



MINUTES

The Holly Springs Town Council held a workshop meeting on Tuesday, December 14, 2021 at the Law Enforcement Center and via livestream. Mayor Mayefskie presided, calling the meeting to order at 6:00 p.m. A quorum was established as the Mayor and four Council members were present as the meeting opened, and one Council member was present via livestream.

Council Members Present in the room: Mayor Sean Mayefskie, Mayor Pro Tem Dan Berry, and Council members Aaron Wolff, Timothy Forrest, and Kristi Bennett. Council Member Shaun McGrath participated via livestream.

Council Members Absent: None.

Parks and Recreation Advisory Committee Members Present: Jason Guetgemann, Jodi Carey and Chris Cook,

Staff Members Present: Randy Harrington, Town Manager; Daniel Weeks, Assistant Town Manager; Scott Chase, Assistant Town Manager; Corey Petersohn, Administration; Cassie Hack, Director Communications and Marketing; Jeff Wilson, IT Director; John Schifano, Town Attorney; LeeAnn Plumer, Director Parks and Recreation; Chris Hills, Director, Development Services; Sean Ryan, Development Services; Kendra Parrish, Executive Director, Utilities and Infrastructure; Tim Athy, Utilities and Infrastructure; Aaron Levitt, Utilities and Infrastructure, Matthew Mutter, IT, and Kathy White, Deputy Town Clerk (recording the minutes);.

1. Overview: Randy Harrington, Town Manager, gave an overview of the meeting agenda.

2. Cass Holt Park Concept

LeeAnn Plumer, Director, Parks and Recreation, introduced the consultants from CLH, Holly Waterman, and Bill Hamilton. Mr. Hamilton started the presentation by talking about the CLH team and gave a general overview of the Cass Holt Park project, explaining they have had several community input sessions. Through those, they were to determine the most desired features and have now narrowed the master plan down to a final concept. The park area offers lots of options for active and passive recreation opportunities. Ms. Waterman then explained the walking paths that will bring people into the park to the different amenities. The proposed building will have three gymnasiums as well as an indoor aquatic facility. They plan to have outdoor exercise areas, 6 pickleball courts, basketball courts and two multi-purpose fields. These amenities will be centered around the building for safety purposes. There will be a playground and splashpad. Parking will be on the periphery of the main building. There will be three smaller storm ponds that will blend into the park. There will also be smaller picnic areas scattered around the area, closer to parking for convenience. They intend to preserve the existing forest and pond area, and will create more buffers between the park and Cass Holt Rd. Also, they will add a small restroom and pavilion in addition to those found in the main building.

Discussion continued as she explained that this park would be constructed in phases as funding becomes available. They discussed the size of the fields and buildings, questioning whether three fields are necessary and expressed concerns about funding for the park when

there are two other masterplans out there already. Council member Bennet expressed concerns about bathroom locations, and having the splashpad and playground so close together. They discussed the need for fencing around the park, and removing the house. Council member McGrath expressed concerns about funding the aquatic center, saying a funding partner would help.

Mr. Harrington said that he appreciated the feedback from the Council, and staff would take all of the questions and comments and fine tune the project.

3. 2022 Annual Retreat Planning

Randy Harrington, Town Manager, said the purpose of this discussion was to consider topics for the Annual Retreat, and to choose the date and place for the retreat. The four proposed locations are Pine Needles in Southern Pines, Rizzo Center in Chapel Hill, the Double Tree in New Bern, and the Carolina Inn in Pinehurst.

Consensus of Council was to hold the retreat at Pine Needles on February 3rd - 5th.

They then discussed the potential topics of discussion for the retreat, such as Team Building, Strategic Plan updates, Pay Classification Study results, the Transportation Bond and Non-Bond project prioritization, the Cass Holt Park Master Plan and other park plans, the 311 Customer Care Model, FY 23 Budget Outlook, the New Yard Waste Collection system, and the new Public Works Campus. Other topics identified by the Mayor and Council were upcoming utility needs and the costs involved, the Stormwater rate increase that is coming in the next year, and prioritizing the water and sewer maintenance needs.

Corey Petersohn then explained the Strategic Plan, starting at the Vision, continuing to the Strategic Priority Areas, the Goals, the Initiatives and finally the Actions. He talked about the timeline of the Plan. The Council agreed that the current Vision Statement fits their description of the Town. He described the Strategic Priority Areas. Councilmember Forrest questioned using the word balanced in the Responsible and Balanced Growth. Mayor Pro Tem Berry explained why he thought it was important to leave that word in. Councilmember Wolff said another word that could be used would be Sustainable.

Some ideas under Engaged, Healthy and Active Community were forming an Arts Council, an Events Committee, other staff to fulfill the ever-growing needs of the Town and its growing population, and seeking vendor partnerships for Town events.

4. Unified Development Ordinance (UDO) Rewrite Next Steps – Zoning Map Update

Chris Hills, Director, Development Services, said the purpose of this item was to share information about the updating of the Zoning Map needed with the UDO Rewrite. He introduced Sean Ryan, who gave an overview of the Zoning Mapping process and timeline of the UDO Adoption process.

5. Holly Springs Rd. Phase II Transportation Bond Project Bid Update

Kendra Parrish, Executive Director of Utilities and Infrastructure, said that four bids were recently received for the Holly Springs Road Phase II Transportation Bond Project. All the bids were significantly over the current project budget. She explained the steps to building a bond project. She explained how the project costs increased from \$11.1m to \$18.7 million from 2018 to 2020, due to the escalation of construction costs. She then explained how the project has

progressed through \$4.1 million CAMPO Grants, Community Engagement meetings, Phase Right-of-Way Acquisition, early agency meetings and early private utility meetings. She pointed out that there have been changes and challenges along the way, such as changes to a wider sidewalk design, water and sewer improvements, a Roundabout & Holly Ridge school entrance. Challenges were two bridge redesigns, NCDOT & Army Corps of Engineers Permits and Authorizations, and COVID-19 supply chain issues.

Ms. Parrish then explained the Bid process, explaining that they had 4 bids that were very close to each other, proving they were within market costs. She then showed how expenses increased from the early 2020 estimates of \$21.1 million to \$37.2 million for a difference of \$16.1 million. She spoke about ways to close the funding gap and the trade-offs involved with those options. She also said in talking with NCDOT, staff has learned that the bids received for their projects came in high the same way, to the extent that some of NCDOT's projects are going to be delayed by 10 years.

Councilmember Forrest asked for clarification on Town Street Reserves. Ms. Parrish explained how Powell Bill Funds are generated and used.

Ms. Parrish explained the next steps, saying that they're asking for a bid extension, working with CAMPO and NCDOT grant funding opportunities, and pursuing value engineering options for cost savings. They will bring a recommended gap funding option to Council in January or February.

Mayor Pro Tem Berry asked for clarification on what has been spent to date on this project. They discussed what would happen to other transportation projects if this project is completed at the higher costs.

Council member McGrath said that he feels we need to look to CAMPO to fund this deficit. They are spending much more money in northern Wake County on light rail and not as much in South Wake.

OPEN DISCUSSION

Mayor Mayefskie said these are unprecedented times, and he wonders if we need to allow virtual meetings so that Council members can vote while they're on vacation or away on business. Mayor Pro Tem Berry feels that the Council functions better when they're in person and engaged, but he's open to reviewing the policy. Council member Wolff agreed, saying that having to be away from a meeting happens, but it's a choice. Mayor Pro Tem Berry asked Jeff Wilson, IT Director, if there is a better way to run a virtual meeting so it makes the absent people appear more engaged, and not just a voice over a speaker. Mayor Mayefskie asked John Schifano, Town Attorney what the legal requirements/restrictions are for a virtual meeting, and directed him to draft a new policy on virtual meetings and bring it to the Council at the next meeting.

Council Member Forrest brought up and discussed early voting for the next election, and asked what would be necessary to make Holly Springs an early voting site, and what the costs

would be. The merits vs. the costs were discussed. Mr. Harrington said he would work with Linda McKinney, Town Clerk, to look into alternate sites for early voting and the costs involved.

Council member Forrest asked when the newly elected officials would be brought up to date on the confidential Economic Development information that the previous Council has discussed. Daniel Weeks, Assistant Town Manager said they would be updated in the January 4th Closed Session.

Closed Session: none.

5. Adjournment: There being no further business, Motion to adjourn was made by Mayor Pro Tem Berry seconded by Council member Wolff and passed with a unanimous vote. The December 14, 2021 workshop meeting of the Holly Springs Town Council was adjourned at 8:39 pm.

Respectfully Submitted on Tuesday, December 21, 2021.

A handwritten signature in cursive script that reads "Kathryn L. White".

Kathy White
Deputy Town Clerk