



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, June 3, 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, MPT Dan Berry Council members Timothy Forrest, Danielle Hewetson, Annie Drees, and Chris Deshazor.

Council Members absent: none.

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); Jeff Wilson, *Director of IT*; Kameron Womack and Jesse Dixon, *IT*; Corey Petersohn, *Director, Office of Budget, Innovation and Strategy*; MaryBeth Spoehr, *Office of Budget, Innovation, and Strategy*; Cassie Hack, *Director of Communications and Marketing*; Chris Hills, *Director, Development Services*; Elizabeth Goodson and Sean Ryan, *Development Services*; Kendra Parrish, *Executive Director of Utilities and Infrastructure*; Michael Leonas, *Utilities and Infrastructure*; Sabrina McDonald, *Director, Human Resources*; Tina Stroupe, *Finance Director*; George Brown, *Director, Office of Customer Care*; Paige Scott, *Director, Public Works*; LeeAnn Plumer, *Director, Parks and Recreation*; Jay Osborne, *Assistant Town Attorney*; LeRoy Smith, *Fire Chief*; Paul Liquorie, *Police Chief*; Kathy White, *Deputy Clerk*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Paul Wilson, of Oasis Church.

4. Agenda Adjustment: The June 3, 2025 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry

Second: Forrest

Vote: Unanimous

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 Hewetson and a unanimous vote. The following actions were affected:

5. May 13, 2025 workshop meeting minutes – Council approved the minutes of the May 13, 2025 workshop meeting.

6. Town Council Meeting Calendar Amendment – Council amended their calendar of meetings to add a joint meeting with the Mayor and Council of Cary, NC on August 26, 2025 at 5:30 at The Mayton

7. Amgen Helix Three-Party Agreement – Council approved a three-party agreement between Amgen, Town of Holly Springs, and Helix Development Group.

NEW BUSINESS

8. Adoption of the Fiscal Year 2025-2026 Operating Budget and Community Investment Plan

Corey Petersohn, Director of the Office of Budget, Innovation, and Strategy, said this item was to share highlights of the Fiscal Year 2025-2026 Budget and Community Investment Plan, and for Council to consider its adoption. He said the recommended budget was shared at the May 13th meeting. No changes to the recommended budget were made at the Budget Workshop on May 22nd. This budget maintains one of the lowest tax rates in the County at 34.35 cents per \$100 property valuation. It invests in key Mayor and Council priorities including transportation infrastructure, water and sewer infrastructure, downtown, Eagles Landing Park, and a new Microtransit mobility service.

Action 1: Motion to adopt the Fiscal Year 2025-2026 Operating Budget and Community Investment Plan to include the associated ordinances and policy updates included in the packet.

Motion: Forrest

Second: Hewetson

Vote: unanimous

Copies of Policy FN11.3, and Ordinances 25-17, 25-18, 25-19, 25-20, 25-21, 25-22, and 25-23 are attached to these minutes.

Action 2: Motion to adopt Council Order 25-01 directing Wake County to levy and collect property taxes for the Town of Holly Springs.

Motion: Forrest

Second: Hewetson

Vote: unanimous

A copy of Order 25-01 is attached to these minutes.

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: three comments opposed to the Mira Ridge development from Dave Laucella, Elizabeth Musto, and Vincent Musto; one comment opposed to 1220 N. Main from Melanie Yetter; one anonymous comment regarding traffic and noise in Trinity Creek.

The following public comments were received in person:

Chantel Wilkins said she was here to share her excitement that Amgen is almost here. She said they are committed to a skills-first hiring philosophy. Also, their work has to do with cancer, with which she has experience. She is excited about the investment.

OTHER BUSINESS

Council member Drees thanked Randy Harrington, Corey Petersohn and other staff for their help during the budget process. She is concerned about the water rate on residents, and wonders if we could look into a program where water residents could round up, with the money put into a fund to assist those with trouble paying their water bills. Mr. Harrington had told her it might be possible, and she wanted to bring it to Council. Council member Hewetson asked how it would operate if it was managed by another group, like a nonprofit. Mr. Harrington said that jurisdictions that offer this in NC contract with a nonprofit or with the County health department. They are best positioned to make those decisions. In his prior job the municipality had a contract with an agency who managed the funds with guidelines or core principals articulated by Council. Council member Deshazor said we should look into it and make the decision once we have the data. MPT Berry asked what the collection rate on utilities is currently. Tina Stroube, Finance Director, said she doesn't know the actual percentage, but

month over month there are 60 to 80 accounts on the cut-off list out of about 16,000 accounts. It is very small. We do offer payment plans to people and connect them to area nonprofits. MPT Berry said he doesn't think it's a large enough percentage to get the government involved. Council member Forrest said we can keep an open mind and think about it later in the year. Council member Drees said to mull it over it would be helpful to have the information. Mayor Mayefskie asked if there was consensus to bring it to a workshop. There was not a majority interested.

Council member Drees wished everyone happy Pride Month. She congratulated graduating seniors and said she is looking forward to Juneteenth. She said she attended an Apex Community Town Hall last night and it was a positive experience with no agenda and no timers, for people to meet with their representatives.

Council member Forrest thanked Randy Harrington, Corey Petersohn, and staff for the budget process. He said it's a conservative and responsible budget and he thinks it's the right call. The strategic investments are sound, long-term investments, and it meets Council's strategic vision.

Council member Deshazor wished people Happy Pride Month. He also said that Juneteenth is coming up and there are activities around that. Central Pines has pre-meetings and this week they were talking about microtransit. Wake Forest kicked theirs off last year and he heard good stories from them. He said Wake Forest had higher ridership than expected. He said he was elected to be Secretary Treasurer of Central Pines for the coming fiscal year. Finally, regarding the Apex Greenway Crossing at Sunset Lake Rd., he is concerned about a crosswalk there because it's at the bottom of the hill with 45 mph speed limit. It's a little bit of a blind spot. As we prepare for this in October, he would like to work with them to find a solution to protect pedestrians.

Mayor Mayefskie said he received a text from former Council member Aaron Wolff that Holly Springs High School's hockey team made it to the finals. He went to the game and those kids can skate. He is excited to see how they do next year. He said the Town Hall Annex will be gone in a couple of years, but he wondered if there was support for the Arts Council to be able to use it as a canvas to begin art as a start to our festival street. He likes the idea of a mural there. He asked for Council's thoughts. Council liked the idea. Council member Hewetson asked if it could be connected to the sesquicentennial. There was general consensus on this idea. Mayor Mayefskie said the speed limit on NC 55 is 55 mph and he would like to see traffic keep moving.

MANAGER'S REPORT

Randy Harrington, Town Manager, said he had four things, the first of which was a Development Services update.

9. Preview of Upcoming Development Services Land Use Cases

Sean Ryan, Development Services, said he was here to present the quarterly update to Council on upcoming Land Use cases. He discussed the following new applications:

- Daventry – Conditional Zoning District
- Seasons @ Wilbon – Conditional Zoning District
- Duke Substation – Conditional Zoning District

Mr. Ryan then reminded the public that we are in a transition period where some rezoning applications are considered under the Legacy Process with the public hearing near the end of the process, and others are considered under the New Process with the public hearing earlier in the process. He said upcoming public hearings include two under the Legacy Process: 4500 Old Holly Springs Apex, and Sunset Lake Commons Apartments, and one under the New Process, 4016 Berman Edge Road. He said the following projects are waiting for revisions: 1100 Piney Grove Wilbon Rd. (legacy) and 600 Grigsby Ave., Chase Bank (Sunset Lake Rd.) and Powell Place (Rouse Rd.) under the new process.

Mr. Ryan said that other planning initiatives are the update of Comprehensive Plan Sections 4, 5, and 6 [pull the section names off the slides] which are in an ongoing data collection, stakeholder engagement, with public engagement over the summer. He updated Council on CAMPO's Blueprint for

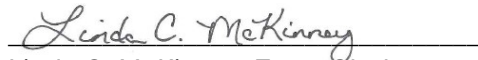
Safety and their Regional Safety Summit. Holly Springs is represented by Development Services, Utilities and Infrastructure, and Public Safety. The results of the summit are being incorporated into the Blueprint for Safety plan. Mr. Ryan gave an update on the 2055 Metropolitan Transportation Plan development. He said that two private development projects that are nearing completion are the Rex Road Elementary School, and Peterson Station. He said our retail vacancy rate is very low.

Mr. Harrington thanked the Council for their work on the budget and said that it is more than a simple vote. A lot of work went into it, starting month ago. He thanked staff and Corey Petersohn in particular. He said the Supervisor Summit is Friday to help elevate staff's leadership skills and make sure that we are serving the public in the best manner possible. Finally, the E.G. Peters Band will be playing at Summers at the Springs on June 13th at the Cultural Center.

CLOSED SESSION: none.

Adjournment: MPT Berry made a motion to adjourn at 7:38 pm. It was seconded by Council member Forrest and passed with a unanimous vote.

Respectfully submitted on Tuesday, July 15, 2025.

A handwritten signature in cursive script, reading "Linda C. McKinney", is written over a horizontal line.

Linda C. McKinney, Town Clerk

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