month has not changed since January of 2021 and he recommends a fee adjustment to \$6.50 per month to fund these critical investments. He outlined what the average monthly residential fee adjustment would be, noting no change to the property tax rate from Holly Springs, although Wake County is proposing an increase in their rate.

Mr. Harrington concluded that this budget has no property tax increase; has utility and stormwater fee adjustments to protect the environment and secure our water future. There are strategic investments in managing traffic, enhancing facilities and managing growth while protecting the environment. There are 19 new positions recommended to support strategic goals and growth. He outlined next steps and informed the public that the public hearing for the budget would be held on May 19<sup>th</sup>, the budget workshop on Thursday, May 21<sup>st</sup>, and budget adoption scheduled for June 2<sup>nd</sup>.

He said there were 3 things he wanted to talk about at the workshop: Holly Springs Hopper, Round-Up Program, future Transportation Bond. He asked the Council to email any questions by Monday so that they can be answered prior to the workshop.

*Five-minute recess*

## **2. 2025 Water Quality Report and Other Water Updates**

Rachel Ingham, Utilities and Infrastructure, said the purpose of this was to provide Council and the public an overview of the 2025 Water Quality Report and give an update on drought conditions. She said Holly Springs is committed to providing clean drinking water and is fully

compliant. She said the EPA requires a Water Quality Report which covers things the EPA wants the public to know. It includes information about lead in drinking water, the source of drinking water and other water quality information. She outlined the way the EPA ensures safe drinking water standards through National Primary Drinking Water Regulations and the Safe Drinking Water Act.

Ms. Ingham said Holly Springs' water comes from the Cape Fear River. We currently have up to 5 Million Gallons a Day ("MGD") from Harnett Regional Water with an additional 5 MGD from them in the future. The TriRiver water treatment plant in Sanford will provide an additional 4 MGD. We are permitted to take 2 MGD from Jordan Lake.

Ms. Ingham said to put things in perspective as she discusses contaminants, Parts Per Billion ("PPB") would be the equivalent of a 4-inch hamburger in a chain of hamburgers circling the earth at the equator 2.5 times. Parts Per Trillion ("PPT") is the equivalent of a one-foot square floor tile on a floor the size of Indiana. She said that emerging contaminants right now include Per- and Polyfluoroalkyl Substances, commonly known as PFAS. These are manufactured chemicals used since the 1950s that are found in many common household items. They appear in drinking water at levels of 4-10 PPT, in carpets at levels of 471,000 PPT, in cosmetics at levels of 10,500,000 PPT, and in food packaging at levels of 876,000,000 PPT.

Ms. Ingham said that drinking water regulations are a process that takes years. In 2023 - 2025 PFAS sampling took place to help the EPA determine if regulation was needed. In 2024 a National Primary Drinking Water Regulation set maximum contaminant levels (MCLs) for PFAS, but enforcement does not happen at that point. By 2027 Initial Monitoring and reporting of PFAS levels is required to be completed. Next steps include the implementation of solutions to reduce PFAS in water and the MCLs being fully enforceable in 2029 and beyond, although that is expected to be shifted to 2030. Holly Springs' supplier, Harnett Regional Water, is currently testing, and studying engineering solutions to remove PFAS. The TriRiver Water treatment plant is under construction and will offer granular activated carbon, which is the best treatment method to remove PFAS.

Ms. Ingham said an emerging contaminant that is behind PFAS in the process is 1,4-dioxane, a manufactured chemical used as an industrial solvent in paints, adhesives, detergents, and personal care products. It has been studied since 2013 but there are no current drinking water standards. This is due to the lengthy process, challenges in detecting it in low concentrations, and treatment challenges. This chemical is more difficult to remove from water due to its properties. She said next steps include publishing the 2025 Annual Water Quality Report by May 2026, and launching the Emerging Contaminant page on the website later this month.

Ms. Ingham gave a drought update. As of tonight, Holly Springs is not under water restrictions. Most of the state is under Extreme Drought and staff is monitoring the situation. Residents are encouraged to practice mindful water use to conserve resources. She gave an update on the Sanford Water Filtration Facility, under construction. The site is well underway, and construction is expected to be complete in 2029.

In summary, Ms. Ingham said that Holly Springs is fully compliant with all drinking water regulations and is closely monitoring drought conditions, although not under any drinking water restrictions currently. Harnett Regional Water and TriRiver Water are both taking steps to reduce PFAS in advance of regulatory timelines. The Sanford Water Filtration Facility project is on schedule for completion in early 2029.

Council member Deshazor said he thinks a lot of our residents don't understand how important water is and what is behind it. He would like to explore ways to educate the public about water.

Mayor Kondratick asked about 1-4. Dioxane and the treatments available. Ms. Ingham said there is a treatment called advanced oxidative processes, which is usually a combination of ultraviolet light, hydrogen peroxide and ozone, that can treat it, but it is not a standard treatment. But the Sanford plant left space so it can be installed in the future.

MPT Drees said the website has tips on maximizing water conservation. She asked if the town practices those tips. Randy Harrington, Town Manager, said we have synthetic turf in a lot of areas so watering is not required. We have very limited irrigation areas in town. But he thinks we are practicing what we preach, but if you see something, say something. Ms. Ingham said that there are some exceptions to the irrigation schedule in stage one, for some types of places. You may see someone not following the residential schedule, but it may be because there are exceptions for that use.

### **3. 2027 Mayor and Council Retreat**

Linda McKinney, Town Clerk, said she was seeking feedback from Council on the preferred dates and locations for the 2027 Mayor and Council Retreat. She said the two dates that are being considered are Feb. 4<sup>th</sup> through 6<sup>th</sup>, or February 11<sup>th</sup> through 13<sup>th</sup>. Either way it would be from after lunch on the Thursday to noon on the Saturday. Quotes have been received from four possible venues: The Rizzo in Chapel Hill, The Graylyn and the Kimpton-Cardinal in Winston-Salem, and the Grandover in Greensboro. Ms. McKinney outlined the differences in the venues. The Rizzo is significantly less expensive than the others, although they are all in the mid-\$20k mark. Both the Rizzo and the Graylyn are familiar with our retreats and have a less busy feel which could have fewer distractions than the larger, more urban venues. She said the Rizzo is available the first weekend and, if Council preferred the second choice, would make an effort to free that up for us. Graylyn and Grandover are available either weekend, and Kimpton-Cardinal is only available Feb 4<sup>th</sup> through 6<sup>th</sup>.

Council **said** they would prefer the Rizzo Center and the February 4 -6 dates.

**4. Other Business:** Council member Larson thanked Mr. Harrington for his work on the budget. She said City Vision was last week and had good sessions on Affordable Housing, Disaster Response and Communications. She congratulated the Police Department for National Police Week. She said the Vertical Horizon concert was good. At Sugg Farm Wild about nature is coming up.

Council member Deshazor said there is a men's mental health walk at Apex next Saturday. Second, there's a lot of conversation about Google Fiber. Some people said we should stop them. But the State does not allow us to, and you should reach out to Google directly. They were very responsive last year.

MPT Drees said she was going to put Town Attorney, John Schifano, on the spot about water usage in Holly Springs. Mr. Schifano said we have, by ordinance, a Stage Zero which is odd-even depending on your address. There are a few requirements in the Ordinance. We are always supposed to conserve water. MPT Drees thanked everyone who tuned in for the budget and invited them to speak at the Public Hearing next week.

Mayor Kondratick said he was also at the Vertical Horizon concert, and it was very well done. Also, last night's Police Department awards event was outstanding, and he was honored to be there to honor the Police Department. Coming up this week: Tomorrow he will be at UNC Rex Hospital's celebration of Hospital Week. On Thursday at Parks and Recreation Advisory Committee he will present a Monarch Butterfly proclamation. If you can come, please do. On Friday downtown there will be an art walk. Finally, he commended the members of Council who have been out and about in the community. He knows it is a big commitment of time.

Council member Hewetson said Summer at the Springs is next Friday. A different venue and atmosphere, but fun for the whole family. On the budget video she thanked Mr. Harrington for

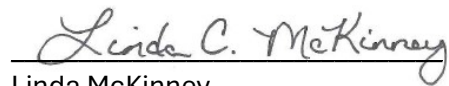
everything he does to put it together. It makes everything that is happening in Holly Springs very exciting. She thanked him for his work on that.

**5. Closed Session:** none.

**5. Adjournment:**

Motion to adjourn was made by Council member Deshazor seconded by Council member Hewetson and passed with a unanimous vote. The May 12, 2026 workshop meeting of the Holly Springs Town Council was adjourned at 7:16 pm.

Respectfully submitted on Tuesday, June 16, 2026.

A handwritten signature in cursive script that reads "Linda C. McKinney". The signature is written in black ink and is positioned above a horizontal line.

Linda McKinney  
Town Clerk