



Holly Springs Town Council  
7:00 PM **Tuesday, June 16, 2026**

Regular Meeting  
Holly Springs Town Hall Council Chambers  
128 S. Main Street, 2<sup>nd</sup> Floor

## **MINUTES**

The Holly Springs Town Council met in regular session on Tuesday, June 16, 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 Mike 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, *Director, Office of Budget and Sustainability*; Cassie Hack, *Director, Communications and Marketing*; LeeAnn Plumer, *Director, Parks & Recreation*; Kendra Parrish, *Executive Director of Utilities and Infrastructure*; Tina Stroupe, *Finance Director*; Chris Hills, *Director of Development Services*; Sean Ryan, *Development Services*; Jeff Wilson, *Director of IT*; Irena Krstanovic, *Director, Economic Development*; LeRoy Smith, *Fire Chief*; Paul Liquorie, *Police Chief*.

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

**4. Agenda Adjustment:** The June 16, 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 person:

Melisa Kelsey, 508 Arbor Creek Dr., asked Council to adopt a stricter approach to spending and not to fund nonessential programs. She asked them to decrease spending, eliminate special projects, remove grants from the budget, and audit operational costs to trim unnecessary expenditures.

Brian Kelsey, 508 Arbor Creek Dr., said he thinks the critical trajectory of the town needs to be addressed. He said over 25 years Holly Springs has transformed completely. The velocity of expansion has outpaced the identity of the Town. He said residents' comments are ignored by boards and staff and things are built in favor of developers. He said a bloated tax base does not guarantee a vibrant community. He asked Council to stop growth.

Donna Friend, 112 Split Trunk Path, said she was here to say thank you for the grant to Pride of Holly Springs Committee. She said that Parks & Recreation were amazing to deal with. They found a

great location for the bench. Pride of Holly Springs obtained matching funds for the grant. And the Town assisted with the wording of the plaque, which will say “In celebration of Love. Donated by Pride of Holly Springs Committee 2026.”

Joan Zahornacky-Cooper, Fawn Hoof Trail, said she was a volunteer coordinator with the Red Cross dealing with people who are displaced from their homes. She said on April 21<sup>st</sup> a local family was displaced through a fire. She was their case worker and connected them with resources, NeighborUp, Food Cupboard and others. This case is notable because of all the assistance they received. But from the beginning they said they wanted to stay in Holly Springs. She would like the Town to donate more than \$2,000 to NeighborUp. She would like the donation increased to \$20,000. She also asked what the Town is doing about affordable housing. Building more houses is not working. She would like the Town to find out what works and do that. She would like staff members dedicated to this. And she suggested that all developments designate a small quantity of units to be affordable.

The following public comments were received in writing: two comments from Heather and Josh Dolinger regarding Happy Hunting development; one comment requesting a three-way stop sign at Quarry Rock, Presley Snow, and Chieftain.

## **Recognitions**

### **5. Holly Springs High School Women’s Soccer State Champions**

Mayor Kondratick congratulated the Holly Springs High School Women’s Soccer team on winning the State Championship, and presented a proclamation to the Coach and team members who were present.

### **6. Juneteenth Proclamation**

Mayor Kondratick proclaimed June 19, 2026 as Juneteenth in Holly Springs and presented proclamations to the Holly Springs ML King Jr. Committee and members of the NAACP. Furman Beckwith, MLK Jr. Committee, and Kelli Wilhelm, President of the Raleigh Apex NAACP, said a few words.

### **7. July is Parks and Recreation Month**

Mayor Kondratick proclaimed July as Parks and Recreation Month in Holly Springs and presented the proclamation to members of the Parks and Recreation Advisory Committee and the Parks and Recreation Staff.

Val Atkins, Chair of PRAC invited the committee up and spoke a few words about the work of the committee. LeeAnn Plumer spoke about events and programs in Parks & Recreation and thanked the staff, volunteers, coaches, instructors, and other partners who work with the department. She invited the community to the July 5<sup>th</sup> celebration, and other upcoming events.

## **REQUESTS AND COMMUNICATIONS**

### **8. Festival Street Design Project Overview**

Sean Ryan, Development Services, said this item was to update Council on the Avent Ferry Road Festival Street concept design project, and receive feedback from Council on elements they would like to consider as design concepts are developed. He introduced Robert Beale from Bolton and Menk.

Mr. Beale showed an overview of the area where the Festival Street will be. The project will transform the block into a flexible pedestrian-priority civic space. While the street would be open for daily use, there would be the ability to temporarily close it for events. They said they are working toward a community focused design to improve pedestrian safety and walkability, which incorporates traffic calming and moves overhead utilities underground. He outlined the project schedule with concept design and prototyping this summer, construction drawings in the fall, and construction to start in winter of 2027.

Mr. Beale outlined the public engagement taking place throughout the life of the project, from stakeholder/property owner meetings, community meetings, an online survey, and a community prototyping event in August. He said that staff had provided inspiration photos of various ways a Festival Street could look as part of the design approach, and he showed them to Council and asked for their reactions.

Council member Larson said she likes artscapes and having a draw to bring people downtown. Council member Deshazor said the hospital lights up in sport team colors, Town Hall can light up like that. If the street could light up that way it would be great. Council member Hewetson said she likes the lighting because it changes the space from looking like a street.

Council member Deshazor said he liked the pavement on the 3<sup>rd</sup> St. Promenade example. It looks more like a festival street. Council member Hewetson said some kind of lights overhead feels like a necessity to her. Council member Foster said she likes the different pavement. She liked the example that had lights in the trees as a way to separate sidewalks from the street. She likes the natural benches in the Salt Lake City version, but maybe we could have them in Holly Springs colors. MPT Drees said that providing shade is important – especially natural shade from trees. Council member Foster said that shade will help tie it all together.

Mr. Beale explained what residents could expect from the prototyping event where the street would be transformed into a temporary demonstration space to test design concepts in a real-world setting and allow participants to share feedback and perspectives in real time, as well as experiencing what the “interventions” would feel like. This will be held on August 21<sup>st</sup>, and he invited the community to come out for it, during Summer at the Springs.

Mr. Beale said that next steps include various stakeholder meetings and outreach opportunities, with a plan of presenting to Council at the September 8<sup>th</sup> Council meeting.

## **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:

9. May 19, 2026 Business Meeting and May 12 and 21, 2026 Workshop Meeting Minutes – Council approved the minutes of the May 19, 2026 Business Meeting, the May 12, 2026 Workshop Meeting, and the May 21, 2026 Workshop Meeting.

10. End of Year Budget Amendments - The Council approved end of year budget amendments and adopted associated capital project ordinances, and adopted Resolution 26-22 Designating Official Depositories, and accepted a North Carolina Great Trails State grant for \$300,000.

*Copies of Budget Amendments, Ordinances 26-20, 26-21, 26-22, and Resolution 26-22 are attached to these minutes.*

11. Voluntary Annexation A25-10 Veridea S. Village East – The Council adopted Resolution 26-21 directing the Town Clerk to investigate the sufficiency of annexation petition A25-10, and setting the public hearing for July 21, 2026.

*A copy of Resolution 26-21 is attached to these minutes.*

12. Engineering Design and Construction Standards Supplement #15

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

13. Holly Springs Rd. (Central) Design Change Order #5

The Council awarded design contract Change Order #5 to Kimley-Horn, and authorized the Town Manager to sign and execute the change order in the amount of \$24,000, and to execute any change orders for the design contract within the approved design project budget.

## **PUBLIC HEARINGS**

### **14. Consideration of a Moratorium on Data Centers**

Sean Ryan, Development Services, said the purpose of this item was for Council to consider an up to 12-month moratorium on the acceptance, processing, and approval, of development applications for data centers. He said Data Centers as a use was added to the Unified Development Ordinance (UDO) in 2011 and defined during the 2020-21 UDO update process. The use has changed substantially over the last several years and modern data centers require considerable amounts of electricity and water, which can result in local impacts to residents and communities near the facilities. He read the definition of a Data Center in the current UDO, and outlined how it is out of date.

Mr. Ryan said the General Statute §160D-107 allows local governments to adopt temporary moratoria. The duration must be reasonable, must include the proposed actions to be taken, and must have a public hearing prior to consideration. He said the proposed actions were to study, develop, and consider appropriate amendments to the UDO and related policies. These considerations may include impacts on water consumption, energy demand, backup power generation, noise/vibration, land use compatibility, and transportation infrastructure. He said that staff proposes the Land Use Advisory Committee serve as the body to consider appropriate amendments. They will establish a regular cadence of meetings to review staff findings and research, consider community and stakeholder feedback, and make a recommendation to Town Council. He said that the moratorium could expire earlier than 12 months, if the work is completed before then.

MPT Drees asked about the timeline. Mr. Ryan said it is important to take our time and do it correctly. It is likely that the first 8-9 months will be taken up with research and stakeholder and community input, and use the rest of that 12-month period to solidify the recommendation from the Committee and then go through the adoption process, which is about a 2 ½ to 3-month process.

Council member Hewetson asked if staff saw this as a moving target because this is changing so quickly. Mr. Ryan said that with everything in the UDO we watch for changes and adjust. This is such a big new issue that we think it is important to have a good baseline to start with.

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

Jai Butts, 3007 Forest Village Dr., said the name of Holly Springs derives from water sources, and data centers could endanger that water. Data Centers use a lot of water and if data centers are allowed, they can impact our water. They put a strain on the grid and other infrastructure. People spoke at public comment about infrastructure problems, and data centers will make that worse. He said he was speaking in support of this moratorium.

Melisa Kelsey, 508 Arbor Creek, said she was here to support the moratorium. She has serious concerns about the impacts these facilities may have on quality of life, water supply, utility costs, and the local job market. She spoke of the amounts of water and energy they use. Without alternative water sources, these centers draw from current municipal supplies. Communities have seen utility costs rise due to this demand. She said data centers are loud and make poor neighbors. She said noise impacts can extend hundreds of feet, and cause adverse effects such as sleep disruption and other health concerns, and can undermine property values. She said the promised employment benefits often do not materialize. She said the community bears the burden without receiving the benefit. She asked Council to vote yes on the moratorium.

Mayor Kondratick closed the public hearing.

Council member Deshazor said he would like to see a broader definition of a data center. He has read about data centers renting out space in residential homes. This area is changing so quickly we

need to consider all aspects. Council member Larson thanked staff for being proactive in bringing this up now.

MPT Drees said she is not a fan of moratoriums, but in this case she agrees because we are taking a moment to evaluate the impact on the residents and resources. She asked staff to prioritize this. She said priority 1 is to get it right, but priority 2 is to do it quickly.

Council member Foster said it is responsible to take the time to look into this. As we are expanding our water and sewer operations, we want to keep our standards where they are.

Council member Hewetson said the technology is changing all the time. She thinks this is the responsible thing to do, to understand what it is and how it will affect Holly Springs. She also agrees that we should make sure we are thorough in understanding what the UDO will look like moving forward.

**Action:** Motion to adopt Ordinance 26-19 to approve an up to 12-month moratorium on the acceptance, processing, and approval of development applications for data center, cryptocurrency mining, data processing, and other uses associated with data centers as specific uses within the Town of Holly Springs corporate limits and its extraterritorial jurisdiction.

**Motion:** Hewetson

**Second:** Deshazor

**Vote:** unanimous

## **NEW BUSINESS**

### **15. Bridge Naming Endorsement in Honor of Deputy Mark R. Tucker**

Linda McKinney, Town Clerk, said this item was to consider a resolution endorsing naming a bridge on Holly Springs Road in honor of Deputy Mark R. Tucker. She said the town was approached by the Wake County Fraternal Order of Police Lodge 41 who were seeking to have NCDOT name the bridge on Holly Springs Road over NC 540 named to honor Deputy Tucker, who was killed in action near that spot in 2004. She showed the location of the bridge. She outlined the NCDOT requirements for such a naming and said the applicant has completed the application, collected the required letters of recommendation, verified the families support, and raised the funds to pay the NCDOT administrative fee. The steps required of the Town, if they are in support of this naming, are to pass the resolution unanimously, and to supply a copy of the minutes showing the adoption of that resolution.

**Action:** Motion to adopt Resolution 26-20 endorsing the naming of the Holly Springs Road bridge over NC 540 in honor of Deputy Mark R. Tucker.

**Motion:** Deshazor

**Second:** Larson

**Vote:** unanimous

*A copy of Resolution 26-20 is attached to these minutes.*

## **OTHER BUSINESS**

Council member Foster said she was excited about the Festival Street, and it tied together nicely with honoring Parks & Recreation.

Council member Hewetson said we are heading into summer and lots of events. Parks & Recreation mentioned July 5th and also Summer at the Springs on Aug. 21<sup>st</sup>. But she invited people to check out other events, and have a good summer.

Mayor Kondratick offered his congratulations to the MLK Jr. Committee for a wonderful Juneteenth event. He said that Thursday the 25<sup>th</sup> is our Avent Ferry Rd. Widening Phase 2 Community meeting at Holly Grove Middle and he invited people to come to that.

MPT Drees said she was honored to be part of endorsing the bridge naming. She said the Holly Springs Police Department had a great program last night about children's online safety. They do events like this throughout the year, and she invited people to participate.

Council member Deshazor thanked everyone who came out to the Juneteenth event. It was a great event. He said it's not just an event; it's a celebration. He said to the commenter who asked Council to address affordable housing and prices, we have been working on this. It will not happen overnight. It is not quick. But they as a Council have been working on it since the retreat last February. He said the Middle Creek Greenway is getting flashing beacons at the crosswalk. And now pedestrian flags have been installed.

Council member Larson said Chief Liquorie was at the Salamanders game for an e-bike event, and a lot of kids and parents were there. Please continue to educate the youth and parents. She thanked staff for the e-bike FAQ on the website. June 18<sup>th</sup> is national go fishing day and there is an event at Bass Lake that day. June 19<sup>th</sup> Summer at the Springs features the Joe Hero Band and there is a Pride event at Womble. She wished Happy Father's Day to all the dads.

### **MANAGER'S REPORT**

Randy Harrington, Town Manager, said he had five items. Summer at the Springs will have Joe Hero at the next one. He informed the public that for the July 4<sup>th</sup> weekend – town offices will be closed on Friday, July 3<sup>rd</sup>. He said that service changes will be posted on social media soon. On July 5<sup>th</sup> we will celebrate the nation's 250<sup>th</sup> anniversary and the Town's 150<sup>th</sup>. There will be enhanced fireworks and special glasses for viewing them. There will be some historical banners to walk through and experience our history. There will be entertainers roving throughout the evening and attendees will have the opportunity to sign up for text messages during the event. We expect a large crowd. Parking can be a challenge, so we appreciate everyone's patience. But it's a great experience. You can also walk or bike to the park.

He said the Avent Ferry Festival Street community meeting will be on Wed. July 15<sup>th</sup> in Town Hall from 6-8. And the Holly Springs Hopper will begin Saturday service from 9 am – 10 pm starting on July 11<sup>th</sup>.

**CLOSED SESSION:** Council entered into closed session pursuant to N.C.G.S. 143-318.11(a)(4) to discuss an economic incentive, with a motion by Council member Hewetson, a second by MPT Drees, and a unanimous vote.

Motion to leave closed session was made by Council member Deshazor with a second by Council member Hewetson and a unanimous vote.

**Adjournment:** Council member Deshazor made a motion to adjourn at 8:40 pm. It was seconded by Council member Hewetson and passed with a unanimous vote.

Respectfully submitted on Tuesday, July 21, 2026.



Linda C. McKinney, Town Clerk

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