



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, April 20, 2021 in person and via video conferencing. Mayor Pro Tem Berry presided, calling the meeting to order at 7 p.m. A quorum was established as five Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Pro Tem Dan Berry, Councilmen Peter Villadsen, Shaun McGrath and Aaron Wolff, and Councilwoman Christine Kelly.

Council Members absent: Mayor Sears.

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); Mark Andrews, *Communications and Marketing*; Jeff Wilson, *Director, IT*; Mathew Mutter, *IT*; LeeAnn Plumer, *Director, Parks and Recreation*; Matt Beard, *Parks and Recreation*; Adam Huffman, *Parks and Recreation*; Melissa Sigmund, *Development Services*; Rachel Jones, *Development Services*; Elizabeth Goodson, *Development Services*; Cassie Hack, *Director, Communications and Marketing*; Corey Petersohn, *Finance*, Kathy White, *Deputy Town Clerk*.

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 April 20, 2021 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Villadsen

Second: McGrath

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.

There were no written comments received.

The following comments were received in person: Mr. Jay Lewis, 112 Luftee Lane, spoke about the new connecting sidewalk in the Honeycutt Subdivision. He would like a meeting to discuss the sidewalk, which he does not like because it brings noise and crime to the cul de sac and encourages crossing Honeycutt at places other than the established crosswalks.

Requests and Communications

5. Holly Springs Salamanders Season Update

Jay Bratschi, Parks and Recreation, introduced the General Manager of the Holly Springs Salamanders, Chip Hutchinson.

Mr. Hutchinson said he was here to provide an update on the Salamanders' 2021 season. He said that it was a year ago today that they had to cancel their season, and he is excited to bring baseball back. He showed a seating chart and explained how they would use it to maintain social

distance. There will be 30 home games this year, and some post-season play in early August. Single game tickets go on sale Thursday, April 22nd. He said they would encourage touchless transactions such as digital tickets and card only purchases. There is a new “clear bag” policy for safety. Food can be ordered on a new mobile ordering system, FanFood, and fans can either pick it up or have it delivered to their seats; and there will be new socially distanced group sections. He mentioned some of the promotional days they will have and shared the 2021 season schedule, which opens with a home game on May 22nd.

Mr. Mike Birling, VP of Capital Broadcasting, said that having to go over 650 days without baseball was difficult, but the support of the Town, specifically the Parks and Recreation Department, has been what made it possible to get through this.

Consent Agenda

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

6. Minutes – The Council approved minutes of the Council business meeting held April 6, 2021.

7. Monthly Budget Report - The Council received the monthly Budget Amendment Report. *A Copy of the budget amendment report is attached to these minutes.*

8. Resolution 21-12, FUJIFILM Diosynth Biotechnologies Limited Obligation Bonds – The Council passed Resolution 21-12 approving the issuing of Limited Obligation Bonds for the purchase and conveyance of land purchased to FUJIFILM Diosynth Biotechnologies, approving the substantially final form finance documents, and authorizing the Finance Director and Town Manager to complete all necessary transactions for the debt issuance.

A copy of Resolution 21-12 is attached to these minutes.

9. Inspection and Evaluation of 19 Sanitary Sewer Pump Stations (TOHS 21-002) – The Council approved a contract for \$74,754 with Hazen and Sawyer for the inspection and evaluation of nineteen (19) sanitary sewer pump stations.

10. Microsoft Enterprise Agreement Renewal – The Council awarded the Microsoft Enterprise Agreement renewal to SHI International Corporation for a three-year contract in the annual amount of \$98,231, for a period starting June 1, 2021 and ending May 31, 2024.

NEW BUSINESS

11. Oasis Church Development Plan Amendment 19-DP-08-A01 Administrative Decision & Developer Agreement

Melissa Sigmund, Development Services, said that this item was to consider a Development Plan amendment and a Developer Agreement for the Oasis Church. She showed where the land is located along Ralph Stephens Road, and identified it as being zoned R-30 residential, which allows houses of worship as a special exception use. She said the changes being requested are to the phasing the building, the parking layout, and to modifications the elevations. Phase 1 would include an 11,716 square foot building which would house the worship space, nursery space, and offices. This phase would have 98 parking spaces. Phase 2 would expand the building by 17,226 square feet, for a total of 28,942 square feet. The worship space would be moved to the newer part of the building and the old worship space repurposed for meeting space. There would be an additional 124 parking spaces, for a total of 222, which is two more than is required. The parking lot is similar to the one that was originally approved, with some changes in connectivity. Ms. Sigmund shared the landscaping plan, and showed the previously approved elevations and the currently proposed

elevations. She said there were changes in colors and materials, and the break-up of materials. The main entrance is on the opposite side of the building from Ralph Stephens.

Rachel Jones, Development Services, said there were no major traffic or utility changes. She showed the public cross access through the project. She said that road improvements provided in accordance with the Comprehensive Transportation Plan have not changed, but that Oasis wishes to phase them in over the course of the project. The thoroughfare road widening along the frontage of Ralph Stephens Road and Castaway Court would be delayed up to two years. Improvements provided with the initial phase of construction include left turn restriction at Ralph Stephens site access, completion bond provide by the developer to the Town, and a traffic management plan provided to the Town during the construction drawing phase.

MPT Berry asked about the developer agreement and changes in elevations. Ms. Sigmund said that the changes in elevation were mostly colors and materials. It still meets all of the criteria for human scale elements.

The Planning Board recommended approval with a vote of 9-0. Council had no questions for Mr. Crandall, Planning Board representative.

Councilman McGrath asked about the internal controls that would prevent the left turn at Ralph Stephens. Ms. Jones said that it could be an interior island, "pork chop," or median but NCDOT gets to weigh in and could require something on Ralph Stephens Rd.

Councilwoman Kelly asked why there were changes in the façade. Ms. Sigmund said the new façade does meet our standards, but the applicant is here and could answer that question.

Brian Duncan, Spaulding Group, 1611 Jones Franklin Rd. Raleigh speaking for the applicant, said COVID had implications that caused them to request the phasing of the project. The site plan was amended in order to accommodate the phasing, which would allow them to get into the site to raise funds.

Jerry Fink said he was the architect and that Oasis wants to provide a facility that is functional and pleasing to their membership and the Town. They wanted to scale back, and his firm worked to meet the requirements of the UDO.

Pastor Bill Rose, Orchid Rd. spoke about the history of Oasis. He said a small group of people have given generously and sacrificially to build the congregation. They are looking forward to being able to go back to in-person worship. The reason for the elevation change is because it costs less. The phasing they asked for in order to have time to raise the funds to complete the project.

Action 1: Motion to approve 19-DP-08-A01 for Oasis Church with modified conditions as stated in the agenda packet.

Motion by: Wolff

Second by: Kelly

Vote: unanimous

Action 2: Motion to approve the Developer Agreement.

Motion by: McGrath

Second by: Villadsen

Vote: unanimous

12. Fiscal Year 20-21 Civic Nonprofit Grants and remaining DPI Grant Funds

MPT Berry said that he and Councilman Wolff met as the Grants Committee on March 31st to discuss the grant applications for 2021. He said that each year the Council appropriates money to grant to nonprofits in Town. They evaluate the public purpose of these organizations to make sure the programs are available to all the residents of Holly Springs. He said they would go through the Town's appropriated \$25,000 first. Then there are additional funds given to the Town from the General Assembly in 2018 that have not been fully appropriated, and they want to discuss those at a later meeting after completing a clerical item.

He said that fewer groups applied this year than in the past and the Committee discovered that COVID had an impact on all of the organizations and their ability to have events. There were nine applications. Several of last year's COVID support grant recipients did not apply this year. Given the situation this year, the Committee wanted to reach back out to some of these partners who provide basic necessities to people, because the Town values the work they do in the community. He thanked the staff committee, the Clerk's office, and the Communications Team for their work on getting the word out to organizations who might want to apply. He then summarized the projects that the organizations were proposing, and the Committee's recommendations for grant amounts.

Councilman Wolff talked about the COVID impact on organizations and said that Council should get involved in the process next January to bring as many organizations into the process as possible.

Councilman McGrath said there is a lot of money going to public schools for PPE, and he was curious about why they needed more money from the Town. It seems to him like Wake County Public School System should pay for the PPE. He had the same concerns about the organizations for the school systems from the DPI grant. Councilman Wolff said that in speaking to teachers, they said that they are not receiving adequate PPE from the County. The High School Band requested the money for air filters, and that is not something that the County would pay for. He said he thinks it is reasonable for the Town to fill that gap with these funds. Councilman McGrath said he would like to see more funds going to organizations like the Holly Springs Food Cupboard, rather than the school systems.

MPT Berry said that the High School Band is a membership organization which requires students to pay membership fees to participate. It is not covered by the school system.

Councilman Villadsen asked if Council needed to cap the amount given, or have a minimum request. Councilman Wolff said the cap is \$5000, with a minimum request of \$500. MPT Berry said the Committee had a discussion about raising the maximum due to the money that was appropriated. In a year with more applicants, they will have to make tough decisions about how much to give which organizations.

Councilwoman Kelly thanked the committee for doing this work. Council will be able to help the community in a very real way, both for basic needs and for things lift people's spirits, which are also very necessary.

Action: Motion to award Civic Nonprofit Grants in the following amounts to the following organizations:

Holly Springs Community Band	\$2,000
Holly Springs Food Cupboard	\$2,500
Holly Springs High School Band	\$2,500
Holly Springs High School PTSA	\$2,500
InterAct	\$2,000
LaunchHOLLYSPRINGS	\$1,000
South Wake Conservationists	\$1,000
Love is a Parable	\$500
Holly Springs MLK	\$500
Oak City Sound	\$500
Fuquay-Varina Food Shelf	\$2,500
Kirk of Cary Food (Western Regional Food Security Action)	\$2,500
Western Wake Crisis Ministry	\$5,000

Motion by: Kelly

Second by: McGrath

Vote: unanimous

MPT Berry said that there was a clerical issue to resolve on the DPI Grant before allocating those funds, so that vote will come back to Council at the first meeting in May.

OTHER BUSINESS

13. Arbor Creek/Middle Creek Greenway Spur Connections

Matt Beard, Parks and Recreation, said this item was to bring information back to Council regarding estimated construction costs for the Aldenwood connection to the Arbor Creek/Middle Creek Greenway project. The Aldenwood Spur would be 804 feet long, with an estimated construction cost of \$200,000. However, it has been identified as a construction access point for the trail, so some of those costs will be incurred even if the spur is not built. A potential spur at Linksland would be 1200 feet long and would require a 120-foot bridge, and some boardwalk. Costs are estimated to be between \$500,000 and \$700,000 and would be highly dependent on the outcome of a wetland survey.

Mr. Beard said that these are just estimates. Construction bids will be received later this week. Staff will evaluate changes to the Aldenwood connection, which would involve either relocating the construction entrance or continuing to use this location and clearing/grading it for construction use, and restoring it after construction, which would require part of the \$200,000 construction cost. The next closest access points are at Bountywood to the west and Canterwood to the east. Staff are also evaluating a Sunset Ridge North connection at Linksland. Survey work would need to be completed and a change order written for construction and permitting. They are holding off on the submission to FEMA until this is decided so that it can all be submitted at once.

MPT Berry asked if the temporary construction access would be necessary even if the Aldenwood connection is abandoned. Councilman McGrath asked if the construction access could be moved to Linksland. Mr. Beard said that Linksland would need to be used as a construction access point also, but the difficulty is crossing Middle Creek with vehicles. A vehicular bridge would need to be built and then deconstructed and a pedestrian bridge built. MPT Berry said Council asked the manager to include money in the budget for this, and so no action will be taken tonight. He concurs with Councilman McGrath about not building the Aldenwood connection and reaping the \$200k savings. Randy Harrington, Town Manager, said staff would report back to Council once the bids are received.

Mayor Pro Tem Berry said there had been 2,604 cases of COVID-19 in our zip code, and 7 deaths; there have been 84,210 cases in Wake County, and 713 deaths.

Councilwoman Kelly said she was happy to have participated in the Chamber of Commerce's Women Empowerment session today. She has also been participating in NC League of Municipalities' CityVision this week. She said that at the second monthly landfill meeting with GFL they shared comments and slides from the workshop and she is definitely sensing that they are seeing the broad issue for the Town – the problem is not just in one area, it's all over. She thinks the Town was heard on the issue of a better reporting form. They are considering a temporary liner on the open face and are hiring a communications person. Lastly, just before this meeting, the jury came back on the trial of Derek Chauvin. She participated in Black Lives Matter protests last summer and it urged her to begin the process of getting body cameras for Holly Springs Police Department. At the events she attended, the HSPD was present in a supportive way, and they are trying to move forward and are doing the right things. This is a turning point for us to keep making progress.

Councilman McGrath said that there was a good discussion at the landfill meeting. He said that there is definitely a sense of commitment from Commissioners Calabria and Hutchinson. There was some actual concrete direction to county staff to work on challenges they face, and there was some discussion of increasing tipping fees. As we look at the impact of tree planting and other odor mitigation or measuring devices, we can get some clear-cut data to see if there is a tangible impact. Beyond that, the "do-out" that GFL took was to investigate common metrics in other landfills that are

in urban areas, and see how it is handled in other places. That way they can get some benchmarking data that can be used as we move forward.

MANAGER'S REPORT

Randy Harrington, Town Manager, said he had two items. First, this weekend NC Spring Classic Road Race will be held on Saturday from 7-10 am. There will be road closures in the downtown area. Second, there will be a Park after Dark Movie Under the Stars at Sugg Farm. Upcoming movies are *Finding Nemo* on Friday 23rd and on May 4th, *Star Wars: The Force Awakens*. He commended the staff for thinking out of the box over the past year.

MPT Berry asked if these were ticketed events. Mr. Harrington said they were, and the cost was \$20 per "pod" of 8 individuals.

CLOSED SESSION: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(4) to discuss an economic development matter.

Motion by: McGrath

Second by: Kelly

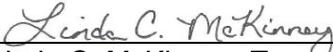
Vote: Unanimous

Motion to seal the closed session minutes was made by Councilwoman Kelly, seconded by Councilman Wolff and passed with a unanimous vote.

Motion to leave closed session was made by Councilwoman Kelly, seconded by Councilman Villadsen and passed with a unanimous vote.

Adjournment: Councilman Wolff made a motion to adjourn at 8:59 pm. It was seconded by Councilwoman Kelly and passed with a unanimous vote.

Respectfully Submitted on Tuesday, May 4, 2021.



Linda C. McKinney, Town Clerk

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