



MINUTES

The Holly Springs Town Council held a workshop meeting on Tuesday, December 13, 2022 at the Law Enforcement Center. 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.

Council Members Present in the room: Mayor Sean Mayefskie, Mayor Pro Tem Dan Berry, and Council members Aaron Wolff, Shaun McGrath, Kristi Bennett, and Tim Forrest.
Council member McGrath arrived at 6:50 pm, in the middle of the Affordable Housing discussion.

Council Members absent: none.

Staff Members Present in the room: Randy Harrington, Town Manager; Linda McKinney, Town Clerk (recording the minutes); Daniel Weeks, Assistant Town Manager; Antwan Morrison, Finance Director; Corey Petersohn, Budget, Innovation and Sustainability; Mathew Mutter, IT; John Schifano, Town Attorney; Cassie Hack, Director of Communications and Marketing; Kendra Parrish, Executive Director of Utilities and Infrastructure; Jeff Wilson, Director of IT; Chris Hills, Director, Development Services; Sean Ryan, Development Services; Aaron Pritchard, Development Services

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

2. Intelligent Transportation System (ITS)

Kendra Parrish, Executive Director of Utilities and Infrastructure, outlined the key features and capabilities of an Intelligent Transportation System and the benefit it brings in controlling traffic and relieving congestion without having to build more roads. She explained what NCDOT currently does and does not do in regards to managing traffic, and how this leads to delayed response times and more frequent interruptions.

Ms. Parrish said that Phase 1, with 100% reimbursement from NCDOT, was to synchronize signal to fiber. This phase has been completed. Phase 2 is the installation of signal monitoring cameras. These are for traffic monitoring only, not for enforcement. Installation will begin this week. Funding is from the Community Investment Plan (CIP) and the expectation is that this will be complete in 2023. Phase 3 will be to upgrade signal software and create a fiber connection to the NCDOT traffic center to enable “always on” communication. Phase 4 is to calibrate timing plans with current traffic counts. Phase 5 is a Community Signal Management System, a room in the Ops Facility for real time monitoring of congestion and adjustment. This is the final goal.

Jeff Wilson, Chief Information Officer, said that the DOT system is totally reactive – they do not look at intersections until there is a complaint. He said that the Town participated with CAMPO on the Southwest Wake Synchronization Study, and has been working with a consultant coordinating with DOT for next generation signal management software and hardware upgrades. Testing analytics for software for traffic monitoring and traffic counts has begun. He shared the locations for the first 18 signals that will receive cameras, and some screenshots of what these analytics could show us.

Ms. Parrish said that next steps include continuing with camera installations; updating requirements for future developer required signal installations; evaluating contracting for a third-party program administration and Town representation with NCDOT; and making budget requests for next Phases and Technology Plan.

Council discussed the timeline associated with these five phases and the cost, as well as the return on investment. Council requested information on what could be coming before them in future budgets, and the benefits ITS would bring to Holly Springs. The idea that this could help with Traffic Impact Analysis was floated, but Mr. Wilson said it was unlikely an outside consultant would be willing to use the Town's data for that.

3. Affordable Housing Study Update

Sean Ryan, Development Services, said this item was to continue the discussion of the Housing Affordability Study and get feedback from Council to set priorities and policies regarding affordable housing. He gave an overview of the Housing Affordability Study including current housing trends in Holly Springs, and current housing challenges. He asked Council to think about whether they wanted to be reactive or proactive. He said that data shows that home sale prices have risen 65% since 2019; there is a 2,500-unit shortage for rental households making under \$60,000, and a 22% rise in rental prices since 2019. He said the number of households earning over \$150,000 had increased 330%, which is a large part of the housing pressure. When asked on the community survey how involved the Town should be in affordable housing, 41% of respondents said "very involved" and 33% said "somewhat involved. Only 12% said "not very involved" and 13% said "not involved." He shared quotes from residents and people working in Holly Springs regarding housing affordability challenges.

Mr. Ryan discussed the difference between a Study and a Plan, and explained why the Housing Affordability Study would give options, but not be a dedicated course of action. Instead it identified housing needs, outlined strategies, and provided tools to meet the priorities set by Council. He said four strategies were identified: Promote Partnerships; Preserve and Expand Ownership; Retain Existing Residents; and Meet Housing Demand. For each of these strategies, there are three sets of tools that can be used: Land use tools, Public investment tools, and tenant's rights tools. He went through each of the four strategies and outlined tools that could be used if Council prioritized that strategy.

Mr. Ryan said that next steps would be a 30-day comment period on the draft study that began yesterday. The study goes before the Planning Board tomorrow, and will then come back to Town Council for acceptance and possible further discussion at the retreat in February. He asked for feedback from Council.

Council discussed whether the problem was regional in nature or specific to Holly Springs. They discussed problems businesses have recruiting employees if they can't afford to live in Holly Springs. Council discussed whether or not there was a "return on investment" to any of the solutions offered. There was discussion about how businesses coming to Town could assist with this, and what could be asked of developers. It was discussed that the housing problem is interconnected with transportation problems and that having some "pre-work" before the retreat, spelling out options, would be helpful. There was discussion about having input from Economic Development or bringing a moderator in for the retreat.

4. 2023 Mayor and Council Retreat Preparation

Randy Harrington, Town Manager, presented a list of possible topics for Council to include in the Mayor and Council Annual Retreat in February. He touched on the variety of topics, and said that it would be difficult to do all of them. Those that Council doesn't tackle at the retreat could appear on a workshop later.

Council member Bennett said she would like to see what is coming in the budget, and if our vision is different next budget cycle vs. what we thought was important this year. She said that transportation and Bond projects are big with her. She said she wouldn't mind hearing from the City of Wilmington, but while helpful and cool she's not sure how well it would translate to Holly Springs.

Council member McGrath said he hopes to focus from big to small. What are the big things we have to get after: waste water, infrastructure, and things that we must do, rather than things we would like to do. One thing that is missing from the attached list is, are we making any progress towards the "top 10" things we didn't fund last year.

MPT Berry said the Parks and Rec piece is important if we're doing a bond. The CIP is a good update and we need to talk about water. He said he could go either way on hearing from Wilmington. VDAP update would be good. We talked about trash and yard waste last year, but we don't rebid that contract very often so that might be worth discussion as the cost to GFL for land fill odor control is likely to come back to us.

Council member Wolff said that two years ago we had Mayor Harold Weinbrecht of Cary come start off the meeting. He said he learned a lot from hearing him, so it would be worth it if time permits to hear from Wilmington. He said he wants to discuss the housing problem, and the WATR agreement if the Town Manager thinks they need it. The Business Consortium might be a better workshop topic than retreat. Two things that jump to mind are having the sustainability coordinator make a presentation, and, 2 years ago we had a conversation on storm water and we said we would revisit it in 2 years, so it might be time to circle back to that.

Council member Forrest said that team building is always a plus. He said the Social district and VDAP go hand in hand. He wants the UDO update. Vision Zero could be a workshop topic or a briefing paper. Waste and Recycling – it's a good time for an update but doesn't need to be a long conversation. Economic Development is still a critical function so Business Consortium is important and could go hand in hand with VDAP and a social district. He would like an update on the WATR partnership. Transportation is critical, as are the Parks and Rec bond and housing affordability. At CityVision he heard the Mayor of Wilmington speak. He has a lot of things we could learn from. We are facing a difficult time in our own town, and we could learn from other town's mistakes and successes. Successes/failures over the last 30 years would be a good presentation to hear.

Mayor Mayefskie asked if the Wilmington piece be a dinner meeting, and not take up our business time. Mr. Harrington said that it's possible and he could look into that.

Council member McGrath said that hearing from a community leader of a place that has grown but is outside of Wake County would be more valuable than hearing from those in Wake County. Mr. Harrington said Wilmington is a coastal community, which has different challenges. But they also have similar challenges. So there could be things for us to learn that are maybe decades away, but the seeds planted today will reap benefits down the road.

5. Legislative Action Committee

Council member Wolff said this is the third iteration of our legislative agenda. We bring it to the full council for revision and it will be voted on at our next Council meeting. There is not a lot of change from last year's agenda. He then asked MPT Berry to elaborate.

MPT Berry said that at the County level, they discussed removing the landfill, but they don't want to lose that progress. They want to keep this in front of the County Commissioners, and reinforce appreciation for the County's work. The discussion around affordable housing leads them to explore partnership opportunities for expansion of workforce housing in Holly Springs, to get the most out of our residents' tax dollars.

At the state level, MPT Berry said the agenda was largely unchanged. It includes the water infrastructure funding partnerships, and seeking financial and regulatory support for the recruitment of future, large scale economic development opportunities that are strategic to the

nation, state, and region. Preserving Local Authority is important as in past years the General Assembly has floated ideas that impinge on municipal areas of authority, specifically around annexation, tree preservation, and stormwater management and stream protection. Support investment in transportation infrastructure is important and ties in to economic development growth. Also to seek relief for the burdens created by schools not being required to fund roadway improvements associated with new schools.

At the federal level, MPT Berry said they want to seek partnerships for funding water/wastewater/and reuse infrastructure. Also to advance regional Sanford Water Plan expansion and Utley Creek Water Reclamation facility. Finally, US Post Office facility improvements, expansion of the lobby area, adding a self-service kiosk and advocating for a second location on the west side of town. Council member Wolff said that with redistricting we are now represented by 4 people at the state level, and have new representatives at the federal level. It's going to be a lot of work, but we have relationships with these people that we should be able to leverage.

Council discussed adding transportation to the County level work and seeking grant funding to request whenever possible. They agreed that staying on point and all sticking to the same message would get the best results. MPT Berry asked for the legislative agenda to be added to the December 20th business meeting for adoption.

6. Open Discussion

Council member Forrest said it was a great luncheon for the town staff today, served by the Senior Leadership Team. He enjoyed joining them in serving the lunch. Team building is priceless and it was a good event. He said he enjoyed talking to many of the employees. Secondly, as we prepare for the retreat, he looks forward to discussion on partnerships. He would like to hear follow-up on that as we need to develop more infrastructure. The tour of the FujiFilm location was great. But these projects continue to impact our traffic while they are being constructed. He asked for an update on the South Road. He said that as these big businesses open, smaller businesses continue to come in after them. He said he was proud of the residents in the parade. It seemed like more people turned out this year. It was a great event and he gave kudos to the Parks and Rec team and all the volunteers who helped. He would like to explore a way to recognize them and thank them for their support. He also would like to recognize Santa's Helpers for their assistance with Santa's Mailbox.

Council member Wolff said that the parade was a blast and was incident free. He said it was great to be together on the float and the thing he loves most is seeing people from every department of the town doing things outside of their area – it's the highlight of his year.

MPT Berry said we talked about roads and signals a lot tonight. The traffic congestion in this town is out of control. He feels like the congestion is getting worse. Five years ago we had a lot of success getting projects from our regional planning partners. We need to get back to this. He then said the new video employee (Chris Belk) has posted some really good things on social media, and he is glad to have him on board.

Council member McGrath said the traffic congestion challenges are regional in nature. Some are due to the growth of Harnett County, and we need regional solutions. It is markedly different from a few years ago. Second, we are two weeks from Christmas and that can be a stressful time for some. So he asked people to check up on their friends and neighbors and make sure they're doing OK.

Council member Bennett said the FujiFilm tour was amazing. Looking to the future, and planning out the retreat, makes her very excited for the future of Holly Springs. She spoke about what makes Holly Springs special to her. She then said that she was sad to say that she and

her family are moving out of the town limits, and she has to step down. She is grateful for the opportunity to have been involved in this town and excited for Holly Springs' future. She asked what her next steps should be. John Schifano, Town Attorney, said that she would need to resign, effective at any time before she leaves the town. Once the vacancy is created, the statute says that unless you are within 90 days of an election, Council must fill the vacancy. He discussed ways that Council could move forward to fill the position. Council member Bennett said that her family would move by the end of January, or the first week of February, so she thought it would be important to resign sooner rather than later so that the next person can get their feet under them before the retreat.

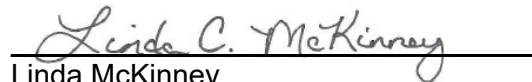
7. Closed Session: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(3) to discuss *Meritage v. Town of Holly Springs* with the Town Attorney.

Motion by: Wolff
Second by: Berry
Vote: Unanimous

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

8. Adjournment: There being no further business for the evening, motion to adjourn was made by MPT Berry second by Council member McGrath and passed with a unanimous vote. The December 13, 2022 meeting of the Holly Springs Town Council was adjourned at 9:30 pm.

Respectfully Submitted on Tuesday, January 17, 2023.


Linda McKinney
Town Clerk