



Holly Springs Town Council
7:00 PM **Tuesday, June 4, 2024**

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

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, June 4, 2024. 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 Sean Mayefskie, Mayor Pro Tem Dan Berry, Council members Timothy Forrest, Danielle Hewetson, and Chris Deshazor.

Council Members Present by Electronic Means: Council member Annie Drees.

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 and Kameron Womack, *IT*; Kathy White, *Deputy Clerk*; Corey Petersohn and MaryBeth Spoehr, *Budget and Sustainability*; Cassie Hack, *Director, Communications and Marketing*; Chris Hills, *Director, Development Services*; Elizabeth Goodson, Sean Ryan, and Aaron Prichard, *Development Services*; Kendra Parrish, *Executive Director of Utilities & Infrastructure*; Rachel Ingham and Seann Byrd, *Utilities & Infrastructure*; Tina Stroupe, *Finance Director*.

2. and 3. The Pledge of Allegiance was recited, and Holly Springs High School Freshman Josh Ward played the Star-Spangled Banner. This was followed by an invocation by Father Chris Koehn of St. Mary Magdelene Roman Catholic Church.

4. Agenda Adjustment: The June 4, 2024, meeting agenda was adopted with changes, if any, as listed: remove item 11 from Consent, and table item 14.

Motion: Berry
Second: Forrest
Vote: Unanimous

RECOGNITIONS

5. Holly Springs High School Band

Mayor Mayefskie recognized the Holly Springs High School band program and its director, Michael Biasi, for an outstanding year. He mentioned some of the many honors and accolades the students have received and invited Mr. Biasi to say a few words.

Mr. Biasi recognized the Winter Guard as well as the musicians. A representative sample of students appeared. Mr. Biasi thanked the Council for their support in the past through the nonprofit grant program.

6. Flag Day Proclamation

Corey Petersohn, Budget, Innovation, and Strategy, gave some history of a unique flag the "Serapis Flag," that was briefly a US Naval flag under John Paul Jones. Mayor Mayefskie proclaimed June 14th as Flag Day in Holly Springs.

CONSENT AGENDA

The Council passed a motion to approve all items on the Consent Agenda except item 11, which was removed. The motion carried following a motion by MPT Berry, a second by Council member Forrest and a unanimous vote. The following actions were affected:

7. Minutes – Council approved the minutes of the May 14, 2024 Workshop meeting and the May 21, 2024 Business meeting.

8. 2024 Street Resurfacing and Improvement Project – Professional Engineering Services Contract Award – The Council awarded the Contract for Professional Services for the 2024 Street Resurfacing and Improvement Project contract to WithersRavenel, Inc. in the amount of \$117,500 and authorized the Town Manager to execute the contract and any change orders for additional professional services as may be required during the project, not to exceed 15% of the contract amount, for a total amount of \$135,125.

9. Microsoft Licensing Agreement Renewal – The Council approved the agreement between Microsoft and Software House International for a three-year renewal of the Town's Microsoft licensing in the amount of \$187,811.83 per year.

10. NCDOT Agreement for ITS Signal Modernization and Upgrades – The Council approved the Transportation Improvement Project Cost Participation Agreement with the North Carolina Department of Transportation in the amount of \$275,000, and adopted Street and Sidewalk Capital Project Ordinance 24-26.

Removed from Consent

11. Amend Town Council Meeting Calendar - The Council amended their calendar of meetings to cancel the July 9, 2024 Workshop and to start the June 11, 2024 workshop at 5 pm instead of 6 pm.

Action: Motion to cancel the July 9, 2024 workshop and start the June 11, 2024 workshop at 5 pm instead of 6 pm.

Motion by: Berry

Second by: Forrest

Vote: unanimous

PUBLIC HEARINGS

12. Voluntary Annexation A23-08, 2720 Woodfield Dead End Rd.

Aaron Prichard, Development Services, said that this item was for annexation of approximately 1.97 acres off of Woodfield Dead End Road. The property owner is requesting annexation in order to connect to Town utilities. He showed the location of the property and said that it meets all statutory requirements for annexation.

Mayor Mayefskie opened the public hearing and the following input was received: none. There being no input, Mayor Mayefskie closed the public hearing.

Action: Motion to adopt Annexation Ordinance A23-08 to approve annexation of the property included in the agenda packet.

Motion by: Deshazor

Second by: Hewetson

Vote: unanimous

13. Economic Development Agreement (EDA) with Fujifilm Diosynth Biotechnologies

Daniel Weeks, Assistant Town Manager, said that the development agreement was not ready for consideration at this time, but since the public hearing had been advertised, he requested that it be continued again to the June 18, 2024 meeting.

Mayor Mayefskie reopened the public hearing.

Action: Motion to continue Public Hearing to the June 18, 2024 meeting.

Motion by: Berry

Second by: Forrest

Vote: unanimous

NEW BUSINESS

14. Adoption of Fiscal Year 2024-2025 Operating Budget and Community Investment Plan

Tabled to June 18th as part of the Agenda Adjustment

15. Reclaimed Water Master Plan Update

Rachel Ingham, Utilities and Infrastructure, said the purpose of this item was to consider a contract with Black and Veatch in the amount of \$190,000 to review and update the Reclaimed Water Master Plan. She reminded the public of what reclaimed water is, and how using it benefits the Town. She said the initial Reclaimed Wastewater Master Plan was created in 2000. The Utley Creek facility began producing reclaimed water in 2010. In 2019 the Master Plan was updated. Since then, the town has seen significant residential and industrial growth.

Ms. Ingham showed the current reclaimed water system and outlined its capacity. She said the update would help determine future infrastructure and capacity needs. It would analyze peak beneficial allocation of residential irrigation and promote industrial use, which has fewer seasonal peaks, minimizes wastewater discharge and conserves the potable water supply.

Ms. Ingham said the update would evaluate existing reuse system and service area, update the reclaimed water hydraulic model, identify solutions to managing seasonal peak demands, and develop planning concepts with industrial stakeholders to better serve reclaimed water needs through potential future partnerships.

Action: Motion to authorize the Town Manager to execute a contract for \$190,000 with Black and Veatch to develop a Reclaimed Water Master Plan Update.

Motion by: Hewetson

Second by: Deshazor

Vote: unanimous

16. 2024 Water and Sewer Revenue Bonds Initial Resolution

Tina Stroupe, Finance Director, said that this item was to review the process for issuance of 2024 Water and Sewer Revenue Bonds and discuss next steps. She said the purpose of the bonds would be to fund the expansion of the Water Filtration Facility in Sanford in partnership with the City of Sanford and the Town of Fuquay-Varina. Each partner in this project will own a proportionate share of the expansion in the facility. The funding sources for Holly Springs' share will come from \$9,900,000 in grants, and revenue bonds not to exceed \$75,000,000. She reminded the public that revenue bonds were a common type of municipal financing supported by revenue from a specific project. The bonds would be paid back from water and sewer sales to residents and business owners.

Ms. Stroupe said that next steps would be for Council to adopt the resolution authorizing application to the LGC. The Ratings Agency presentation would be on June 12th, followed by

Council adoption of the Final Resolution/Bond Order at the June 18th meeting. She said that LGC approval is expected on July 7th with the Bond Sale on July 16th.

Action: Motion to adopt Initial Resolution authorizing the financing and application to the Local Government Commission and requesting their approval of the Town's 2024 Enterprise System Revenue Bonds and direction to retain the necessary professionals essential for the debt issuance and approve the required engagement of bond counsel.

Motion by: Forrest

Second by: Berry

Vote: unanimous

Ms. Stroupe reported that the second bid opening on this project was yesterday, and the bids came in lower than the previous bids.

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: one comment from Faith Kreisler regarding water access fees and one comment from Justin Armstrong regarding traffic.

The following public comments were received in person: none.

OTHER BUSINESS

None that required action.

MANAGER'S REPORT

Randy Harrington, Town Manager, said we have had conversations around bicycle safety. Holly Springs Police Department has begun Operation Freeze which is a program to recognize cyclists who are doing the right thing. It is one piece of a broader effort.

Secondly, he invited Sean Ryan of Development Services to give an update on upcoming land use cases.

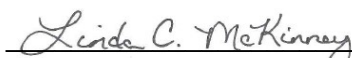
Mr. Ryan gave an overview of new applications and updates to ongoing applications for various land use cases that may come before Council in the future. Council member Deshazor asked if in future Council could see the developments around the proposed ones, for a larger overview.

Mr. Ryan then gave an update on projects that have been in process for a longer period of time, which ones were moving forward, and which were stalled. Mayor Mayefskie asked about the "notch" on the Ragan project. Mr. Ryan said the Notch is excluded from the rezoning but they are making infrastructure improvements across that property.

CLOSED SESSION: None.

Adjournment: MPT Berry made a motion to adjourn at 7:39 pm. It was seconded by Council member Forrest and passed with a unanimous vote.

Respectfully Submitted on Tuesday, July 16, 2024.



Linda C. McKinney, Town Clerk

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