



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, December 7, 2021. Mayor Sears presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and four Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Sears, Mayor Pro Tem Dan Berry, Councilmen Peter Villadsen, and Aaron Wolff, and Councilwoman Christine Kelly.

Council Members absent: Councilman Shaun McGrath.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase, *Assistant Town Manager*; Daniel Weeks, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Jeff Wilson, *Director, IT*; Mathew Mutter, *IT*; Kendra Parrish, *Executive Director of Utilities & Infrastructure*; Aaron Levitt, *Utilities & Infrastructure*; Dirk Siebenbrodt, *Utilities & Infrastructure*; Chris Hills, *Director, Development Services*; Rachel Jones, *Development Services*; Cheryl Caines, *Development Services*; Elizabeth Goodson, *Development Services*; LeeAnn Plumer, *Director, Parks and Recreation*; Adam Huffman, *Parks and Recreation*; Antwan Morrison, *Director, Finance*; Corey Petersohn, *Administration*; Cassie Hack, *Director, Communications*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Jonathan Sherrod, of Kirk of Holly Springs.

4. Agenda Adjustment: The December 7, 2021 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry
Second: Villadsen
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 written comments were received: none.

The following comments were received in person: Tim Sack, former council member, spoke to the history of Holly Springs, and to thank Mayor Sears for his twenty years of service.

RECOGNITIONS

5. NC Recreation and Parks Association Special Citation Award

Michelle Wells, Executive Director of the NC Recreation and Park Association presented a Special Citation Award to town employee Leslie Haney for outstanding dedication to the field of recreation and parks for her actions at the beginning of the pandemic to shift programs to online formats, and for innovative programming throughout the year.

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 Berry, a second by Council member Villadsen and a unanimous vote. The following actions were affected:

6. Minutes – Council approved the minutes of the business meeting held November 30, 2021.

7. Monthly Budget Amendment Report – The Council received the monthly budget amendment report.

A copy of the budget amendment report is attached to these minutes.

NEW BUSINESS

8. Sugg Farm Paving Project (TOHS Proj 21-024)

Aaron Levitt, Utilities and Infrastructure, said that this project was to rehabilitate multiple road sections within Sugg Farm Park, totally approximately 2,900 linear feet. The design was done in-house, so the entire contract is for construction costs. The Town received two bids for this project. The lowest responsive responsible bidder was Turner Asphalt, Inc. Construction is anticipated to start in Spring of 2022.

Mr. Levitt said that this project was in the Community Investment Plan, budgeted at \$130,000. The additional \$124,000 will be funded from savings from existing Parks and Recreation capital projects. He said the current road will be resurfaced, and an existing gravel road section will be surfaced to allow emergency access through the Parks at Bass Lake neighborhood. The road is gated and currently the easement allows for emergency-only use. However, staff is in negotiations with the HOA and expects to bring an agreement before Council that will allow this road to be used as a second exit to alleviate traffic issues for major events such as Holly Fest and July 5th.

Action: Motion to approve project budget.

Motion by: Wolff

Second by: Berry

Vote: unanimous

Action: Motion to award the Sugg Farm Paving Project contract to Turner Asphalt Inc. and provide funding in the amount of \$254,000.00 which consists of the base bid and alternate "A" bid amount of \$230,585 plus \$23,415 in contingency.

Motion by: Berry

Second by: Wolff

Vote: unanimous

9. FUJIFilm Diosynth Biotechnologies Development Plan 21-DP-10

Elizabeth Goodson, Development Services, said the purpose of this item was to consider the Development Plan and Development Agreement for Fujifilm Diosynth Biotechnologies. She showed the location of the project, and reminded Council of the process to date. The project is approximately 152 acres, with 809,000 square feet of Lab/Manufacturing/Warehouse uses. The property is designated Business & Industrial on the Future Land Use Map and zoned RT: Research & Technology.

Rachel Jones, Development Services, explained how this project fit in with the draft Comprehensive Transportation Plan (CTP) update, including the southern access road and the road connecting to Avent Ferry Road. She said a Traffic Impact Analysis studied thirteen intersections, including new site access points. She showed where road improvements are being

done by Oakview Innovation, and where improvements will be made by Fujifilm Diosynth Biotechnologies, and where the site driveways will be. The site will be served by water, reclaimed water, and sanitary sewer.

Ms. Goodson said that greenway easements will be dedicated according to the Parks and Greenway Master Plan. She gave highlights of the Development Agreement including an increased building height, exemption from Architectural and Site Design Requirements, exemption from screening trash/recycling containers that are more than 100 feet from the site boundary, UDO preference to continue under the current UDO or adopt the new UDO, granting a 30-foot sewer easement, and dedicating greenway easements.

Planning Board Representative Courtney Patterson said that Planning Board recommended approval with a vote of 6-0. She said the Planning Board discussed traffic.

Kenneth Bilenberg, FUJIFilm Diosynth Biotechnologies, spoke for the applicant. He gave an overview of the company including FY2020 revenue of \$20.3 billion. He described Fujifilm's healthcare division and said that Fujifilm Diosynth Biotechnologies has six locations and 3,400 employees. This facility will be the largest end-to-end biopharmaceutical manufacturing facility in North America. He said the reclaimed water project, and the willingness to support sustainability played into their decision to move here. Production is projected to ramp up in the fourth quarter of 2025. The facility will employ 725 people when fully operational. He showed what the campus and buildings would look like when complete and stressed the company's focus on sustainability, including LEED Gold Certification for the campus. He described the layout of the campus. He said their purpose was "to be the largest cell culture CDMO facility in North America, designed with sustainability as its core." He thanked Council for their support of this project.

Action: Motion to approve Development Plan for Fujifilm Diosynth Biotechnologies with the conditions stated in the attachment.

Motion by: Kelly

Second by: Berry

Vote: unanimous

Action: Motion to approve Development Agreement for Fujifilm Diosynth Biotechnologies.

Motion by: Villadsen

Second by: Wolff

Vote: unanimous

ORGANIZATIONAL MEETING

10. Recognition of outgoing Mayor and Council Members

Randy Harrington, Town Manager, spoke about the service to the Town by Council members Christine Kelly and Pete Villadsen, who are rotating off Council. Staff presented them with tokens of appreciation, and they each spoke a few words.

Mr. Harrington, spoke of Mayor Sears' long tenure as Mayor of Holly Springs, and the many accomplishments during his tenure. He said that staff and Council wanted to recognize his service with a special gift. He was presented with a rocking chair with the Town Seal and other gifts. Mayor Sears spoke a few words.

11. Oaths of Office

Justice Tamara Barringer, NC Supreme Court, administered the Oath of Office to Mayor Sean Mayefskie. Town Clerk Linda McKinney administered the Oath of Office to Council members Kristi Bennett, Dan Berry, and Timothy Forrest.

A new quorum was established as the mayor and four council members were present as the meeting resumed.

Council Members Present: Mayor Mayefskie, Council members Dan Berry, Aaron Wolff, Timothy Forrest, and Kristi Bennett

Council Members Absent: Shaun McGrath

12. Election of Mayor Pro Tem

Mayor Mayefskie said that he had discussed the position of Mayor Pro Tem with each council member, and the consensus was for Dan Berry to continue in the role.

Action: Motion to elect Dan Berry as Mayor Pro Tem.

Motion by: Wolff

Second by: Forrest

Vote: unanimous

13. Confirmation of Mayoral Appointments to Area Boards and Committees

Mayor Mayefskie said that he had spoken with Council members about their preferences for serving on various boards and committees, and members had volunteered for the positions, as listed in the chart below. He asked for a motion.

Action: Motion to appoint the following people to the following groups:

Committee or Board	Lead	Alternate
Triangle J Council of Governments Board Members	Tim Forest	Aaron Wolff
Transportation Advisory Committee of CAMPO	Shaun McGrath	Sean Mayefskie
Parks & Recreation Advisory Committee	Kristi Bennett	Tim Forest
Technical Review Committee	Dan Berry	Kristi Bennett
Tree Advisory Committee	Aaron Wolff	Kristi Bennett
Legislative Action Committee	Dan Berry & Aaron Wolff	
Town Council NonProfit Grants Committee	Dan Berry & Aaron Wolff	
Landfill Working Group	Shaun McGrath & Aaron Wolff	

Motion by: Berry

Second by: Wolff

Vote: unanimous

Timothy Forrest said he would like to join Council Member Wolff on the *ad hoc* Affordable Housing Committee.

Action: Motion to appoint Council member Forrest as an alternate to the Affordable Housing Committee.

Motion by: Forrest

Second by: Wolff
Vote: unanimous

Mayor Mayefskie said he wanted to confirm that MPT Berry would continue to serve as the Council liaison to the general audit. Council agreed, and MPT Berry accepted the position.

14. Adopt the Calendar Year 2022 Town Council Meeting Schedule

Town Clerk, Linda McKinney said that Council adopts its official schedule of meetings at the first meeting in December and files it with the Clerk's Office. Council will hold business meetings on the first and third Tuesday of each month, and workshop meetings on the second Tuesday of each month with the following changes, recommended by the Town Manager:

- Cancelling the first Tuesday meeting in July due to the Independence Day holiday;
- Cancelling the first Tuesday meeting in August and the August workshop meeting as a reduced summer meeting schedule.

Action: Motion to adopt the 2022 Town Council Meeting Schedule as stated in the agenda packet.

Motion by: Forrest
Second by: Bennett
Vote: unanimous

OTHER BUSINESS

Mayor Mayefskie said that we want to remember Pearl Harbor, and he thanked the men and women who have served, including Council members McGrath and Forrest and former Mayor Dick Sears, and those in the audience. He thanked Justice Barringer for taking the time to come out tonight, and his family for their support. And he thanked staff for their work in getting him up to speed.

Council member Bennett said she was grateful to her family for supporting her in this endeavor. She said Holly Springs is a very special place and she is excited to get to work.

Council member Forrest thanked his wife and family for their support, and the friends and neighbors including the Boy Scouts who attended to support him. He thanked Council member Bennett and Mayor Mayefskie for their support, and MPT Berry for his mentorship. He thanked Representative Paré for encouraging him to run for office, and the residents for voting. He thanked Town Manager Randy Harrington and all the staff for being welcoming and getting them up to speed. He said he was excited to get to work.

Council member Wolff said it was strange to move from the "new kid" to the experienced one in the blink of an eye. He thanked staff and said that their hard work makes Council's job easier. He encouraged the new Council members to lean on staff. He thanked the Clerk and Deputy Clerk for helping decorate the Town Council tree at the Ting Park Tree Trail. He thanked Parks & Recreation for putting on the event, and Chief Smith for bringing Santa to town to visit the neighborhoods.

MPT Berry thanked his wife and family for their support. He thanked his parents and friends, his campaign team, and his volunteers. He said he would not be able to do this without their support and assistance. He looks forward to another four years of serving the community.

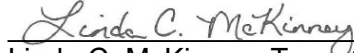
MANAGER'S REPORT

Randy Harrington, Town Manager, said he did not have a report tonight. He congratulated the new council members on their election and swearing in and said that staff looks forward to working with them in the years ahead.

CLOSED SESSION: none.

Adjournment: MPT Berry made a motion to adjourn at 8:25 pm. It was seconded by Council member Wolff and passed with a unanimous vote.

Respectfully Submitted on Tuesday, December 21, 2021.

A handwritten signature in cursive script, reading "Linda C. McKinney", is written over a horizontal line.

Linda C. McKinney, Town Clerk

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