



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, January 21, 2025. Mayor Mayefskie 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 Sean Mayefskie, Mayor Pro Tem Dan Berry, Council members Timothy Forrest, Danielle Hewetson, Chris Deshazor, and Annie Drees.

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 and Jesse Dixon, *IT*; Corey Petersohn, *Budget and Sustainability*; Cassie Hack, *Director, Communications and Marketing*; Carrie Kennedy, *Utilities & Infrastructure*; Sean Ryan, *Development Services*; LeeAnn Plumer, *Director, Parks and Recreation*; Tina Stroupe, *Finance Director*; Jay Osborne, *Assistant Town Attorney*; LeRoy Smith, *Fire Chief*; Kathy White, *Deputy Clerk*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Ahmed Radwan from Alnoor Islamic Center.

4. Agenda Adjustment: The January 21, 2025, meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry
Second: Forrest
Vote: Unanimous

RECOGNITIONS

5. Black History Month Proclamation

Mayor Mayefskie proclaimed February Black History Month in Holly Springs.

REQUESTS AND COMMUNICATIONS

6. Annual Report of the Parks and Recreation Advisory Committee

Susan Smith, Chairman of the Parks and Recreation Advisory Committee, said that she was here to present the annual report to Council. She said that 2024 focus areas included seeking community input by attending events and welcoming public comments, providing input on 2023 Park bond projects, providing feedback on Parks and Rec programs and special projects. They toured facilities in other municipalities to learn best practices, engaged with other town boards and provided recommendations to Council on Parks and Recreation matters.

Ms. Smith said that highlights of 2024 included providing input on the public art and naming of Eagles Landing Park, recommending actions on youth athletics, trail safety, senior programming, engaging with the Tree Advisory Committee, Police Community Advisory Group and Teen Recreation Advisory Council, and touring Apex Pleasant Park and the Garner Recreation Center.

Council member Forrest said that, in front of Council, he wanted to thank Ms. Smith for her tenure as Chairman of the PRAC over the last five years.

CONSENT AGENDA

The Council passed a motion to approve all items on the Consent Agenda. 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. December 3, 2024, December 10, 2024 and December 17, 2024 minutes – Council approved the minutes from the December 10, 2024 workshop meeting and the December 3, 2024 and December 17, 2024 business meetings.

8. Resolution for Approval of Issuance of the Series 2025 General Obligation Bonds – Council adopted Resolution 25-03 providing for the issuance of the Series 2025 General Obligation Bonds not to exceed \$68,000,000.

A copy of Resolution 25-03 is attached to these minutes.

9. Development Plan 18-DP-15-A01 Expiration Extension Request for Wegmans – Council granted the third, of an allowable four, 6-month extension for 18-DP-15-A01 for Wegmans to extend the expiration date from February 15, 2025 to August 15, 2025, as requested by Wegmans.

10. Sanford Water Filtration Facility – Granular Activated Carbon Loan and Principal Forgiveness Funding Offer – Council approved the NC Department of Environmental Quality Division of Water Infrastructure Funding Offer and Acceptance package; adopted Ordinance 25-01 establishing the SWFF-GAC Facility project; and adopted Resolution 25-01 to accept the funding offer for \$2,021,926 from the State Revolving Fund – repayable Loan, and \$5,000,000 from the Bipartisan Infrastructure Law Drinking Water State Revolving Fund – Emerging Contaminant Fund – Principal Forgiveness.

Copies of Ordinance 25-01 and Resolution 25-01 are attached to these minutes.

11. Utility Allocation Request for 5070 Kentworth Drive – Council approved Utility Allocation Request for Main Street Square Element J located at 5070 Kentworth Drive.

12. Lease Agreement with Reindeer Holdings, LLC for Office Space Located at 242 S. Main Street and Associated Budget Amendment – Council authorized the Town Manager to enter into a lease agreement with Reindeer Holdings, LLC for office space located at 242 S. Main Street and approved the associated budget amendment.

A copy of the budget amendment is attached to these minutes.

13. Wastewater Dewatering Contract and Budget Amendment – Council approved a contract with Andritz Separation Inc. for the purchase of a refurbished semitrailer mounted centrifuge for \$809,201.25 and adopted Wastewater Capital Project Ordinance 25-02 and Reimbursement Resolution 25-02.

Copies of Ordinance 25-02 and Resolution 25-02 are attached to these minutes.

NEW BUSINESS

14. Eagles Landing Park, Site Grading, Utilities, and Roadwork GMP Amendment 01

Carrie Kennedy, Utilities and Infrastructure, said this item was to provide a summary of the Guaranteed Maximum Price (GMP) contract process and the work included in GMP 01 for Eagles Landing Park and request approval of the GMP 01. She reviewed the timeline for the Park and the Rec Center, and said we are in the design and permitting phase, with site construction expected early in 2025, and completion in 2027. She showed elevations of the Recreation Center and a general site plan for the park.

Ms. Kennedy said that to expedite the construction process, the project anticipates two construction package phases. She said that over 15 sub-contractors were pre-qualified before competitive bidding and seven bid packages for two separate awards were validated. These were General Trades and Main Site & Offsite Sewer. Blum Construction would be responsible for overages outside the Guaranteed Maximum Price.

Ms. Kennedy said that the scope of work in GMP 01 includes site grading, erosion control and utilities; gravel sub-base for future asphalt and all curb and gutter; Cass Holt Rd. widening and new traffic signal. General conditions for the contractor to execute and manage the work spans the entire construction duration, and work from GMP 01 will continue throughout the entire project construction time frame. She outlined the costs for GMP 01, breaking out site work, trades, insurance, and other costs for a total of \$20,211,917 for GMP 01.

Ms. Kennedy said that next steps would be a groundbreaking in the spring of 2025 and in April or May of 2025 the GMP 02 would be brought to Council for building and site amenities.

Council member Deshazor asked if fiber would be laid. Ms. Kennedy said that it would. There is town fiber nearby that would be brought to the site. It would be a high-tech site and also the traffic signal would be ITS ready.

Council member Drees asked if the items included are aligned with the project budget. Ms. Kennedy said yes, they are. Throughout the design process we get feedback on what the costs might be and they work with us to value engineer to save costs and bring it into line with the budget.

Action: Motion to adopt the Guaranteed Maximum Price Amendment 01 from Blum for the total amount of \$20,211,917 for the Eagles Landing Park site grading, utilities, and roadwork.

Motion by: Forrest

Second by: Hewetson

Vote: unanimous

15. Annual Appointments to Planning Board and Board of Adjustment

Linda McKinney, Town Clerk, said this item was for Council to make their annual appointments to the Planning Board and Board of Adjustment. She said that after advertising on the Town website, social media, and other methods, 19 applications were received for Planning Board and 5 for Board of Adjustment. There are three openings on each board, with terms expiring February 29, 2028: three in-town positions on the Planning Board, and two regular in-town positions on the Board of Adjustment and one in-town alternate position.

Action: Motion to appoint Thomas Urquhart, Craig Kessler, and Josh Prizer, as in-town members of the Planning Board with terms ending February 29, 2028.

Motion by: Deshazor

Second by: Hewetson

Vote: unanimous

Action 2: Motion to appoint Thomas Rushing and Afua Tetteh as in-town regular members and David Britt as in-town alternate member of the Board of Adjustment with terms ending February 29, 2028.

Motion by: Deshazor

Second by: Berry

Vote: unanimous

16. 2025 Local, State, and Federal Legislative Agenda

MPT Berry reviewed the draft legislative agenda Council discussed at their last workshop. He said there were some repeating priorities and other new ones with Wake County Public Schools, Wake County, the State, and the Federal Government. Highlights of the agenda include:

Wake County Public Schools – walkability to schools; school resource officers; future school assignment plans;

Wake County – workforce housing partnerships; regional greenway connections; future library bond investments to Holly Springs library;

State – funding for new water tank in NW area of town; firefighter safety equipment; local authority; transportation infrastructure investments and DOT staffing;

Federal – fire apparatus and fire training structure; intelligent transportation system investment; U.S. Post Office facility investments

Action: Motion to adopt the Town Council’s 2025 legislative agenda.

Motion by: Deshazor

Second by: 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 writing: a comment from Brian Wessler regarding speeding in Trinity Creek;

The following public comments were received in person:

John Sandidge said he was here to talk about the rabid dog that has been running around Holly Springs and the fact that it is not a topic with Council. He said his daughter was attacked last month and had to have stitches. It bothers him that the dog is still running around and was seen yesterday and he only knows because of Facebook. He said he is scared. The website has a lot of information about the weather, but not about the dog. He wants to get the word out about the dog. He got a PSA about the Farmers Market parking, but nothing has been sent out about the dog.

Mayor Mayefskie asked for his email address so that he could be sent information from the Holly Springs Police Department. And if others want to know, have them send their email addresses.

OTHER BUSINESS

Council member Deshazor outlined the great events that happened over MLK weekend. One of the things was the Cub Scouts Pack 66, who were the color guard. He said MLK is not a “black thing”, it is a “people thing” and he would like to see more people out there.

Council member Drees said that, regarding the dog, she thinks this is an issue near Sunset Ridge and we have two schools near there. She asked if we could ask the schools to educate the children on avoiding strange dogs. Mayor Mayefskie asked that Council be added to the police updates. Council member Forrest said he would also request reaffirming leash laws and asking people to report unleashed dogs, which might get the word out without causing hysteria.

Randy Harrington, Town Manager, said that dog was introduced from another area – it is not native to the area. Many people are involved determining the dog’s patterns in an attempt to catch it. But the dog has become conditioned to the ways that we have tried to trap it, and it has been very difficult. We have a wide net on this and Holly Springs Police Department is working hard. People are feeding the dog and we want to discourage that. We do not have confirmation that it is rabid. That is a concern but we have no evidence.

Council member Drees reminded people that Citizens Academy applications are due and the Citizens Police Academy and nonprofit grants applications are also open. She reminded people that the leaf season was ending in February, so please get your leaves out.

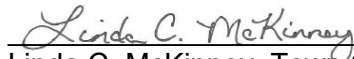
MANAGER'S REPORT

Randy Harrington, Town Manager, said there are about 25 slots in the Citizen Academy and he wanted to encourage people to apply.

CLOSED SESSION: none.

Adjournment: Council member Deshazor made a motion to adjourn at 7:49 pm. It was seconded by Council member Hewetson and passed with a unanimous vote.

Respectfully Submitted on Tuesday, February 18, 2025.



Linda C. McKinney, Town Clerk

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