



Holly Springs Town Council  
7:00 PM **Tuesday, September 6, 2022**

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, September 6, 2022. Mayor Mayefskie 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 Mayefskie, Mayor Pro Tem Dan Berry, Council members Aaron Wolff, Timothy Forrest, and Kristi Bennett.

**Council Member Present by Electronic Means:** Council member Shaun McGrath.

**Council Member Absent:** none.

**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); Mathew Mutter, *IT*; Jaime Joyner, *Director Human Resources*; Kendra Parrish, *Director, Utilities and Infrastructure*; Rachel Ingham, *Utilities and Infrastructure*; Kimberly Keys, *Utilities and Infrastructure*; Chris Hills, *Director, Development Services*; Paige Scott, *Director, Public Works*; Irena Krstanovic, *Director, Economic Development*; LeeAnn Plummer, *Director, Parks and Recreation*; LeRoy Smith, *Fire Chief*; Corey Petersohn, *Administration*; Tamara Ward, *Communications*; Kelly Miller, *Communications*; Kathy White, *Deputy Clerk*.

**2. and 3.** The Pledge of Allegiance was recited followed by a remembrance for former Mayor Dick Sears followed by a moment of silence.

**4. Agenda Adjustment:** The September 6, 2022 meeting agenda was adopted with changes, if any, as listed: none.

**Motion:** Berry

**Second:** Forrest

**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 comment was received in writing: one comment suggesting alternative transportation ideas.

The following comments were received in person: none

## **RECOGNITIONS**

### **5. Preparedness Month**

Fire Chief Smith said that this proclamation was to get people thinking about winter and the hurricane season, and to get prepared. He said if the residents wanted any help from the Fire Department to contact them.

Mayor Mayefskie said that the federal government began recognizing September as Preparedness Month after the events of September 11, 2022. He proclaimed September as Preparedness Month in Holly Springs and presented the proclamation to Fire Chief Smith.

## **REQUESTS AND COMMUNICATIONS**

### **6. South Wake Landfill Update**

Paige Scott, Director Public Works, introduced John Roberson, Solid Waste Management Director and John Hamlin, Senior Communications Consultant, both with Wake County, to give Council and update on the South Wake Landfill. She gave an overview of the work done by Council to this point to collaborate with the Landfill to reduce odor complaints.

Mr. Roberson said he was going to talk about improvements and investments made to the landfill by GFL and Wake County, report on odor reporting trends, and Town metrics, and Mr. Hamlin would talk about communications. He said they were using full dirt and tarp cover every day, prioritizing odor reduction over other goals. He said that dirt and tarps are doing a better job of controlling the odor that the Posi-shell did. He said the exposed face is smaller, and is closing earlier each day. He said that timely repairs when weather causes erosion keeps the closed sections closed and helps to keep odors trapped inside. He outlined some other improvements made by GFL.

Mr. Roberson said that Wake County improvements include working with Greenway Waste to control odors at the neighboring construction and demolition landfill. The County has also invested in advanced technologies such as Envirosuite weather stations and eNose sensors, and an aggressive expansion of landfill gas collection with over 100 wells and a full-time landfill gas technician.

Mr. Roberson talked about the odor reporting trends saying that since December 2021 reporting has been below the monthly reporting threshold of 100 odor reports. He compared the total number of reports from 2018 to 2021 and the first six months of 2022.

Mr. Roberson said the landfill metrics arrived at through working with Holly Springs Town Council and staff were used to guide their efforts to minimize odor. He gave an example of how the daily reports were used to create monthly reports. He said the report was generated by consultants and the County and GFL use the information to consider how they can prevent future issues.

John Hamlin, Senior Communications Consultant said that they have overhauled the Landfill Website to separate information for trash haulers from information for residents, and the new one includes a more prominent "Report an Odor" button. He said the newsletter has been relaunched to answer questions, listen to concerns and share the latest progress on issues that matter to residents. He then shared statistics on how many people read the newsletter. He reported on the South Wake Landfill Citizens Committee and how they share the information outside of the committee. The next meeting of the committee will be Wednesday, September 28<sup>th</sup> and will be hybrid – online and at the South Wake Landfill Field Office. He said they are considering expanding membership in this committee.

Mr. Roberson said the goal is to minimize the frequency and duration of odor issues around the landfill.

Council member Wolff said he was glad to have this information shared with the public. He said this was an example of how government is supposed to work, and we should celebrate it. He said working together Wake County and Holly Springs have greatly improved the issue, very quickly. He acknowledged the work of CM McGrath and CM Kelly, and the ongoing work of the Landfill Working Group. While the work is not complete, there has been a lot of progress in a short period of time. It is no longer a "hot button issue" which means it is a success we should celebrate.

Council member McGrath thanked Mr. Roberson and Mr. Hamlin for the past years of partnership. He said GFL also stepped up to the plate as a partner to try to remedy some of these problems.

MPT Berry said that tangible progress is his barometer of success. He said we have seen tangible progress in the metrics, which is why it is so important to have these charts showing improvement. He had not smelled the landfill in a long time, when the last time he went to the

convenience center, he smelled the dump at the New Hill Shopping Center, but could not smell it when he got to the convenience center. He wondered what that issue was. But that was an exception, and he was appreciative of the work they had done. Mr. Roberson said last Thursday was a wind direction issue.

Council member McGrath asked Mr. Roberson to share more about the eNose sensors. Mr. Roberson said that the six eNose sensors are on the landfill property and outside of it. They are still monitoring them and learning how to use the data and they hope to provide better data at the next working group meeting.

Randy Harrington, Town Manager, said he also wanted to recognize John Mullis, who was the staff lead on this. He has left the Town for a promotion in another municipality, but was instrumental in working with Mr. Roberson and Mr. Hamlin to get this work done. He thanked them for the partnership. He thanked Council and the County Commissioners for working together with them and with GFL to work on solving this issue.

## **7. Seasonal Loose Leaf Collection**

Paige Scott, Director Public Works, said that the purpose of this item was to provide an update on the seasonal loose leaf and yard waste collection schedule. She said that seasonal collection for leaves and yard waste begins November 1<sup>st</sup> and concludes on February 24<sup>th</sup>. The department is moving from street-specific scheduling to sweep zone scheduling. Residents will receive monthly loose leaf collections services. There will be a communications campaign to educate and inform residents of the updated collection schedule and the zones. She showed a map of the zones and listed the weeks that each zone would receive collection.

Ms. Paige explained that this schedule has built-in equipment maintenance periods to reduce equipment downtime and provide operational reliability throughout the season. The zones were designed to equalize anticipated volumes so that the department can meet residents' expectations. Ms. Paige said that this mirrors the model followed by Cary and Raleigh who have implemented sweep zones. Cary has 3 pickups per season, and Raleigh 2 compared to Holly Springs' 4 collections.

Ms. Paige said that the change will be communicated to residents with a mailer near the end of October, an article in The Source newsletter, NewsFlash emails and text messages, public outreach at informative events, through the website and social media, in Suburban Living Magazine's November issue, and through outreach to Homeowner Associations.

MPT Berry said this is fewer collections than we have had in the past. Some neighborhoods with more mature trees, might want more than four collections per season. He asked how this would look going forward with the new cart system.

Ms. Scott said that last year residents got six collections, but over a longer season. This is a reduction, but we are trying to meet the demand. If residents have additional volume they can call in and schedule a special pick up for a fee. Yes, we are moving towards the cart model, which will help with this. But the vac machines will still come out during leaf season, just not for grass collection in the spring. Mr. Harrington, Town Manager, asked her to expand on the convenience center. Ms. Scott said staff was working on setting up a convenience center that will accept all yard waste, except leaves, which will help with the volume.

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

8. Minutes – Council approved the minutes of the August 16, 2022 business meeting.

9. Quarterly Budget Amendments – The Council approved quarterly budget amendments and adopted Ordinances 22-32 and 22-33.

*Copies of the budget amendments and Ordinances 22-32 and 22-33 are attached to these minutes.*

10. Facilities and Public Restroom Janitorial Services Contract – The Council authorized the Town Manager to execute a three(3) year contract with Environmental Control for janitorial, day porter, and as-needed related services at town facilities and public restrooms for an annual amount not to exceed \$230,000.

11. Public Works Uniform Rental Services – The Council authorized the Town Manager to execute an agreement with UniFirst Corporation for uniform rental services for the Public Works department for 3 years and 2 option years for an annual amount not to exceed \$20,000.

12. Franchise Ordinance for Public Service Company of North Carolina – Second Reading – The Council adopted Franchise Ordinance 22-31.

13. Memorandum of Understanding with the Town of Fuquay-Varina for New Waterline Conveyance Design - The Council authorized the Town Manager to enter into a Memorandum of Understanding with the Town of Fuquay-Varina in the amount of \$2,408,512 for cost-sharing associated with Professional Engineering Services for Water Conveyance from the Sanford Water Filtration Facility.

14. Approval of Land Purchase Contract for Fire Station 3 – The Council approved a land purchase contract for 4.3 acres of land from Duke Energy Progress for \$650,000 for Fire Station #3.

## **NEW BUSINESS**

### **15. Condemnation Resolution – Holly Springs Rd. Widening East Right-of-Way and Arbor Creek Greenway**

John Schifano, Town Attorney, said the purpose of this item was to consider adopting resolutions authorizing him to initiate eminent domain proceedings to acquire rights of way and easements necessary for the Holly Springs Road Widening-East transportation bond project. The Arbor Creek-Middle Creek Greenway project had one property owner that did not yet resolve. He said that these properties were omitted in the previous resolutions. The timeframes for the projects require that these be done quickly. It was thought that these would resolve, and they may still, but both projects need to move forward.

**Action 1:** Motion to adopt Resolution 22-31 to authorize eminent domain action to acquire right-of-way and easements from various property owners for the Arbor Creek-Middle Creek Greenway Project.

**Motion by:** Forrest

**Second by:** Berry

**Vote:** unanimous

*A copy of Resolution 22-31 is attached to these minutes.*

**Action 2:** Motion to adopt Resolution 22-32 to authorize eminent domain action to acquire right-of-way and easements from various property owners for the Holly Springs Road Widening – East Transportation Bond Project.

**Motion by:** Forrest

**Second by:** Berry

**Vote:** unanimous

*A copy of Resolution 22-32 is attached to these minutes.*

### **OTHER BUSINESS**

Mayor Mayefskie said that Council will return to normal attire at the next Council meeting now that summer is over.

Council member Wolff asked the public, in memory of Mayor Sears, to stop at crosswalks, and not speed through town. Drive slowly, be careful, and stop crossing 55 at Main Street on foot.

Council member Forrest requested a six-month UDO update, maybe in October. Mayor Mayefskie asked Council if they wanted to hear an update. Consensus was to add that to the October agenda.

MPT Berry said, as a public service announcement for those owning property in the County, that the Commissioners are considering changing the firearms discharge buffer from 100 yards to 300 yards. It would not impact hunting or trapping, but would impact target practice. The County is looking for public input from county property owners.

Council member Forrest thanked Kendra Parrish, Executive Director of Utilities and Infrastructure for staying on top of the water supply predictions and asked her to make her team know how much their hard work is appreciated. The budget amendment passed in the Consent Agenda included funds for two EV stations partially funded by a grant. He is glad to see incremental changes coming to town. He also thanked the NC Dept of Environmental Quality for that grant. He thanked the United Arts Council for the grant to fund the jazz orchestra.

### **MANAGER'S REPORT**

Randy Harrington, Town Manager, introduced the new Human Resources director, Jaime Joyner, and said how excited he was to have her join the Town. Ms. Joyner said she was excited to be here and is looking forward to working with staff, Council, and the community.

Mr. Harrington said that Holly Springs was just designated Sol Smart Silver. It is a national program designed to recognize communities that have taken key steps to address local barriers to solar energy, and foster the growth of solar markets in their area. He thanked staff for their work, specifically Sean Ryan and Greg Sponseller for their efforts.

**CLOSED SESSION:** The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(4) to discuss an Economic Development matters, pursuant to N.C.G.S. 143-318.11(a)(5) to discuss negotiating parameters on real property at Ting north, and pursuant to N.C.G.S. 143-318.11(a)(6) to discuss the Town Manager's annual review.

**Motion by:** Forrest

**Second by:** Berry

**Vote:** Unanimous

Motion to seal the closed session minutes and leave closed session was made MPT Berry, seconded by Council member Forrest and passed with a unanimous vote.

**Adjournment:** Council member Wolff made a motion to adjourn at 9:55 pm. It was seconded by Council member Bennett and passed with a unanimous vote.

Respectfully Submitted on Tuesday, September 20, 2022.



Linda C. McKinney, Town Clerk

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