



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, September 7, 2021 in person and via video conferencing. Mayor Sears 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 Sears, Mayor Pro Tem Dan Berry, Councilmen Peter Villadsen, Shaun McGrath and Aaron Wolff, and Councilwoman Christine Kelly.

Council Members absent: none.

Staff Members Present in Chambers: Scott Chase, *Assistant Town Manager*; Daniel Weeks, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Mark Andrews, *Communications and Marketing*; Mathew Mutter, *IT*; Kathy White, *Deputy Clerk*; Chris Hills, *Director, Development Services*; Emmily Tiampati, *Development Services*; Sean Ryan, *Development Services*; Rachel Jones, *Development Services*; Elizabeth Goodson, *Development Services*; LeeAnn Plumer, *Director, Parks and Recreation*; Matt Beard, *Parks and Recreation*; Kendra Parrish, *Executive Director of Utilities and Infrastructure*, Irena Krstanovic, *Director, Economic Development*; Dirk Siebenbrodt, *Utilities and Infrastructure*; Paul Liquorie, *Police Chief*; Cassie Hack, *Director, Communications*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Jamal Brown of Holly Springs United Church of Christ.

4. Agenda Adjustment: The September 7, 2021 meeting agenda was adopted with changes, if any, as listed: item 6 removed to a later agenda.

Motion: Berry
Second: Villadsen
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 written comments were received: one comment regarding school traffic on Avent Ferry Road.

The following comments were received in person: Hank Dickson, 504 Sandy Point Lane, thanked Mayor Sears for all he has done for Holly Springs and presented him with a Nellie Fox baseball card.

Requests and Communications

5. GoTriangle Transit Route 305 Update

Emmily Tiampati, Development Services, said this item was to update the Council on GoTriangle bus route 305 service in Holly Springs. She gave an overview of the process that

resulted in the Town having a bus route, a bus shelter, and other improvements, then gave an overview of daily ridership for the three quarters the route has been in operation. She said that staff has worked with GoTriangle on outreach and information activities to increase ridership, and explained the impact of COVID-19 on ridership. Ms. Tiampati said that staff expected \$16,000 from CAMPO for the Park and Ride at Ting Park, but received clarification that public entities could not receive reimbursement for Park and Ride lots. She outlined three possible options staff could pursue to obtain those funds, and said that staff's recommendation is to apply for FY2024-27 Wake Bus Plan Transit needs assessment. She discussed future transit activities, including innovative transit promotion ideas, including a PSA Video and micro-transit options.

Council member Kelly raised concerns about Holly Springs being one of the last towns to get transit, and the limited schedule and route.

Ms. Tiampati invited Jennifer Green from GoTriangle to address these concerns. Ms. Green said she agreed that the options now provided are limited. She said that service to Holly Springs was identified as a priority in 2018. There were some delays to that implementation, which COVID added to. She said Peak Hour service, but leaving 6 times a day, was delayed due to COVID, and they proceeded with a more minimal upgrade last fall. With the bus plan there is an opportunity to look at the service and make sure it is meeting the needs of the Town. They will look further into the survey results. She said that through Wake Transit there is a community funding program to provide service within the local jurisdiction for a circulator service or a micro-transit service.

Council member McGrath raised concerns about southern Wake County lacking light rail and other plans that are being looked at for the north and east-west corridors.

6. Capital Area Metropolitan Planning Organization 2050 Metropolitan Transportation Plan Draft Update - removed to a later agenda due to presenter's scheduling conflict.

Consent Agenda

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

7. Minutes – Council approved the minutes of the Business Meeting held August 17, 2021.

8. Budget Amendment Report - Council received the budget amendment report. *A copy of the report is attached to these minutes.*

9. Voluntary Annexation A21-02, Crespo – The Council approved Resolution 21-19 directing the Town Clerk to investigate the sufficiency of annexation petition A21-02, and set the public hearing for September 21, 2021. *A copy of Resolution 21-19 is attached to these minutes.*

10. Rex Healthcare Foundation Public Art Partnership for UNC Health Rex Holly Springs – Council approved a Town contribution of up to \$1,833 to the Rex Healthcare Foundation for a public art sculpture partnership at the new UNC Health Rex Holly Springs Hospital, and authorized the Town Manager to execute any necessary agreements with the Rex Healthcare Foundation to facilitate the partnership.

11. Amendment to Town Council Meetings Calendar – Council amended the Town Council meetings calendar to add a joint Unified Development Ordinance (UDO) re-write workshop with the Planning Board on September 16, 2021 at 6:00 pm.

12. Mowing and Landscape Services Contract – Council approved a contract with GreenScape, Inc. in the amount of \$288,844 for mowing and landscape services at park areas, roadway medians, town pump stations, and water towers.

NEW BUSINESS

13. Friendship Innovation Park Detailed Master Plan 21-MAS-04

Sean Ryan, Development Services, said the Town had received a request for a nonresidential subdivision of 345+/- acres located south of US 1 along Friendship Road. The project includes the 130.45+/- NC Certified Friendship Innovation Park site. He explained the reasons the Master Plan was coming before Council prior to the annexation and rezoning, and said that a condition of approval had been added to the plan that makes the Master Plan contingent on a rezoning decision. This is in order to expedite the economic development project. Mr. Ryan gave details of the Master Plan and its flexibility to allow projects from one to 150 acres, and a parcel for mixed commercial.

Rachel Jones, Development Services, explained the utilities connections that would serve the project and outlined the preliminary transportation improvements. She outlined which reports were yet to be finalized and what would be included in a Master Plan Amendment once those reports were finalized and reviewed. She said the Traffic Impact Analysis had been received by staff but not yet reviewed, so there would be amendments as further information was received. She outlined the road improvements to Friendship Road, on both sides, including turn lanes.

Matt Beard, Parks and Recreation, said there will be a section of side paths with an inter-jurisdictional connection to the Apex Greenway system. He said that not a lot would be built at this time, but it is important to line up any proposed side path with the Town of Apex's side path for regional connectivity.

Thomas Urquhart, Planning Board, said the Planning Board voted to recommend 9-0 at their August meeting. There were concerns expressed about the roads connecting to the project, traffic created by the project, and the thoroughfare widening along Friendship Rd. They expressed that it might be a good time to save costs by burying conduit for multiple strand fiber infrastructure. They also wanted to preserve stream buffers. These concerns were addressed by the applicant, and Planning Board voted to recommend approval.

Jon Keener with Trustwell Property Group gave a presentation for the applicant. He said the rezoning and annexations would follow. This was to facilitate the scheduling needs of Amgen, as well as to address the transportation and utility plans. He said a portion of the rezoning and masterplan would be a mixed use commercial node near the greenway connection. He outlined how the plan met Council's goals. He said that Amgen is taking a larger parcel than originally thought. But there are other projects that this master plan will facilitate. He outlined the buffers, bike lanes and greenways, and road improvements.

Council member McGrath asked if most of the land has been used for timbering up to this point, and Mr. Keener said that was his understanding.

Action: Motion to approve Friendship Innovation Park Detailed Master Plan with the conditions stated in the agenda packet.

Motion by: McGrath

Second by: Kelly

Vote: unanimous

14. Midterm Appointment to Tree Advisory Committee

Linda McKinney, Town Clerk, said that there was an opening on the Tree Advisory Committee (TAC) for a term ending June 30, 2024 due to an appointee moving out of town. The opening was advertised through social media and other means, and seven applications were received.

Council nominated the following applicants:

MPT Berry: Ginny Suever

Villadsen: Ginny Suever

Kelly: Sandy Carlson
McGrath: Ginny Suever
Wolff: Sandy Carlson

Action: Motion to appoint Ginny Suever to serve on the Tree Advisory Committee for a term ending June 30, 2024.

Motion by: Villadsen
Second by: Berry
Vote: unanimous

OTHER BUSINESS

Mayor Sears said the 9/11 celebration at Fire Station 1 will be at 9 on Saturday. There will be another, privately organized, celebration at Veteran's Park at 11:00. He said he had heard from many residents about whether we should mandate masks. He said we do not have a mandate, but strongly encourage masking and getting vaccinated.

Council member Kelly said she wanted to recognize Rosh Hashanah which began last night, and wish our Jewish residents a happy new year. She said received a certificate of appreciation from the League of Women Voters. She said that she was away when mask mandates were discussed at the last meeting, but she watched that meeting. She said she concurs with the sentiments Council member Wolff made and would have supported a mandate, particularly now that kids are back in school. COVID cases are up and it is a concern. She asked everyone to please get vaccinated and wear masks to help our children, our hospitals, and our first responders.

Mayor Sears said the grand opening of the hospital has been pushed back to early November, partially because the staff is needed at the Raleigh location due to COVID.

Council member Villadsen said he wanted to commend the community for how it has handled the pandemic. Our zip code is in the top 15% for the lowest COVID numbers per capita. But vaccination is crucial. Things aren't going to change until more people are vaccinated.

Council member Wolff said mask up; get vaccinated. Whatever it takes. This community is being hard hit, even if we are better than some communities. The hospital had scheduled births that now have to take place somewhere else because of staffing issues due to COVID. There are small businesses that are having to change their hours daily because they have no staff. Small businesses are suffering. Our community is being affected. He hopes people make the voluntary, responsible choice to mask up indoors and to get vaccinated. Mayor Sears added that he has several friends in the hospital with COVID, and none of them are vaccinated. Most of those suffering have not been vaccinated.

Council member McGrath gave an update on regional solutions to problems that CAMPO and Triangle J COG are working on. CAMPO is trying to get bicycle connectivity between communities. There were projects that were funded, whose price has continued to increase, which explains why projects are not being completed as quickly as expected. He echoed that 9/11 has a different meaning for some than others. He hopes that this weekend will be a remembrance of what we went through 20 years ago, and what others have gone through over the past 20 years.

Mayor Sears, said he is still battling health issues, and thanked everyone for their support, which means a lot to him.

MANAGER'S REPORT

Scott Chase, Assistant Town Manager, said there were four upcoming events he wanted to highlight:

1. Help Plan the Future Park on Cass Holt Road Virtual Meeting – Weds., Sept. 8th at 7:00 pm; link is located on the Town's website;
2. 9/11 Ceremony at Fire Station 1 at 9:00 am;

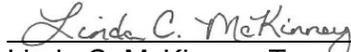
3. Joint Town Council and Planning Board work session on the UDO on Sept. 16th at 6 pm at the LEC;

4. Blood Drive sponsored by the Rotary, and Shredding event sponsored by the HSPD at Ting Park on Sept. 18th from 8 – noon.

CLOSED SESSION: none.

Adjournment: Mayor Pro Tem Berry made a motion to adjourn at 8:10 pm. It was seconded by Council member McGrath and passed with a unanimous vote.

Respectfully Submitted on Tuesday, September 21, 2021.



Linda C. McKinney, Town Clerk

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