MINUTES

The Holly Springs Town Council met in regular session on Tuesday, May 16, 2023. 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, Council members Aaron Wolff, Shaun McGrath, Timothy Forrest, and Danielle Hewetson.

Council Members Absent: Mayor Pro Tem Berry.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Daniel Weeks, *Assistant Town Manager;* Scott Chase, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Mathew Mutter, *IT;* Corey Petersohn, *Budget and Sustainability;* Tamara Hack, Kelly Miller, and Chris Belk, *Communications and Marketing*; LeeAnn Plummer, Director, *Parks and Recreation*; Paige Scott, *Director of Public Works*; Kendra Parrish, *Executive Director of Utilities and Infrastructure*; Paul Liquorie, *Police Chief*; LeRoy Smith, *Fire Chief*; Tina Stroupe, *Finance Director*; Chris Hills, *Director of Development Services*; Cheryl Caines, Catherine Jacobs, and Sean Ryan, *Development Services*; Kathy White, *Deputy Clerk.*

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Tony Hageman of Hope Community Church.

4. Agenda Adjustment: The May 16, 2023 meeting agenda was adopted with changes, if any, as listed: none.

Motion: McGrath
Second: Hewetson
Vote: Unanimous

RECOGNITIONS

5. Holly Springs High School Robotics Team – State Champions

Mayor Mayefskie congratulated the Hawktimus Prime team for winning the state championship in the FIRST Robotics Competition and recognized Jim Tingler and Drew Brenner, and asked them to convey the Town's congratulations to the team. Members of the team spoke about the core values of the team and the skills, both needed and created, by working on this team, and the exposure to STEM created by the program.

6. Juneteenth Proclamation

Mayor Mayefskie gave the history of Juneteenth and proclaimed June 19, 2023 to be Juneteenth in Holly Springs and presented a proclamation to Rev. William Ball of Holly Springs United Church of Christ.

7. Tennis Month Proclamation

Mayor Mayefskie proclaimed May to be Tennis Month in Holly Springs and presented the proclamation to Laura Weygandt, Executive Director of Wake Tennis Association. Ms. Weygandt spoke of the benefits of tennis.

8. Public Works Week Proclamation

Paige Scott, Director of Public Works, said that May 21-27 is recognized as National Public Works Week. The theme for 2023 is Connecting the World through Public Works. She outlined the work of the various divisions within public works, from Streets & Concrete, Solid Waste, Fleet Maintenance, and Facilities Management.

Kendra Parrish, Executive Director of Utilities and Infrastructure, outlined the work of Utilities & Infrastructure employees from Distributions (water); Collections (sewer and force mains): Pump stations; Wastewater treatment; Reclaimed water & laboratory; Stormwater; and Infrastructure.

9. Police Week Proclamation

Mayor Mayefskie proclaimed May 14-20 Police Week in Holly Springs and presented the proclamation to Chief Paul Liquorie and officers of the Holly Springs Police Department. Chief Paul Liquorie spoke about National Peace Officers day, which recognizes those who fall in the line of duty.

10. Town Communications & Marketing Awards

Tamara Ward, Communications and Marketing, said that the Communications and Marketing team had received four awards from the NC City and County Communicators Association. They earned First Place – Digital External Newsletter/Blog for the Holly Springs NewsFlash; First Place – Promotional Video for How Holly Springs Became a Global Biotech Hub and Why it Matters; Second Place – Multi-Platform Campaign for In the Zone with Yard Waste; and Second Place – External Newsletter for The Source.

Consent Agenda

The Council passed a motion to approve all items on the Consent Agenda. The motion carried following a motion by Council member McGrath, a second by Council member Wolff and a unanimous vote. The following actions were affected:

11. Minutes – Council approved the minutes of the April 11, 2023 workshop meeting and the April 18, 2023 business meeting.

12. Monthly Budget Amendments – Council received the monthly report and adopted Parks and Recreation Ordinance 23-14.

A copy of Ordinance 23-14 is attached to these minutes.

13. Resolution Ratifying, Accepting, and Approving the Amended Charter Resolution of Central Pines Regional Council (formerly TJCOG) – The Council adopted Resolution 23-10.

A copy of Resolution 23-10 is attached to these minutes.

14. Tennis Instruction Agreement – The Council approved a one-year contract with RDU Tennis for up to $44,000, with an option for up to two one-year renewals not to exceed a total of $132,000.

15. Extension of Refuse and Recycling Collection Contract with GFL Environmental – The Council authorized a one-year extension of the residential solid waste collection and disposal contract with GFL Environmental.

16. Fiscal Year 2023 Audit Services Contract – The Council approved a contract with Cherry Bekaert LLP in the amount of $63,750 to perform the annual financial audit for the fiscal year ending June 30, 2023.

17. Installment Fleet Vehicle/Equipment Purchase FY23 – The Council approved Reimbursement Resolution 23-14, authorizing a later issuance of installment funding to pay for fleet

purchase expenditures approved in FY23 Approved Budget, and approved a budget amendment for vehicle installment financing.

Copies of Resolution 23-14 and the budget amendment are attached to these minutes.

18. Resolution Adopting the 2022 Local Water Supply Plan Annual Update – The Council adopted Resolution 23-12 approving the Local Water Supply Plan.

A copy of Resolution 23-12 is attached to these minutes.

PUBLIC HEARINGS

19. Fiscal Year 2023-24 Budget Public Hearing

Corey Petersohn, Director of Budget, Innovation, and Strategy, said the purpose of this item was to receive public input on the proposed FY23-24 budget. He outlined the budget process, reminding the public that the budget was presented on May 9th. After tonight's public hearing Council will meet on the 23rd for a budget workshop, with adoption of the budget anticipated at the June 6th meeting. He outlined the key takeaways for the budget of securing the Town's future water supply and wastewater treatment capacity; investing in parks and greenways; strengthening emergency preparedness; and water/sewer user rate increases but no property tax rate change. He explained how the proposed budget advances those goals, and showed graphically that Holly Springs property tax rates are the fourth lowest among Wake County and the 12 municipalities in the County. He said that garbage fee would increase by 37 cents; recycling by 19 cents; yard waste by 3 dollars; water/wastewater, at an assumed 4,000 gallons per month, would increase $9.82; and stormwater fees would not change. He reminded the public of the upcoming Budget Workshop and adoption.

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

John Jeidy requested funding for at least one additional horseshoe pit at Womble Park. He said that there are more people who want to play than there is room for at the two current pits. He outlined the benefits of pitching horseshoes.

There being no further input, Mayor Mayefskie closed the public hearing.

20. Water Resource Management Policy

Kendra Parrish, Executive Director of Utilities and Infrastructure, said one of the top three services identified in the Community Survey as needing the most emphasis was management of planning of growth/development. To that end, the purpose of this agenda item is to consider adoption of a proactive water resource management program. She said that water is a valuable and limited resource and the Town is making major investments to secure water for the future. To go with those investments, staff is recommending a policy to manage assets going forward.

Ms. Parrish said a water resource management policy would be a guide for distributing utility allocation for new or expanded projects and a management tool for sustainability and equitable distribution of water resources. She explained that many municipalities in Wake County and nearby have similar policies, and outlined the months of development outreach and stakeholder input that went into developing the proposed policy. She said that the policy applies to projects that have a change in land use or new or expanded water resource utilization, it includes an expiration of allocation, and allows for an extension of allocation. The policy would allocate 1/3 of the supply to operational reserves and 70% of the remaining 2/3 to residential development (20% of which can be used for apartments/condominiums) and 30% to non-residential development.

Ms. Parrish outlined how projects would be considered and gave criteria for the three Priority Levels, and explained the Allocation Elements that would allow a project to move from a level 2 or 3 up to level 1.

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

Suzanne Harris handed out a diagram, a copy of which is included with these minutes. She said she represented Home Builders Association of Wake County. She thanked staff for bringing them in from the beginning. She said the current policy was an improvement over the first draft, but was not perfect. She said the percentage of home allocation would make home prices rise. She disputed the allocation elements, saying that developers would have to “buy their way” to a higher priority. She said that would be prohibitive. She said that if this policy had been in effect in the past, it would have prevented some current projects from being built. She asked that Council consider whether this policy was right, and if they are resolved to pass it, if they would change the required number of allocation elements to 1 to move from 2 to 1; and 2 elements to move from 3 to 1. Secondly, in 9 months to have engagement with stakeholders to see how the policy is working and amend it.

Jacob Rogers with Triangle Community Coalition spoke. He also thanked staff for coming to them for conversation. He said he shared similar concerns to Ms. Harris. His membership includes commercial developers as well. One of their concerns is projects that are in the pipeline and where they stand. He was told it would be for projects submitted July 1st and after. But he thinks the wording of the policy contradicts that. He said he served on the Affordable Housing Committee and in talking about various housing types, he is worried that it is impossible to phase an apartment community, so that could stifle housing that is needed in Holly Springs. Secondly they are worried about the phasing of 75 lots, and the uncertainty of whether they would have enough water for the next phase. He said it would create more expensive homes to cover the allocation elements.

There being no further input, Mayor Mayefskie closed the public hearing.

Council member McGrath asked Ms. Parrish to explain the thought process for how often the policy would be updated and how often staff would report back to Council. Ms. Parrish said that the nature of the policy was to start to look at the available water flow until the next upgrade and to get into alignment with the strategic plan. This was drafted to promote diversity of housing. It will be evaluated every 12 months to see how it is working for the community and staff will be ready to pivot and make adjustments. Timing is everything. If lots of projects come on quickly, that affects the available flow. Staff will look at this every 12 months, with quarterly updates to Council. It is a very iterative process. Staff does not take lightly the effect that this will have on development, and it will not sit on a shelf, it will be revisited. To speak to the July 1st date, this is for projects that have not yet submitted in the UDO process. If your project is in the process, the only way it will be subject to the policy is if the developer wanted to increase the land use and the water demand, and then only the delta of the increase would be subject to the policy. We do not believe in changing the rules halfway through the process. As far as apartments, Mr. Rogers is correct that apartments are not phased. Apartment developers get the funding and build them in a short time frame. In discussion with stakeholders, staff made adjustments to the draft policy to allow apartment builders to front load and get the approval to allow them to proceed. As with residential development, the 75 lot cap is intended to keep all of the allotment from being given to one project, but to split the allocation to multiple projects. She indicated that approvals could be given, but the allocation throttled to meet the caps.

Council member McGrath said the long-term intent is to increase our water capacity, and when we have the capacity we would revisit this policy. He then said that the gap between apartments needed and apartments available has shrunk to 500 units. Ms. Parrish said that today there are over 5,000 homes approved and in the inventory yet to be built. That inventory is free to go and driven by the market. This policy is going forward, beyond those units. As for sunsetting the policy, she said she could not speak for future Councils, but it is a policy meant to be revised and revisited on a regular basis and that keeping a pulse on the availability is in the Town’s best interest.

Council member Wolff thanked the partners for coming out. One of the obvious impacts of this policy would be to slow the increase of housing in the short term. A lot of affordability is driven by the market and the policies Council sets. But we have a limited resource, and that is not changing in the short term. We are working hard to make sure that it is not limited for long. Without this policy we would be quickly in a situation where we had to deny projects because we don't have enough water. The policy does a good job of making sure we see the projects we want to see, while in the short term controlling a vital resource. We will review this every 12 months and make changes as necessary. There will be growing pains, but we will monitor and adjust and stay engaged.

Council member Forrest said this is making sure that water is more certain than ever. We fully support the One Water Plan. That will impact us today and in a few years. This policy supports that plan. You can still do phased construction. Residential construction is slowing down. This policy is meant to be revisited, It is meant to supply a phased approach, so we can manage our resources. He said he wants to be sure that we can provide. If all the projects in the pipeline were constructed we would use 88% of our water. He said the only retroactive part of this policy is for developers who have had projects approved but have not moved forward. John Schifano, Town Attorney, said that they would have to stay in contact with the UDO process, it is a 12-month expiration. Council member Forrest said the report generated quarterly was public and could be put on the webpage. Ms. Parrish said that would be a document that would be shareable and we would share it with developers at their first meeting. Council member Forrest thanked HBA and TCC. He said that several changes were made from their suggestions, and make it a better policy for our town.

Council member Hewetson asked about the 75-unit phase-in, and if some phases could be fast tracked, if there was supply, and not have to undergo quite as large of a throttle. Ms. Parrish said we are going in with 75 units per phase per year, but if we see that we have more flow we can give the developer the go-ahead to move into phase two more quickly.

Action: Motion to approve Water Resource Management Policy, Resolution 23-06.

Motion by: McGrath
Second by: Wolff
Vote: unanimous

21. Holly Springs Road Towns Rezoning

Cheryl Caines, Development Services, said the purpose of this item is to consider a zoning change from RR Rural Residential to NCR Neighborhood Center Residential Conditional at 10248 Holly Springs Road. She showed where this area is, across from Holly Ridge Schools, and surrounded by single family home neighborhoods Cobble Ridge and Sunset Ridge. She said the parcel is currently zoned RR Rural Residential and designated as Mixed Residential Neighborhood on the Land Use & Character Plan. She explained that the Land Use & Character Plan was for full buildout of the town over time, the timing of which was reliant on various conditions, including improvements in infrastructure.

Ms. Caines said that one consideration for Council is development readiness. She said the applicant is not proposing any improvements to the downstream sewer infrastructure to support the increased density. She said that another point of considerations was whether the proposal offered a unique or innovative design related to open space, lot layout, or building design to justify the increase in density. She explained the goals of Conditional District (CD) rezoning and CD design goals. She said the current zoning would allow by right construction of one house. The UDO standard, if the rezoning were adopted, would be 8 units per acre maximum by right and 12 units per acres maximum with CD. The applicant is proposing a maximum of 10 units per acre, or 35 units. The applicant is proposing architectural features to subdivide facades into human scale proportions, site design to encourage use of outdoor spaces, and regionally appropriate and climate sensitive plantings, with a perimeter buffer increased from 5-foot Type A to 10-feet Type B.

Catherine Jacobs, Development Services, said that this area feeds into the Sunset Ridge Pump Station. She said that the sewer study showed that the Sunset Ridge pump station would need improvements in order to support the density of this development. She reminded Council that the UDO requires a sewer study to be done for a development. Staff reminded the applicant at each of the four meetings with staff but did not receive the results of that study until the fourth meeting. Ms. Jacobs said that the developer is not proposing any transportation improvements, or any greenway improvements. The frontage along Holly Springs Road is being widened as part of the Transportation Bond project and a sidepath is also included in the project. The dedication of the right of way for this project was negotiated a year before this rezoning application came in to town. The applicant is proposing access points at Charlesfort Lane and Holly Springs Road. She said this project did not meet the requirements to require a traffic study.

Council member Wolff asked what improvements would be needed to the pump station and what they would cost. Ms. Jacobs said those would be anything to increase the capacity of the pump station. Council member Wolff asked if that pump station was up for improvements in the foreseeable future. Randy Harrington, Town Manager said no, it is not. Council member McGrath asked when it was planned, and asked about fees-in-lieu. Elizabeth Goodson, Development Services, said a regional pump station would be needed in this basin. There are a couple of different opportunities for expansion but they are substantial and they were more than this developer could contribute to. As for fees-in-lieu, they will have that for every lot. Council member McGrath said he was asking about fees-in-lieu for transportation improvements, because this project would be the beneficiary of the bond project. Ms. Goodson said this project was not of a size to trigger a traffic study, so this project would be the beneficiary of that bond project. Council member McGrath said the Town is spending a lot of money on these projects, and we need to look at what we can do to have these developers pay their share. John Schifano, Town Attorney said it is difficult for roads. You have to have 50% of linear footage property owners sign on to it, without doing an assessment, to get retroactive payment that would be our only mechanism.

We would be talking about a regional pump station in addition to Sunset Ridge to support these units. Typically we would address this through a development agreement. Have we had conversations with them about an agreement. Ms. Goodson said they have not offered any commitment to improving the sewer system to this point. Council member McGrath they want to increase the density but not pay an offset.

Rick Madoni, Planning Board representative, said that the Planning Board recommended denial with a unanimous 7 to 0 vote, with 2 members absent. They said there was not sewer capacity to handle this level of density. He said that even with the current zoning it could not handle the capacity that would be proposed. They were concerned about a precedent of approving a rezoning without capacity. He said the Planning Board had questions about school traffic, right-in right-out, why this project was still in the ETJ, and the sound buffers.

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

Bernie Stooks said he was representing members of the Cobble Ridge community. He said they hoped Council would vote against this rezoning. They are a small community and this project would impact them greatly. They are dealing with the road widening and 540, and they don't know the impact that will have. At this point of the 44 residents, 80-some percent of the community is against this rezoning. Council already went through much he was going to say, but he said they value the community, appreciate its uniqueness, and this change would have a big impact to them.

Robert Sharp said there is concern about the pump station. He lives adjacent to a manhole that has been pumped out several times and they notice issues with big rains. Adding this many units, and the lack of clarity, makes him uneasy and goes against the philosophy of a Conditional District.

Isobel Mattox, speaking for the applicant, introduced her team who would speak later. She said she realized there is a sewer issue. They were going to propose a condition to address that. (The proposed condition was handed to Council and reads "Applicant may not request annexation or site plan approval for the proposed development unless adequate downstream sanitary sewer capacity for the development exists, as determined by a Special Study-Sanitary Sewer Report prepared and approved in accordance with Town of Holly Springs Utilities Department requirements." It was unsigned.) She said they weren't saying they won't pay their fair share, they just aren't sure how to calculate their fair share. It's a small project and the sewer solution is significant, and they can't do it on their own. They need time and information to get their head around what that would mean. She said the best thing to do would be to continue this matter to see if they can commit to a solution where they can commit to their fair share. She said they feel like this condition would insure that they meet the sewer requirement. She said her client had paid a lot of money for various studies and wants to go ahead and get the rezoning even if building can't take place for years.

She explained the location and the current zoning. She said that when the road widening was being discussed her client worked with the Town Attorney's office to avoid a condemnation and then decided it would be a good time to rezone. She said the desire was to build a maximum of 35 units of mixed residential, attached and detached housing.

She introduced Robin McAdoo to go through the plan. Ms. McAdoo outlined where the parcel was located. She said the plan would create a walkable neighborhood. She said they used the test case model from the Gateway project to design their plan and it checked all the boxes.

She introduced Jeff Roads from Peak Engineering. He said they were doing stormwater controls but haven't designed them yet. But they would meet the Town's requirements. They worked with staff on the access points. They are not offering to make any transportation or infrastructure improvements. He said there is water and an existing utility stub. He said the pump station was 2 miles away. They are proposing 7500 gallons a day and the Sunset Ridge pump station is a million gallons a day. He said the future need for this regional pump station was identified in 2012. And that would take the pressure off Sunset Ridge. They waited for the new study done to have their study done. The pump station is not failing; it is not at capacity. The scope for upgrades would be millions. It is not feasible for a small development to pay for that. He said they would put the project on hold until the solution was completed. They want to strike while the iron is hot on the rezoning, even though they know there is a problem with the utilities.

Ms. McAdoo said staff did a good job of an overview. She said that they want to meet the standards laid out by Town staff. She gave overview of design standards. And said this would be a project people could be proud of.

Ms. Mattox said that staff said there was a lack of commitment to building a pump station, but they are willing to pay their fair share but need to figure out how to indicate that. She said that their sewer study identified things the Town needs to know. They want to be at the table to discuss the sewer solution, but they cannot bear the costs. She said that their plan followed the "concept plan" from the NE Gateway Project. She went into detail of design standards they would use. She said the request was consistent with the Future Land Use Map. She said it was compatible with the neighborhood. She acknowledged that they will not get development plan approval until a Sanitary Sewer solution is approved but would like to get the rezoning decision now so they will be ready to go once there is a sanitary sewer solution. She denied that it would have a negative impact on the surrounding neighborhoods. She said it addresses Holly Springs need to increase diversity of housing supply. She said this design minimizes adverse effects on the environment, and it would improve pedestrian connection. She said that perhaps the best thing for tonight would be to continue this so that they could come up with a condition that would be acceptable that would involve them paying their fair share, which would be small compared to the price of the new pump station. She asked that Council table the decision.

There being no further input, Mayor Mayefskie closed the public hearing.

Council member McGrath said before they discuss the motion, he would like to make some comments so that if applicant and staff discuss this further they have Council's input. He said he doesn't disagree that this type of development is compatible. But going back to that test case that the applicant used, you see that there is a significant difference in the buffering of that project and the applicant's proposed buffering. That is one thing that stood out to him. The second is that while he appreciates the willingness to have discussion about offline sewer improvements down the road, they are not the only one being potentially held up by that. But since they are asking for an increase in density, developers usually offer something in exchange for increased density and he hopes they will have that discussion. He asked Mr. Schifano if something like this condition were adopted, could any language be added to prevent requests for liquidated damages for delays. Mr. Schifano said typically we would do a developer agreement. The effect would be the same as what Ms. Mattox is proposing, but with a lot more language in it.

Council member Wolff said he was frustrated by what he was hearing. Ms. Mattox said she needed more time. Two weeks ago he emailed asking her to further engage with staff and to his knowledge she did not do that. He asked her to look at the CIP that shows this improvement is less important to the community than many other projects that are ahead of it. It would be bad governance to approve a rezoning with a known infrastructure problem, and bad government to approve a rezoning when buildout is years away. We can continue this indefinitely by allowing the applicant to go through due diligence. This should have happened before the applicant brought this to Council. While this rezoning might be in your client's best interest, it is not the best interest for the Town. He said he was happy to continue it, but he probably won't be in favor with a buildout in the distant future.

Council member Hewetson said that not only are the utilities not in the plan, they are not in the pipeline. It is not in the Town's foreseeable future, so a rezoning has no purpose in her view.

Council member Forrest said he agreed that it was a great project for what we would like to see in the future. We talk about the need for diverse housing, and based on shortage of housing, we welcome residential development. But the issue is that with all the things we are hitting our tax payers with now, to stop other projects to build this regional pump station – it's not going to happen for a while. He is not a fan of putting that on the taxpayer now. The problem with rezoning tonight is that, if the rezoning is granted now and this property is sold, we would have to provide services to that project without a developer agreement. Ms. Mattox said the zoning goes with the land and conditions would apply to future owners. She said the reason they want the rezoning now is that they spent time and money to get to this point so that when sewer is resolved they would be in position to jump right in. She said she didn't see a down side for the town. The Town isn't agreeing to do anything. Council member Wolff said we all know the development process and this is our one chance to affect the outcome. This condition is a bare minimum. If the land sells, we might not get this project. Mr. Schifano said zoning conditions are things that relate to zoning. This condition relates to utility provision. Ms. Mattox and I legally disagree about this condition holding. There is a lot of legislation before the General Assembly to allow private utilities to come in which is problematic. They could bring in a private utility company and not annex. He said he is willing to meet with Ms. Mattox to get to a mutually agreeable place, but this proposed condition is not mutually agreeable. Mayor Mayefskie asked about Council's choices. Mr. Schifano said they could approve, deny, or table the matter.

Action: Motion to table Ordinance RZ-23-03.

Motion by: McGrath
Second by: Wolff
Vote:
Aye: McGrath, Wolff, Hewetson
Nay: Forrest
The motion passed.

22. Unified Development Ordinance Chapter 9 Signs Text Amendment

Sean Ryan, Development Services, said the purpose of this item was to consider text amendments to the Unified Development Code (UDO), in Chapter 9 Signs. He said that the UDO was effective March 1, 2022 and has strong standards that meet the Town's goals, but that there were opportunities for improving the user experience that have shown up in the year it has been in effect. He said the goal of the amendments was to maintain the existing sign standards while grouping like requirements together, reducing duplication, and streamlining permitting. He outlined the highlights of the amendments and said the only addition was adding Directional Sign type, to facilitate campus directional signs.

Rick Madoni, Planning Board representative, said that the Planning Board recommended approval with a vote of 7-0 with 2 absent.

Mayor Mayefskie opened the public hearing and the following input was received: none.

There being no input, Mayor Mayefskie closed the public hearing.

There was discussion about flag pole height and whether “sidewalks” referred only to public sidewalks or to walkways on private property.

Action: Motion to adopt Ordinance 23-15 to adopt the statement of compatibility and approve UDO Text Amendments.

Motion by: Wolff
Second by: Forrest
Vote: unanimous

NEW BUSINESS

23. Introduction of Bond Order and Setting of Public Hearing and Adoption of Resolution

Tina Stroupe, Finance Director, said the purpose of this item is to review the process for preparing for a General Obligation Bond referendum. She reminded the public and Council of the preliminary list of projects that would be completed if the Bond is approved by the voters. She said Council’s next step is to introduce the Bond Order and adopt a resolution setting the bond referendum and providing ballot language to the Board of Elections. She outlined the public involvement in the process, including a public hearing before adopting the Bond Order, and the consideration by voters at the November 7th election. She reminded the public of the timeline that, if voters approve, would lead to LGC approval in January of 2024 and the ability to issue bonds.

Ms. Stroupe said that the Bond Order says that the Town will spend the bond proceeds to “Acquire, construct, renovate, and improve Parks and Recreation facilities and greenways to include public infrastructure development and acquisition of necessary furnishings and equipment, land, right-of-way and easements in land required.” The bond issuance would be $100,000,000 and could be issued over seven years. However, the Town plans to do one or two issuances. This will be continued to be evaluated by staff and the Town’s financial advisors. The preliminary tax rate increase is projected to be 5 cents and the final analysis will be included in the FY 2024-2025 budget recommendation.

Action 1: Motion to introduce Bond Order for the 2023 General Obligation Bonds.

Motion by: Wolff
Second by: McGrath
Vote: unanimous

Action 2: Motion to adopt Resolution 23-13 calling for a Public Hearing on the Bond Order, directing the publication of the Notice of Public Hearing and filing of a certified Statement of Debt and Disclosure with the Town Clerk.

Motion by: Wolff
Second by: Forrest
Vote: unanimous

24. Committee and Board Appointments

Linda McKinney, Town Clerk, said that there were three openings on the Parks and Recreation Advisory Committee for three-year terms ending June 30, 2026, and nine applications were received.

Council discussed their preferred applicants and the reasoning behind their preferences.

Action: Motion to appoint Val Atkinson, Craig Kessler, and Melinda Walker to the Parks and Recreation Advisory Committee for terms ending June 30, 2026.

Motion by: Wolff
Second by: Forrest
Vote: unanimous

Ms. McKinney said that the Tree Advisory Committee had several openings: a three-year term ending June 30, 2026; a two-year term ending June 30, 2025, to complete the term of a member who resigned; and the Junior Member position, for a term ending June 30, 2024. Four applications were received for the regular member positions, and nine applications were received for the Junior Member position.

Council discussed their preferred applicants and the reasoning behind their preferences.

Action: Motion to appoint Russell Lichtenstein to the Tree Advisory Committee to a three-year term ending June 30, 2026.

Motion by: Wolff
Second by: Forrest
Vote: unanimous

Action: Motion to appoint Eric Dean to the Tree Advisory Committee to a two-year term ending June 30, 2025.

Motion by: Wolff
Second by: Forrest
Vote: unanimous

Action: Motion to appoint Brigette Peters to the Tree Advisory Committee as Junior Member, with a term ending June 30, 2024.

Motion by: Wolff
Second by: 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 comments were received in writing: a comment from David Wilson requesting more sidewalks and pedestrian options and an anonymous comment requesting an indoor heated swimming pool in town; an anonymous comment requesting Council do something about loud vehicles.

The following public comments were received in person: none

OTHER BUSINESS

Mayor Mayefskie said that staff received an email praising Chief Smith for saving a couple's wedding, by serving as master of ceremonies. He said the Holly Springs High School Girls Soccer team won last night in dramatic fashion and they play again at home on Thursday. And he said that the summer wardrobe would start at the June 6th meeting. He wished Daniel Weeks happy birthday.

Council member Hewetson said she wanted to mention events that make Holly Springs what it is. She went to the Holi celebration at 12 Oaks and wishes she had brought her children. It was a wonderful time. The Classic Race and Summer at the Springs are also things she enjoyed. This is what makes Holly Springs a great place to live.

Council member McGrath said he would like to have a workshop discussion about how to handle small parcels that come in, like what was discussed tonight, so that developers know what to expect. He said it was awesome to recognize the Holly Springs Police Department, and hoped they would chase down those noisemakers people are complaining about. And summer, with graduations and other life changes, this can be a stressful time, so please check in with friends and neighbors and ask if they need help.

Council member Wolff asked Police Chief Liquorie how vehicle noise could practically be addressed. Chief Liquorie said they have made concerted efforts to target this specifically. What statute allows us to do that and makes the best impact, is modified exhaust. We are stopping people, educating them, and giving a warning. If they continue to offend we can issue a complaint. Where we can do more is when there is specific information about a resident who is offending. If you know of a time and place where there is a repeat offender, notify the police. We can use the Town's noise ordinance. It is maybe not the most effective tool, but it is another. Officers have been educated to look out for this, and traffic officers are making targeted efforts on the known problem areas. Council member Wolff asked how people can get this information to the Department. Chief Liquorie said the website or 311 and if they want feedback, to leave their contact information.

Council member Forrest asked if adding a horseshoe pit was something Council wanted to address. Randy Harrington, Town Manager said staff will bring preliminary numbers to the workshop next week. Council member Forrest said the Holi festival was a diversity of colors and a great time. He said he tried the dances, too. The 2023 Economic Forecast was a phenomenal event to attend, to understand that while we are in uncertain times, our area is set for some real progress in the near term. The Chamber also had the Partners Breakfast which was an excellent event and our partners from Duke Energy, Wake County, and others attended. He appreciated the Chamber putting on that event. On the Water Allocation policy discussion, he liked the input from the developer organizations. He said he wanted to plug the Memorial Day Ceremony on May 26th at 9:30 am at Holly Grove Elementary. It is a good thing to see. They take time to recognize those who serve the community, veterans, police, and fire. He asked people to remember what Memorial Day is for. Finally, our town will be over 50,000 residents by fall, which puts us in the top 30 towns in the state, which is significant mile marker. It means after our next census we have the ability to apply for federal grants directly which will be a game changer for our grants team. But it also means that some bigger city problems will be migrating our way. And we need to deal with them. Holly Springs is a great place to live but as we change we need to expect problems that we will need to address in the future. This is a golden age for Holly Springs. We need to remember that we are in a good time, and we need to keep good governance and focus on the Town.

MANAGER'S REPORT

Randy Harrington, Town Manager, said he wanted to recognize the Parks & Recreation department for the 2nd annual International Food Festival. It was a wonderful evening. Second, we have now been open with 311 for about a month. We have had about 1000 people download the ap. Another 600 have used the website or called directly. Most of the calls have been around garbage and recycling. The next category is street maintenance, like pot holes. So far 352 service requests have been made and 75% completed and the remaining in some stage of progress. He thanked all the staff members who are fulfilling these service requests.

CLOSED SESSION: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(4) and (5) to discuss two Economic Development matters and possible property acquisition.

> **Motion by:** Wolff
> **Second by:** Forrest
> **Vote:** Unanimous

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

Back in open session, Council asked for an update on the development for the parcel where the car wash is now and staff said there is a gas line that would have to be moved to meet their original plan, so the applicant is reconsidering their options.

Adjournment: Council member Wolff made a motion to adjourn at 11:20 pm. It was seconded by Council member Forrest and passed with a unanimous vote.

Respectfully Submitted on Tuesday, June 6, 2023.

Linda C. McKinney

Linda C. McKinney, Town Clerk

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