



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, May 20, 2025. 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, MPT Dan Berry, Council members Timothy Forrest, Annie Drees, and Chris Deshazor.

Council Members absent: Council Member Danielle Hewetson.

Planning Board Members Present: Sara Kempin, Van Crandell, Joanna Holder, Thomas Urquhart

Planning Board Members Absent: Rick Madoni, Joseph Cuccurullo, Roger Bess, Craig Kessler, Josh Prizer,

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Kameron Womack and Jesse Dixon, *IT*; Corey Petersohn, *Budget and Sustainability*; Tamara Ward, *Communications and Marketing*; Chris Hills, *Director, Development Services*; Grayson Taylor, Catherine Jacobs, Elliot Blonshine, Sarah Lipkin Sularz, Cheryl Cains, and Sean Ryan, *Development Services*; Kendra Parrish, *Executive Director of Utilities and Infrastructure*; Michael Leonas, *Utilities and Infrastructure*; Tina Stroupe, *Finance Director*; Paige Scott, *Director, Public Works*; 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 Joshua Clark, of The Church of Jesus Christ of Latter-Day Saints.

4. Agenda Adjustment: The May 20, 2025 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry

Second: Forrest

Vote: Unanimous

RECOGNITIONS

5. Boating Safety Week Proclamation

Mayor Mayefskie proclaimed the third week in May as Boating Safety Week in Holly Springs and presented the proclamation to Vice Flotilla Commander Phillip Cason of the U.S. Coast Guard Auxiliary.

6. Public Works Week Proclamation

Paige Scott, Director of Public Works and Kendra Parrish, Executive Director of Utilities and Infrastructure, outlined the work done, often behind the scenes, by the Public Works employees of the

Town. Ms. Scott said that this year's theme is "People, Purpose, Presence." Mayor Mayefskie declared May 18-24 as Public Works Week in Holly Springs.

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. April 8, 2025 workshop meeting minutes and April 15, 2025 business meeting minutes – Council approved the minutes of the April 8, 2025 workshop meeting and the April 15, 2025 business meeting.

8. Monthly Budget Amendments and Grants – Council received the budget amendment report from the Town Manager and approved budget amendments and adopted the following associated capital project ordinances: Grants and Special Revenue Fund Project Ordinance 25-11; Capital Project Ordinance 25-12; Utility PAYGO Capital Project Ordinance 25-13; Town Building Capital Project Ordinance 25-14; and Water Capital Projects Ordinance 25-15. Council authorized the Town Manager to approve any contracts for the emergency repair of the Bass Lake Pump Station up to the project budget and consistent with the project scope.

Copies of the five budget amendments and Ordinances 25-11, 25-12, 25-13, 25-14, and 25-15 are attached to these minutes.

9. Voluntary Annexation A24-03 0 Green Oaks Parkway – Council adopted Resolution 25-11 directing the Town Clerk to investigate the sufficiency of annexation petition A24-03 and setting the public hearing for June 17, 2025.

A copy of Resolution 25-11 is attached to these minutes.

10. Voluntary Annexation A25-04 5608 Cass Holt Road – Council adopted Resolution 25-12 directing the Town Clerk to investigate the sufficiency of annexation petition A25-04 and setting the public hearing for June 17, 2025.

A copy of Resolution 25-12 is attached to these minutes.

11. Ting Park Parking Lot Rehabilitation – Council approved the budget and awarded the contract for professional services for the Ting Parking Lot Rehabilitation Project design contract to Bolton & Menk, Inc. in the amount of \$113,000 plus a contingency of \$16,960 for a total contract budget of \$129,950 and authorized the Town Manager to execute the contract and any change orders for additional or amended professional services as may be required during the project, up to the approved contract budget amount and within the design scope.

12. Surplus of Firearm and Badge for Upcoming Police Department Retirement – Council adopted Resolution 25-14 authorizing the award of badge and sale of service sidearm to retiring police Corporal Anthony Locklear.

A copy of Resolution 25-14 is attached to these minutes.

13. Downtown Area Americans with Disabilities Act (ADA) Ramp Compliance Project – Council approved the Downtown Area ADA Ramp Compliance construction project with Gitto Enterprises Inc. for the amount of \$96,205 and approved the contract with DRMP for construction engineering and inspection services in the amount of \$18,000 for a total \$114,205 plus contingency of \$15,795 for a total project budget of \$130,000, and authorized the Town manager to execute contracts and change orders within the approved project budget and scope up to \$130,000.

14. Records Retention, Procurement and Conflict of Interest Policies for American Rescue Plan Act/Coronavirus State and Local Fiscal Recovery Funds – Council approved the following American Rescue Plan Act / Coronavirus State and Local Fiscal Recovery Funds Policies: P-059 Records Retention; P-061 Procurement, and P-060 Conflict of Interest.

Copies of Policies P-059, P-060, and P-061 are attached to these minutes.

15. Official Depository Resolution – Council adopted Resolution 25-13 designating official depositories and securities broker/dealers in compliance with North Carolina General Statutes §§ 159-25, 159-30 and 159-31.

A copy of Resolution 25-13 is attached to these minutes.

PUBLIC HEARINGS

Chris Hills, Director of Development Services, that there are three rezoning public hearings tonight and he reminded Council and the public that we are in the “crossover” period between the old process and the new one. The first, Old Holly Springs Apex Rd., is being heard under the old process and Council will have the opportunity to decide tonight. The next two, Mira Ridge and Overlook at 1220 N. Main, are under the new process where the Planning Board and Council have a joint public hearing. They will be sent to Planning Board next and come back to Council in June.

16. 24-REZ-02 4500 Old Holly Springs Apex Road Rezoning and Development Agreement

Grayson Taylor, Development Services, said this item was to consider rezoning three parcels at 4500 Old Holly Springs Apex Rd. and 1300 and 1316 Holly Springs New Hill Road. The applicant requested that the public hearing be opened and continued to June 17th.

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

One written comment in support from William Ulmer.

Action: Motion to continue the Public Hearing to June 17, 2025.

Motion: Berry

Second: Deshazor

Vote: unanimous

17. 24-REZ-07 Mira Ridge Rezoning and Development Agreement

Brett Gosney, Development Services, said this was a joint public hearing with Council and Planning Board for the rezoning of 3020 Avent Ferry Road. The requested action is to provide feedback to the Applicant on the current proposal and to forward it to the Planning Board for consideration. It is scheduled to go before Planning Board on May 27th, and come back to Council for a decision on June 17th.

Mr. Gosney showed the location of the site which is designated Conservation Neighborhood on the Land Use and Character Plan. He said that Conservation Neighborhoods conserve 30-50% of buildable land as permanent open space, primarily informal in character; lot width and depth is variable, with larger lots near the edges of the neighborhood; and development should be sensitive to existing conditions, with limited mass grading and tree clearing. The land is currently zoned Rural Residential and the applicant is requesting rezoning to Suburban Residential – Conditional Zoning with a Conservation Subdivision. He said the Conservation Subdivision designation is intended to preserve open space and prevent urban sprawl, while still allowing development.

Mr. Gosney explained that this project has elected to follow the combined process where Rezoning and Major Subdivision are considered at the same time and Construction Drawing approval would be administrative. He outlined the proper uses of Conditional District Rezoning where applicants gain flexibility in exchange for higher quality, innovative, and sustainable development. He

showed how the project has evolved since the first submittal in November 2024 to today, and said the proposal is for 21.62 acres with 2.8 units per acre and 60 rear-loaded detached dwellings. There is a greenway that surrounds the site and a 10-foot type B buffer along Avent Ferry and between this and Lochridge. The remainder of the buffers would be type A.

Mr. Gosney outlined the proposed standards that differ from the UDO standards. He said the Conditional Zoning District Goals to pay attention to are: incorporation of natural features; communities that are visually and functionally connected; efficient, aesthetic and desirable use of open space; and variety in housing types and development patterns.

Elliot Blonshine, Development Services, said the site would be served by water and sewer connecting on the east side of the property. This project is a Priority Level 2 for the Utility Allocation. The elements they are committing to are public infrastructure improvements in the form of wetlands, and tree preservation of at least 10% of the specimen trees on site. He explained how the allocation would have to be phased.

Mr. Blonshine said that Avent Ferry Road would be widened on both sides per the Comprehensive Transportation Plan, with a 10-foot sidepath along the south side of Avent Ferry Rd. and the 6-foot sidewalk extended to Lochridge on the north side. There would be two aligned access points and would connect to Lochridge and provide stubs for future development.

Mr. Blonshine said the Traffic Study included the two site access drives, the intersection at Rex Rd., Bartley Holleman Rd., and New Hill Holleman Rd. as well as the site access to Lochridge at Silver Ledge Land and Center Hill Drive. Mitigation is to provide stop controls at access, widening Avent Ferry Rd., and dedicated left turn lanes on Avent Ferry Rd.

Mr. Gosney said the development agreement includes a commitment to the Water Resource Management Policy. He said the proposed development is not consistent with the Comprehensive Plan because the lot sizes are small and do not provide variation in width and depth; the proposed open spaces do not meet the intent of a Conservation Subdivision, and the buffer along Avent Ferry Rd. does not blend with the adjacent Lochridge Community or other communities along Avent Ferry Rd. Staff would not recommend approval of the applicant's current proposal.

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

Nine written comments in opposition from Dave and Nancy Laucella, Nancy Graham, Dawn Santoianni, Ann Chace, Allyson Cashman, Dave Chase, Evan & Lisa McNabb, Stacey & Joe Palumbo, and Anthony & Wendylynn Puopolo.

Charles Walker of Entitlement Preservation Group, Tommy Craven, Civil Engineer & Ronald Stephenson, traffic engineer, were present on behalf of the applicant. Mr. Walker said they have been struggling with terminology and their design vision. He showed an aerial view of the property with riparian buffer and road widening areas marked. He said they are dedicating a ½ acres of right-of-way of the Avent Ferry Rd. and cannot build on the riparian buffer, which means they can only build on 90% of the property. He said their calculations show that they are preserving more open space than required. He showed the trees 12-18" in diameter that are onsite. He said 52% of their open space is tree preservation. The rest is the 8' wide private greenway, which gives another 18% of the open space, and three playgrounds, which add another 2.5% of the open space. Then there are the SCMs, one on either end of the tract, which will be created as engineered wetlands. That is only 11% of the open space. The rest is green areas not intended for any particular use. The open space will be owned and maintained by the HOA which would guarantee its permanent preservation. He said that staff said they are not meeting conservation neighborhood standards. He said they admit that their lot sizes are relatively standard, but they do vary slightly. He said they are trying to bring in a unique architectural style to the town. They have done it elsewhere and it has been well received. He said most of their buyers would be young couples or single females. He said they have struggled with staff over the word "inconsistent." He said that for the most part his project is different, not inconsistent. It is not

Lochridge, which was not a conservation neighborhood. He said they are simply the first conservation district. He said the buffers are planted buffers. As they get closer to construction they will be better able to identify what trees they can save and what would have to be cut down. There is more open space than the planted buffers, and that is what they believe is the transition to the next subdivision. He said that larger houses would run counter to the conservation standards.

Mr. Walker said that Mira Ridge is designed as a conservation neighborhood. He said there are places in the plan that state that they are inconsistent. They do not agree with those things. However, he said there are other plans – transportation, P & R plan, infrastructure and other plans – that say we are consistent. In the future, given what is going to happen down by the Holleman activity center, he said they believe that their project is more walkable than Lochridge and has higher density. It will bring people to the Holleman activity center. He said they conceded to build a sidewalk from where their property ends to Lochridge. They are getting the pedestrian connection.

Mr. Walker said that streets should be curvilinear and in a tighter grid. He doesn't know how to make it tighter. He said that they have four housing options: a two-space parking pad; a detached 2 car garage off the alley; a garage attached to the house plus driveway, providing 4 parking spaces; and a single car garage with single car driveway. He said that there are overflow parking spaces not tied to the kiosk. He said there are three parks, a private greenway, 20%, which is half the open space dedicated to tree preservation, and wetlands preservation. All of these things are allowed. He said they are trying to bring forth what they think is a conservation district project. He said they are proposing a roundabout to slow traffic connecting to Lochridge. The trails and greenway have benches, and there are gazebos. They propose a larger parking lot, two mailbox kiosks, a tot lot and playground, and a greenway. He said he believes that they meet the Conservation Subdivision requirements.

Council member Deshazor asked how many of each size lot they propose. Mr. Walker said the corner lots are the largest because of the turns. The alleys are wider to allow fire trucks. He said other lots are longer because of where they sit, for example the ones on the back near the wetlands. Council member Deshazor said he was asking for a ratio of how many lots they have of each size. Mr. Walker said the lots are 35 – 45' wide and 140' deep, not including the alleys. He then showed examples of the architectural style.

Council member Drees said it looks like the trail starts and ends at a road and doesn't actually connect. Mr. Walker said it crosses Avenet Ferry in one place because they don't think DOT will allow multiple crossings for the greenway.

Wendy Puopolo, 324 Silent Bend Dr., said she was here to ask Council to deny this project. This is new to Holly Springs, not consistent with Holly Springs and not consistent with Lochridge. It is ludicrous for Mr. Walker to claim a playground as a conservation area. She said she has an environmental science and worked for the EPA in New Jersey. She said a lot of the things that he has mentioned as far as conservation areas and wetlands are smoke and mirrors. She asked Council to look at the project and see that it is inconsistent with Holly Springs and the way we want to grow. She said when they purchased their property it was zoned Rural Residential and it should stay that way. Please look at what staff is recommending and deny the project.

Dawn Santoianni, said she lives within 500 feet of the proposed project, and shares a property line with this project. She said she is an environmental engineer with over 30 years of environmental consulting experience. She said she is representing the Lochridge HOA and asked the neighbors to stand up. She said they support responsible development but oppose this high-density project which is neither sustainable nor responsible. She said it proposes costly environmental and safety issues. It fails at environmental preservation. The developer proposes fully clearing a wooded wildlife corridor that connects Harris Lake with waterways and wetlands that protect water quality. It proposes more impermeable surface, including an asphalt path that they are calling a greenway. It requires clearing to construct. Alley loaded homes on tiny lots do not meet the conservation subdivision requirements.

Congestion is going to happen with extra cars parked on the streets endangering children. Traffic concerns will extend beyond Lochridge. Avent Ferry and New Hill Holleman Roads are an evacuation route for Harris Nuclear Station and they already have traffic issues with multiple accidents. Staff recommends rejecting this project because it does not meet the requirements. She asked them to deny.

John Langstand said he wants to point out that the properties are going to be an average of .11 acres. Properties in Lochridge are .35 acres, or about 3 times as many homes per lot. They are asking for side setbacks of 4 feet. This means houses will be 8 feet apart. You can hardly walk through that. Given the high price point, most people are going to build the houses with the attached garages, which will come 5 feet from the alley. So there will be no parking outside the garage. What happens on the holidays when people are visiting? You can't park on the street or in the alley. They propose a total of 16 spots, spread out throughout the project. He said people will come park in our neighborhood. They don't have a pool. So their residents are going to want to use ours and expect us to maintain it. No one took a look at New Hill Holleman Rd in the traffic study. During rush hour the traffic is backed up from US 1 to the Power Plant. If you add more cars and it will back up past Avent Ferry Rd. New Hill Holleman Rd. needs to be widened before Council can even consider this. He said he moved here from upstate New York and wanted to live in Holly Springs, but as far as he could from the center of town in an area with trees and large lots, and he found a place. And now they want to build 3-story houses looking into the backyards of the neighbors. He asked Council to deny.

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

Council member Drees asked if it was the purpose of the conserved land to include built water control features. Mr. Gosney said the purpose of the Conservation District is that the 30 – 50 percentage of buildable land is preserved untouched, uncleared and ungraded.

Council member Deshazor told the applicant that they gave them some advice at LUAC, and they removed dog park and added kid park, which is good. But he sees a maneuvering of the data to say that this is conservation. He thinks of more green within a conservation neighborhood. This project did everything on the sides and in the buffers and pockets. He would expect a little bit different. It looks as if you have cut all the trees out and put houses back-to-back. He said he expects trees around houses. He knows developers find it cheaper to clear cut, but he wants more tree preservation.

Council member Drees said she agrees. There are three other rezonings, and this is the only one she heard neighbors say they were not notified of neighborhood meetings. She said the feedback showed a missed opportunity to respond to neighbors.

Council member Forrest said he had an issue with the inconsistency with conservation standards. It doesn't preserve undisturbed land. It instead presents mass grading and tree cutting, with planted buffers. It lacks diverse lot sizes, and the buffers are smaller. Lack of meaningful tree preservation is an issue. The Future Land Use Map designates this as an area to focus on natural features, and varying lot sizes. This is much more urban than is expected for that. It is not compatible with UDO and vision of the town.

MPT Berry said he believes in applying density to land use projects to see how they affect adjacent neighborhoods. He said we should be going lower in density as we go toward the lake, not more dense. He said the lot sizes under 5,000 sq. ft. are a hard pass for him. The concept has a lot of practicality for different places in town. It offers something we haven't seen before, which can be attractive to some people. But this is not the right place for this type of development.

18. 25-REZ-01 1220 N. Main (Overlook) Rezoning and Development Agreement

Cheryl Caines, Development Services, said this item was a joint public hearing with the Council and Planning Board for a rezoning for 1220 N. Main St. and the requested action is to hold the public hearing and provide feedback to the applicant on the current proposal. She said this was following the

new process where the public hearing is held tonight, the Planning Board will consider the proposal on May 27th and it will come back to Council for a decision on June 17th.

Ms. Caines showed where the site is located, across from Ting Park, and said it is designated Mixed-Use Center on the Land Use and Character Plan. She said Mixed-Uses Centers are places to transform over time. They are meant to be a mix of uses in a walkable pedestrian friendly area. The parcel is currently zoned Neighborhood Mixed-Use and the applicant is requesting a rezoning to Community Business Conditional Zoning District. She explained that this was being heard under the new process where the Rezoning is heard at the same time as the Development Plan, and the next step, if this is approved, would be administrative approval of Construction Drawings. This allows projects to move more quickly through the process.

Ms. Caines said a conditional district rezoning allows flexibility in exchange for higher quality, innovative and sustainable development. She showed the evolution of the project from first submittal in November of 2024 to the current proposal. She showed where the powerline easement crossed the property and where the pedestrian connections are planned. She showed the private open space and the public open space, where the dwelling units would be and the commercial building. She said the current proposal is for 9.86 acres with 237 apartments (24 units per acre) and 12,890 square feet of commercial space, along with a variety of open space.

Ms. Caines outlined the proposed standards that differ from the UDO standard. Proposed differences include density being higher than the UDO. She said they are mitigating that with open spaces to tie the different areas together to be more integrated. They are requesting a waiver to allow rooftop signs. She showed elevations that would face Main St. and those that would face the residential side. She said the proposal meets the Conditional Zoning District Goals of pedestrian oriented communities; communities that are visually and functionally connected; creativity and imagination; unique architecture or sustainable design; and efficient, aesthetic, and desirable use of open space.

Elliot Blonshine, Development Services, said that the site would be served by water and sewer connecting at Main St. and Anchor Creek Way. The sewer study showed that the pump station has capacity, but the sewer lines are over-capacity. The developer is proposing sewer improvements to upsize an over-capacity sewer line, and improvement to storm pipes along Sportsmanship Way and the property frontage. This project is subject to the Utility Allocation Policy and are a Priority 2. They are requesting 30,460 gallons per day, divided between the residential and commercial. They proposed allocation commitments are public infrastructure improvements (sewer improvements) and open space and preserving a minimum of 10% of the trees onsite.

Mr. Blonshine said they propose widening Main Street along their frontage per the Comprehensive Transportation Plan and adding a ten-foot sidepath along Main Street and a sidewalk along Anchor Creek. They also propose widening Main Street along the Ting Park frontage. He said the Traffic Study included intersections along Main Street, and at NC 55 and Sportsmanship Way as well as the two site access points.

Ms. Caines said the applicant's proposed Development Agreement includes upsizing approximately 1,000 to 1,300 linear feet of sanitary sewer with Fee Credit Reimbursement, widening N. Main across the Ting Park frontage, utilizing the Parks & Recreation Fee Per Unit adopted in April of 2025, allowing more than 15 units per acre without vertical integration, a commitment to the Water Resource Management policy, and pedestrian only stubs to properties to the east and south, rather than full vehicular access.

Ms. Caines said the proposed Conditional Zoning District supports the transformation of the Mixed-Use Center. It builds upon existing parks, entertainment uses, and housing in the area, bringing more activity, housing choices, and services to the Center. She said the proposed zoning is largely consistent, including density, pedestrian connectivity, open spaces, and infrastructure enhancements. Staff would recommend approval of the applicant's current proposal.

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

Jason Barron introduced the team from CBC Real estate and Laura Holleman from McAdams. He said this is a unique opportunity. They have an established track record and are invested in the town. They are the owners of the Salamanders, so they are aware of this area and they are heavily invested in it.

Mr. Matt Honeycutt, CBC, said this condensed process has given us the chance for feedback more quickly and allowed us to assess risk. He said the new process is refreshing. He said Capitol Broadcasting Company is a locally family-owned diverse business, WRAL, Salamanders, American Tobacco Campus and others. They own the Durham Bulls and the Holly Springs Salamanders. This development represents an opportunity to continue to invest in Holly Springs with baseball centric development.

Mr. Barron said the purpose of the site plan is to prioritize the pedestrian experience. The Ped connection has been front and center, to the park and to the adjacent neighborhoods. It is activating Main Street. He said intentional building massing and layout emphasizes the gateway to the town. The commercial site has a pedestrian plaza gateway that provides a view of the ballpark and will create an active public gathering area. It is being designed to provide commercial rooftop experience. He said the rooftop signage is designed to provide uniqueness. He showed multiple elevations. He showed the intersection of Main and Anchor Creek with the crosswalks and said there is significant tree preservation along the Anchor Creek Way and the utility easement. He said there will be significant public investment along with this project. There would be road widening on both sides of Main Street, significant improvements to the storm sewer, and sewer line improvements. The 1,300 linear feet of sewer improvements not caused by this development and costing several million dollars, will significantly advance an issue the Town has known about since 2018. This project is significantly advancing the ball on fixing that line for this development and for future developments.

Council member Drees asked if there would be retail only parking. Mr. Barron said the parking is factored into it. It will be shared, but the retail requirement is figured into the formula.

Council member Deshazor asked if a protected left would be added at the corner of Anchor Creek turning south on Main St. Mr. Barron said there is an additional turn lane that was recommended by the traffic study and it has been incorporated into the plan. Council member Deshazor told them to be careful where the entrance on Anchor Creek is placed, because it is a blind hill. The speed limit is 20 mph, but people going downhill go faster. We need to make sure that the entrance is created safely. He asked if the rooftop signs were lit and Mr. Barron said no. Council member Deshazor said he appreciated the road widening and the sewer improvements.

MPT Berry asked how many sq. ft. of rooftop retail was proposed. Mr. Barron said plus or minus 2,000 sq. ft. but most will be outside, and that was not included in the calculation of built square feet.

Richard Baudman was called to speak, but had left the meeting.

Four written comments in opposition from Heather Gower, M. Rothstein, Allyson Cashman, and Michael Vassel and one letter of concern from Palmer Jones.

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

Council member Deshazor said with the number of houses, if there is a way to have a certain amount of rent controlled units he would appreciate it. We need housing for firefighters and teachers and if you could do 5 or 10 percent workforce housing he would appreciate it.

Council member Drees said her biggest concern is traffic on Sportsmanship Way and Anchor Creek.

MPT Berry said he is concerned a bit with the height of the buildings. It changes the dynamic of downtown Holly Springs. Given the proximity to residences he is concerned with the height. But the project otherwise is great and he would like to get behind it. This is by far the largest amount of

apartment density on the list of projects you shared. The ratio of commercial/retail square footage to the residential seems low. He likes the aesthetics, but he would like more retail and doesn't want to underestimate what programming that area would do to increase the vibrancy. He would like more non-residential. And if you are going to keep that building height, he needs something to tell the public about what we are getting in exchange for that.

Council member Forrest said he agrees with his colleagues. The infrastructure work is phenomenal. But he agrees with MPT Berry, Council members Deshazor and Drees. He would like some tweaks to get more commercial. We have businesses that need places to go and Holly Springs is lacking commercial space.

Mayor Mayefskie said he is excited about the additional mom and pop shops to go there. He asked, if we are going to have people crossing four lanes of traffic, what would it look like to have an overhead crosswalk above Main St. He asked the developer to explore that to see if, with a five-story building, this is something you could consider.

Council member Deshazor said the Bridgwater neighborhood has been asking for a walkway across Main St. a lot, so it is interesting that the Mayor mentioned that.

19. Fiscal Year 2025-26 Recommended Budget Public Hearing

Corey Petersohn, Director of the Office of Budget, Innovation, and Strategy, said this item was to hold a public hearing on the recommended budget for Fiscal Year 25-26. He outlined the Winning Strategy the Town has had from following Council's strategic plan. The key takeaways in this proposed budget are:

- Investing in transportation infrastructure;
- Design of a Festival Street downtown;
- Implementing microtransit mobility service;
- Advancing Eagles Landing Park to construction;
- Investing in employees;
- Investing in a responsible water and wastewater system.

He showed the budget video.

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

One written comment from Dave Charters in support of MicroTransit.

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

Mr. Petersohn said that next steps include Council's Budget Workshop on Thursday May 22nd at the Law Enforcement Center, and scheduled budget adoption at the June 3rd business meeting. He said residents could get more information on our website or by contacting the Town Clerk.

NEW BUSINESS

20. Street Resurfacing Project

Michael Leonas, Utilities and Infrastructure, said this item was to update Council on the street resurfacing project. He said the Town owns and maintains 167 miles of streets. These streets are mostly in the neighborhoods, whereas NCDOT owns and maintains the 78 miles of through streets. Funding for this project comes from the Town's share of the proceeds from the state gas tax known as Powell Bill funds. Streets were selected based on the asset management and lifecycle cost models, applying the available funding. Mr. Leonas said that the contractor will notify residents in advance of resurfacing work with door hangers, additional street signage, etc. and the notifications will be augmented by social media outreach via the Town's platforms.

Mr. Leonas said that 21 streets were selected for the traditional “mill & fill” means of resurfacing. This equals 4.9 miles and will start this summer and take about 150 days. He showed the location of the streets on the map.

Council member Drees said that notifying the residents is Blythe’s job, but asked how we make sure they do that. Mr. Leonas said staff will be on top of the contractor to make sure notices are pushed out.

MPT Berry said this is about twice what we get from Powell Bill, and asked if we were using next years’ money. Randy Harrington, Town Manager, said do this every other year and bundle the funds to get economies of scale.

Action 1: Motion to approve budget amendment and award the Street Resurfacing Project construction contract to Blythe Construction, Inc. in the amount of \$2,268,957 (base bid and alternates) plus a contingency addition of \$226,896, bringing the total approved project construction budget to \$2,495,853.

Motion: Deshazor

Second: Forrest

Vote: unanimous

Action 2: Motion to approve the change order for additional professional construction administration and inspection services (inclusion of bid alternatives) in the amount of \$19,200, plus a contingency addition of \$13,670, bringing the total approved project budget for design, construction administration, and inspections from \$117,500 to \$150,370.

Motion: Deshazor

Second: Forrest

Vote: unanimous

Action 3: Motion to authorize the Town Manager to execute any change orders for the construction contract and the design, construction administration, and inspections contract as may be required ruling the project not to exceed the approved budget up to \$2,646,223.

Motion: Deshazor

Second: Forrest

Vote: unanimous

21. Committee and Board Appointments

Linda McKinney, Town Clerk, said this item is for Council to make their annual appointments to Parks and Recreation Advisory Committee and Tree Advisory Committee. She said there are three full-term openings and one partial term opening on Parks and Recreation Advisory Board. Thirteen applications were received.

Council discussed their preferences for the positions.

Action: Motion to appoint Gail Valcho, Karen McGowan, and Rachel Campbell to the Parks and Recreation Advisory Committee for three-year terms from July 1, 2025 to June 30, 2028.

Motion: Forrest

Second: Berry

Vote: unanimous

Action: Motion to appoint Siobhan Casey to fill the partial term ending June 30, 2026 on the Parks and Recreation Advisory Committee.

Motion: Forrest

Second: Berry

Vote: unanimous

Ms. McKinney said there are four openings for one-year terms and one opening for a Junior Member on the Tree Advisory Committee.

Action: Motion to appoint CJ Buonaccorsi as Junior Member to the Tree Advisory Committee for one-year term from July 1, 2025 to June 30, 2026.

Motion: Drees

Second: Forrest

Vote: unanimous

Action: Motion to appoint Autumn Dean, Marissa Parker, Regina Smardon, and Robin Haney to the Tree Advisory Committee for one-year terms from July 1, 2025 to June 30, 2026.

Motion: Drees

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.

The following public comments were received in writing: one anonymous comment regarding traffic and noisy vehicles in 12Oaks; a comment from Edwin Moore regarding the timing of The Source; a request from Kevin McCambley for sidewalks connecting Eagles Landing Park to five nearby subdivisions; from Paul Mahoney opposed to the yard waste cart program; from Olya Panus for funds to construct a park in Carolina Springs; and from Sherrill Wheeler with concerns about the project at 451 Commons Dr.

The following public comments were received in person: none

OTHER BUSINESS

MPT Berry said last Friday he took his son to Bass Lake Park for Fishing Friday and he wanted to complement Steve McElhaney for doing a great job helping everyone have a great experience. He recommends families check that out. He highlighted the free fishing pole sign-out if you don't have gear, that works like using a library card. Secondly he pointed out that there are things attached to the poles at stop signs in the southwest part of town. He asked if someone could explain that and said he had a picture. Randy Harington, Town Manager, said he is not aware of what that would be, so send the picture and we will look into it.

Council member Deshazor said he always hears that we want to grow but keep a small-town feel. Events like the International Food Fest make that happen. He said he appreciates staff's work on events like that. Second a lot of Central Pines' programming for the aging committee is being cut because of cuts at the federal level, but we will continue to work with them and get as many resources as we can. He wished everyone a happy Memorial Day, and reminded everyone that, in addition to picnics and the beach, it is also a time for reflection on those who served and did not return.

Council member Drees said she wants to request that we come up with a standard policy on when we appoint people to boards for midterm openings. She thinks we should have consistency and wants staff to create a policy. She asked if there was consensus. There was. Mr. Harrington said staff would bring it to the September workshop. Council member Drees said there is a Boating Safety video online for Bass Lake – she would be happy to help replace the electronic voice.

Council member Forrest said the budget workshop is coming up on Thursday. He has been reading and reviewing the budget and looking for ways to save money. For Memorial Day, for those who aren't aware, the US Air Force Brass will play a concert on the 23rd at 7 pm at the Cultural Center. Please remember those who have served on Memorial Day.

Mayor Mayefskie talked about his busy week last week. It started with going to DC for the Economic Development announcement. Tuesday was the budget workshop. Wednesday morning was the Metro Mayors' meeting, with the Governor and Commerce Secretary in attendance. Then to the LEC to celebrate National Police Week that evening, followed by the Launch HOLLY SPRINGS graduation. Thursday was the Economic Forecast breakfast, and then to the Employee Recognition day. We have had staff here for more than 30 years. Enjoy Memorial Day weekend, and wear your life jackets if you go boating.

MANAGER'S REPORT

Randy Harrington, Town Manager, thanked Council for all their participation in town events.

CLOSED SESSION: Council went into closed session pursuant to N.C.G.S. 143-318.11(a)(3) to consult with the attorney on two condemnation cases, *Town of Holly Springs v. Lane Raw Land, LLC* and *Town of Holly Springs v. Inigo*, et al. and pursuant to N.C.G.S. 143-318.11(a)(5) to consider a real estate purchase for Fire Station 4 with a motion by MPT Berry a second by Council member Forrest and a unanimous vote.

Motion to leave closed session was made by Council member Forrest with a second by MPT Berry and a unanimous vote.

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

Respectfully submitted on Tuesday, June 17, 2025.



Linda C. McKinney, Town Clerk

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