

Holly Springs Town Council Minutes

Regular Meeting Feb. 5, 2008

The Holly Springs Town Council met in regular session on Tuesday, Feb. 5, 2008, in the Council Chambers of Holly Springs Town Hall, 128 S. Main Street. Mayor Dick Sears presided, calling the meeting to order at 7 p.m. A quorum was established as the mayor and all five council members were present as the meeting opened.

Council Members Present: Councilmen Vinnie DeBenedetto, Parrish Womble, Tim Sack, Chet VanFossen and Hank Dickson and Mayor Sears.

Council Members Absent: None.

Staff Members Present: Carl Dean, town manager; Chuck Simmons, assistant town manager; John Schifano, town attorney; Joni Powell, (recording the minutes); town clerk; Drew Holland, finance director; Mark Zawadski, planner I; Stephanie L. Sudano, director of engineering; Elizabeth Goodson, development review engineer; Kendra Stephenson, senior engineer; Len Bradley, parks and recreation director; Mark Andrews, public information officer; Heather Keefer, environmental engineer; Jeff Jones, Planner II; Gina Clapp, director of planning and zoning; Luncie McNeil, director of public works; Daniel Weeks, project analyst; Amy Moore, interim director of water quality; Scott Barnard, Bass Lake Park manager; and Anthony Revels, police lieutenant.

2 and 3. The Pledge of Allegiance was recited, and the meeting opened with an invocation by Rev. Doug Parlin, pastor of Southwest Wake Baptist Church.

4. Agenda Adjustment: The Feb. 5, 2008 meeting agenda was adopted with changes, if any, as listed below.

Motion By: Dickson

Second By: DeBenedetto

Vote: Unanimous

Items Added to the Agenda: Add presentation about Rail Barrel Program as item 6b.; Add discussion of irrigation system fees as item 8f.

Items Removed from the Agenda: None.

Consent Agenda Items Moved to New Business: None.

Other Changes: None.

5. Public Comment: At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council on any variety of topics not listed on the night's agenda. The following input was recorded:

Resident of Linksland Drive – The resident said he feels the town should change its name to Walgreens Springs. He said he would like to see more diversity in the town's non-residential base.

6. Wake County Municipal Rate Schedule – Mr. Holland gave a presentation on the Municipal Rate Study comparing Holly Springs' fees with other municipalities within Wake County and North Carolina. He said that this information is presented each year, and plans were to provide booklets at the Council's retreat in February. He said recent press coverage, however, prompted staff to prepare this information for distribution earlier for clarification. **Action:** None.

6b. Rain Barrel Program – Mr. Weeks addressed the Council, explaining a proposed new program to offer rainwater collection barrels to residents at cost. He asked the Council to provide start-up funding of \$8,000 and to establish the program.

Mr. Weeks explained that the purpose of the program would be to serve as a voluntary water conservation strategy that would help alleviate the negative impacts associated with the current and future droughts

He added that benefits of the program would include the following:

- (1) Reduces the dependence on the town's municipal water system for landscaping uses.
- (2) Reduces utility bills and is not subject to the Town's watering restrictions.
- (3) Decreases erosion and flooding and helps control chronically wet areas in yards.
- (4) Lessens the amount of fertilizer and other pollutants that wash into storm drains with rainwater.
- (5) Provides education to homeowners on stormwater pollution.

Mr. Weeks added that the barrels would be sold on consignment from the supplier, Rain Barrel USA. Barrels come in two sizes. The 60-

gallon models would sell for \$80; the 80-gallon barrels would sell for \$90, which includes a \$5 delivery charge to a buyer's home in Holly Springs.

Action: The Council approved a motion to establish a rain barrel program to include adoption of an amendment to the FY 2007-08 budget in the amount of \$8,000 to provide initial start-up funding for the program and authorization for the town's costs to be included in the rates and fees schedule.

Motion By: Sack

Second By: Dickson

Vote: Unanimous

7. Consent Agenda: The Council approved a motion to approve all items on the Consent Agenda. The motion carried following a motion by Councilman Dickson, a second by Councilman DeBenedetto and a unanimous vote. The following actions were affected:

7a. Minutes - The Council approved minutes of the Council's regular meetings held in November 2007.

7b. Resolution 08-02 – The Council adopted Resolution 08-02 accepting \$17.5 million in NC Clean Water State Revolving Loan funds for expansion and upgrade of the Utley Creek wastewater treatment plant. *A copy of Resolution 08-02 is incorporated into these minutes as addendum pages.*

7c. Town's Booster Pump Station Easement – The Council granted right of way from the town's booster pump station property on Holly Springs Road for Fairview Shopping Center in Cary. *A copy of the right-of-way easement is incorporated into these minutes as addendum pages.*

7d. Annexation Surveying Contract – The Council approved to enter a contract with Mauldin-Watkins Surveying for preparation of annexation maps. *A copy of the Mauldin-Watkins Surveying contract is incorporated into these minutes as addendum pages.*

7e. 2008 Cultural Center Performing Arts Alliance – The Council approved the 2008 list of Cultural Center Performing Arts Alliance applicants.

7f. Resolution 08-03 – The Council adopted Resolution 08-03 entering into an interlocal agreement with NCDOT for a traffic signal at the intersection of Optimist Farm Road and Sunset Lake Road. *A copy of Resolution 08-03 is incorporated into these minutes as addendum pages.*

7g. Budget Amendment, \$15,000 – The Council adopted an amendment to the FY 2007-08 budget in the amount of \$15,000 to increase the part-time salaries line item for Bass Lake Park. *A copy of the budget amendment is incorporated into these minutes as an addendum page.*

7h. Western Wake Coordination and Technical Services – The Council approved to retain services of Davis-Martin-Powell & Associates at a cost not to exceed \$20,000 for Western Wake coordination and technical services as needed. *A copy of the Davis-Martin-Powell & Associates contract is incorporated into these minutes as addendum pages.*

8a. Trail and Greenway Construction Grant – Mr. Barnard asked for the Council's endorsement for two grant applications for trail and greenway construction.

Mr. Barnard said the Adopt-a-Trail grant would be for materials for the construction of a nature trail at Bass Lake Park on the Cornell Estate property.

He explained the RTP grant would be for construction of the north-bound greenway from Bridgewater Subdivision toward Sunset Lake Road.

Action: The Council approved a motion to endorse the Town's applications for grant funds to assist in the construction of trails and greenways.

Motion By: Dickson

Second By: Womble

Vote: Unanimous.

A copy of the trail and greenway grant is incorporated into these minutes as addendum pages.

8b. Parkside Phase 3, Flood Study Impact Determination – Ms. Stephenson said that Parkside Village Phase 3 proposes to raise the 100-year flood elevation of a tributary to Basal Creek. The tributary is within the existing Somerset Basin Flood Study.

She said in accordance with Policy Statement P-018, a rise is not permitted in areas identified with a flood study; however, the finished floors adjacent to the creek in this basin are at least 2 feet and above from the 100-year water surface elevation. Therefore, the Council has permitted the Somerset Basin Flood Study to be previously modified by Main Street Square and South Park Village.

Ms. Stephenson said the proposed increases from Parkside Subdivision in the 100-year flood elevations when compared to the post-South Park Village Flood Study range from .01 foot to .03 foot. Staff, she added, that this is only a nominal increase and would not affect finished floors. Because the policy statement states that "no" increase is allowed, the question is being presented to the Council, and staff recommends approval.

Action: The Council approved a motion to approve the modified Somerset Basin Flood Study.

Motion By: Sack

Second By: Womble

Vote: Unanimous.

8c. CVS Pharmacy, 07-DP-18 – Mr. Zawadski said the Town has received a request for a development plan for outparcel #6 located within the Southpark Village integrated center. The property is 1.518 acres and is located on the southern corner of the intersection of GB Alford Highway

and Avent Ferry Road. The proposed development plan is for the construction of a 13,225-square-foot CVS pharmacy.

Mr. Zawadski explained the site includes one right-in and right-out access drive located off of Avent Ferry Road. The plan proposes a total of 64 parking spaces located throughout the site.

A parking waiver is being requested with the development plan to allow more than 75% of parking spaces to be located in front of the building as well as a second waiver to allow more than 110% of the minimum number of spaces required.

He said the pedestrian connections are provided through the parking lot to connect the front entrance of the building to the sidewalk along Avent Ferry Road and the adjacent outparcel. The site also includes two drive-through lanes located on the southern corner of the building and a service area located on the southeast façade of the building.

He said this project is located within a Gateway Corridor and is therefore subject to a higher degree of architectural requirements. Since this project also is located in the Southpark Village integrated center, the buildings are subject to the Southpark Village Design Guidelines. The building is proposed to be constructed primarily of a red and brown colored brick along with light brown and dark brown EIFS accents. Various architectural elements such as façade and roofline modulation, brick columns, burgundy cloth canopies, multiple brick patterns, and decorative cornices are proposed for the pharmacy.

Mr. Zawadski said over the past year, staff has met with developers and engineers regarding the proposed CVS Pharmacy located at Southpark Village. A site plan for the CVS was presented during the first scoping meeting, and staff expressed a number of concerns with the overall site plan to the applicant during the meeting. The main concerns involved the location of the drive-through and stacking spaces, excessive number and location of parking spaces, and the overall lack of integration with the rest of the integrated center.

He said that staff decided to bring the proposal to the Technical Review Committee (TRC) on July 10, 2007 for additional feedback. Overall, the TRC members shared similar concerns with Staff. The meeting concluded with directing the applicant to re-examine the number of parking spaces and layout, and overall site integration with the rest of Southpark Village. It was also suggested that the applicant submit alternate site layouts to help explain why the proposed layout is the best option.

He said the applicant officially submitted plans for review on July 30, 2007 with the same building and parking layout. One additional layout also was submitted showing the drive-through adjacent to the intersection and the entrance facing the other two outparcels. Staff reviewed both layouts and sent comments with the same major concerns: parking and lack of integration.

Site plans were submitted for a second time and elevations for a first time (delayed due to coordination with the Southpark Village Design Guideline approval) on December 20, 2007. This submittal included the same parking and building layout previously submitted as well as the parking demand study. Staff reviewed the plans and sent comments requesting additional alternate site layouts. Official Action plans were finally submitted on January 7, 2008 and included the same parking and building layout and two more site layouts. The alternate site layouts demonstrated issues with traffic circulation, topography, and delivery access.

Mr. Zawadski said overall, staff feels the proposed layout is the best design for locating a 13,225-square-foot pharmacy, 51 parking spaces, two drive-through lanes, and a semi-truck loading area on a 1.5-acre parcel.

He said the applicant is requesting two parking waivers with the development plan. The first waiver requests to allow more than 75% of parking spaces to be located in front of the building and the second request is to provide more than 110% of the minimum number of spaces required.

He said staff feels the applicant has provided adequate justification to locate all of the parking spaces between the front of the building and the adjacent right of way (corner lot has two front yards, topography, site circulation, grade separation with adjacent right of way.) However, Staff does not feel any additional parking spaces are needed beyond the 110% maximum requirement, based on the parking demand study.

He said the current CVS plan proposes 140% of the minimum number of required spaces for a total of 64 parking spaces at a rate of 4.84 spaces per 1,000 square feet.

The parking demand study recommends that pharmacies provide 120% of the minimum number of spaces required by the UDO at a rate of 4.15 spaces per 1,000 square feet. This recommendation is a worst case scenario that includes seasonal factor increases, minute clinic increases, and effective parking supply increases. But the actual average observed occupancy was only 30 spaces.

He said additionally, a 14,600-square-foot Walgreens pharmacy (1,375 square feet larger than the proposed CVS) located at the intersection of Sunset Lake Road and Holly Springs Road (the most recently approved similar use in Town) was approved with 101% of the minimum spaces for a total of 52 spaces at rate of 3.55 spaces per 1,000 square feet.

This property is part of the Southpark Village integrated center. One goal of integrated centers is to promote interconnectivity and shared parking so that if there was a rare occasion that required additional parking, it would be easily accessible on adjacent lots.

He explained that based on the results of the parking study, the recently approved Walgreens pharmacy, and the goal of integrated centers, Staff suggests utilizing the 110% maximum allowed by the UDO without a waiver, which would allow for a total of 51 spaces at a rate of 3.85 spaces per 1,000 square feet.

Mr. Zawadski reported that the Planning Board, following a 7-0-0 vote on each request, recommends denial of both off-street parking waiver requests and the development plan.

He added that staff has no problems with the waiver request for location of parking, but recommends only 110% of parking. As for the development plan, Mr. Zawadski explained that it meets the minimum requirements of the UDO.

Councilman Sack asked what the impervious surface impact would be for this site.

Mrs. Sudano said a water detention pond would be required, so there would be no impact beyond the site.

Councilman Sack noted that the plan remains unchanged, despite staff and TRC recommendations that the plan be modified.

At this time, Mayor Sears yielded the floor to representatives of the development and engineering team for the project.

A spokesman of Redlands Inc. addressed the question of the unchanged plan. She said town ordinances have changed since the CVS plan was originally submitted last year. The plan, she added, also represents a CVS standard prototype site design.

She pointed out that the parking schematic and request for increased parking allowance is designed for future population growth of the Town, which is projected.

Phil Stephens, developer – Mr. Stephens is the developer of South Park Village and believes his design of the overall integrated center will be very special. As for the outparcels, he added, they will lend balance to the center. He noted that the parking spaces he requires in the shopping center's restrictive covenants (5 per 1,000 SF retail; 10 per 1,000 SF for restaurants) are standard throughout the country for shopping centers.

A member of the engineering team presented revised elevations provided by the project's architect in response to Planning Board comments.

Councilman Dickson said, having visited the site, he agreed with the applicant's orientation of the building on the site. In addition, the outparcel is rather isolated, and he does not feel it would really be too much at odds with South Park Village. He added that it is the type of business that is not pedestrian-oriented, but vehicle-oriented.

Councilman Womble said he agreed. He added that other sites in Holly Springs do not have enough parking, and he would like to make sure this site does have enough, especially with the potential for a high traffic count.

Councilman VanFossen said he, too, agreed, although he would like to see more work done to improve the elevations of the building. As for parking, he said it is tough to balance more than adequate parking with impervious surface.

Councilman VanFossen noted that staff had not had a chance to review the newly-presented elevations.

Action #1: The Council approved a motion to accept the findings of fact to be recorded in the minutes for a Waiver of Regulations of UDO Section 7.04 E.,3 for Petition #07-DP-18 for CVS Pharmacy, to allow more than 75% of the parking to be placed between the front building line and front property line as submitted by Redlands, Inc., project number: 291627, dated revised 1/7/2008.

Waiver of Off-Street Parking Regulations Findings of Fact:

1. A parking demand study completed by a third party that provides evidence regarding:
 - a. Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,
 - b. Number of employees on the largest shift; and,
 - c. Minimum number of spaces needed to meet the parking demand for the specific use; and,
2. The granting of a waiver will not cause negative impacts on the environment or adjacent properties without the necessity of including mitigating elements such as additional screening, pervious pavement, shared parking, rain gardens, or that such elements are provided under the plan to the extent necessary to lessen the effects of any negative impacts; and,
3. The proposed development is consistent with the intent of the *Comprehensive Plan*; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

Motion By: Dickson

Second By: VanFossen

Vote: Unanimous.

Action #2: Having made findings of fact that the project meets the requirements to be granted a Waiver of Off-Street Parking Regulations of UDO Section 7.04 E.,3., the Council approved a motion to approve the Waiver for #07-DP-17, to allow all of the parking to be placed between the front building line and front property line in for 128 Raleigh Street, as submitted by Jason Galarneau, project number: LJONES, dated revised 8/27/2007.

Motion By: Sack

Second By: Womble

Vote: Unanimous.

Action #3: The Council approved a motion to accept the findings of fact to be recorded in the minutes for a Waiver of Regulations of UDO Section 7.04 E.,3 for Petition #07-DP-18 for CVS Pharmacy, to provide more than 110% of the minimum number of spaces required by the UDO, as submitted by Redlands, Inc., project number: 291627, dated revised 1/7/2008.

Waiver of Off-Street Parking Regulations Findings of Fact:

1. A parking demand study completed by a third party that provides evidence regarding:
 - a. Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,
 - b. Number of employees on the largest shift; and,
 - c. Minimum number of spaces needed to meet the parking demand for the specific use; and,
2. The granting of a waiver will not cause negative impacts on the environment or adjacent properties without the necessity of including mitigating elements such as additional screening, pervious pavement, shared parking, rain gardens, or that such elements are provided under the plan to the extent necessary to lessen the effects of any negative impacts; and,

3. The proposed development is consistent with the intent of the *Comprehensive Plan*; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

Motion By: Womble

Second By: DeBenedetto

Vote: Unanimous.

Action #4: Having made findings of fact that the project meets the requirements to be granted a Waiver of Off-Street Parking Regulations of UDO Section 7.04 E.,3., the Council approved a motion to approve the Waiver for #07-DP-17, to provide more than 110% of the minimum number of spaces required by the UDO, as submitted by Redlands, Inc., project number: 291627, dated revised 1/7/2008.

Motion By: Dickson

Second By: VanFossen

Vote: Unanimous.

Action #5: The Council approved a motion to approve Development #07-DP-18 for CVS Pharmacy as submitted by Redlands, Inc., project number: 291627, dated revised 1/7/2008 with the following conditions:

1. All conditions of approval for the Southpark Village Master Plan will apply to this plan.
2. A sign permit is required to be submitted for all signage.
3. A fee-in-lieu of pump station upgrade will be required.
4. Within 10 days of Town Council approval, a revised set of plans that includes the following shall be submitted:
 - a. Building elevations shall be revised to include the following:
 - i. Revise service area layout to match the site plan.
 - ii. Revise service area screening material to match the site plan detail and Southpark Village Design Guidelines.
 - iii. Add awnings above all doors as required by the Southpark Village Design Guidelines.
 - b. Revise the site plan and landscape plan to include the design features required by UDO § 3.05, B., in order to reduce the front setback from 50' to 30'.
 - c. Revise lighting plan to comply with the Southpark Village Design Guidelines.
 - d. Revise site plans to comply with the UDO if either parking waiver is denied.
 - e. All drainage easements shall be labeled as private drainage easements.
 - f. Note on the plans that the backflow preventor (RPZ) is located inside the riser room.
 - g. Revised elevations shall be presented to staff and the town manager for approval.

Motion By: Sack

Second By: VanFossen

Vote: Unanimous.

8d. Southpark Village Phase 1B, 07-DP-26 – Mr. Zawadski explained that the Town has received a development plan request for the second phase of Southpark Village. The development plan for Phase 1B includes three commercial buildings that total 51,644 square feet. This phase of development would be accessed by the main access road (tentatively named Village Walk Drive) through the project that will connect with Avent Ferry Road and Ralph Stephens Road. The plan includes 227 parking spaces situated throughout the site to serve all three buildings. Pedestrian connections are provided throughout the site to connect the sidewalk along Village Walk Drive to the front entrances of the buildings.

He said this project is located within a Gateway Corridor and is therefore subject to a higher degree of architectural requirements. Since this project also is an integrated center, all of the buildings are required to utilize similar building colors, materials, texture, architectural design features, roof treatment, and façade modulation to ensure the development has a consistent look and feel.

He said the proposed buildings meet the requirements of the approved Southpark Village Design Guidelines and are proposed to be constructed with a combination of brick, EIFS, and cast-stone. Various architectural elements such as roofline variation, façade modulation, decorative cornices, metal and cloth awnings, and a faux upper story are proposed throughout this phase of development.

Mr. Zawadski reported that the Planning Board had reviewed the development plan and recommends approval with conditions. He added that staff also recommends approval with conditions.

Action: The Council approved a motion to approve Development Plan #07-DP-26 for Southpark Village Ph. 1B as submitted by McKim & Creed, project number 3438-0001, revision date stamped January 7, 2008 with the following conditions:

1. All previous approval conditions for the South Park Master Plan will apply to this plan as well.
2. Prior to issuance of Building Permit, a detailed lighting plan must be submitted to and approved by the Department of Planning and Zoning.
3. Note that prior to construction of Phase 1B; the water line, sewer line, interior street access and any other infrastructure needed to serve this phase will be required to be installed or constructed. If this is not completed prior to construction of Phase 1B, these items should be included with the construction of this phase.
4. A fee-in-lieu of pump station upgrade will be required for this project.
5. The following items are required to be addressed with the first set of construction drawings:
 - a. Show and label backwater easements (to be recorded) at stream crossings and storm drainage inlets; provide 100 year calculations

accordingly.

Motion By: VanFossen

Second By: Womble

Vote: Unanimous.

8e. Waste Industries Contract Extension – Mr. Dean said following the Council's discussions during the Jan. 15 meeting, he discussed the Town's pricing options with Brent Kerchoff of Waste Industries to determine what the town's new costs for the remainder of the year would be.

Mr. Dean said that the Town's options are as follows:

A. Amend the town's existing contract for the remainder of the year for a cost reduction of 59 cents per month, or from \$9.88 to \$9.29. Waste Industries would transport waste collected to South Wake Landfill.

B. Approve a motion to extend the existing contract that expires June 30, 2008 for three more years, and the town's cost would be reduced by \$1.10 per month, to \$8.78, and this rate would be honored from now through the end of the next fiscal year. Waste Industries would transport waste collected to South Wake Landfill. At the end of next fiscal year, the rate would adjust, based on the Consumer Price Index.

C. Direct Waste Industries to transport our solid waste specifically to Sampson County, and the town's cost would increase by \$1.23 per month, to \$13.65 per month, through the remainder of the fiscal year. Waste Industries would transport waste collected to Sampson County, and the rate increase would be due to the company's no longer using the South Wake transfer station.

He said he would recommend that the Council take advantage of Option A at this time and continue weighing other options for future years. Whichever option is chosen by the Council would hold new pricing, which would take effect with the March billing, and any cost savings/increases would be passed directly on to citizens, he added.

Action: The Council approved a motion to amend the town's existing contract for the remainder of the year for a cost reduction of 59 cents per month, or from \$9.88 to \$9.29 per month, through the end of the contract term, which expires June 30, 2008.

Motion By: Sack

Second By: Womble

In discussion, Councilman DeBenedetto mentioned that he hoped the Council would continue to discuss the South Wake Landfill partnership and to schedule a joint Apex/Holly Springs council meeting to explore seeking host / impact fees from the South Wake Landfill.

Councilman VanFossen said for the record, he does not trust Wake County and that it would be hard to convince him to agree to enter into a 25-year contract with the partners.

Councilman Dickson said he thinks Apex is fully aware of the impact the facility will have but has offered no interest in host fees for themselves or support for Holly Springs efforts.

At this point, Councilman Sack called a point of order for the Mayor to call the vote on the motion on the floor. Mayor Sears did so.

Vote: Unanimous.

8f. Irrigation System Access Fees – Councilman DeBenedetto said he wanted to broach the idea of eliminating the account maintenance fee that the town charges to customers if the town has banned the use of irrigation systems.

He said it does not seem fair to charge the fee when Town regulations prohibit the use of irrigation systems.

Councilman VanFossen said the fee defrays costs of operating the water system.

Mr. Holland pointed out that the access fees pays for fixed costs, and water purchase revenues pay for operational costs.

In summary, Mr. Holland said, elimination of the access fee would reduce the Town's ability to pay debt by \$108,000. That same amount would have to be recaptured from some other type of revenue stream. He added that the town depends on water sales to pay operational costs, and the town is not selling much water because of the irrigation ban.

Mr. Holland noted that the town runs the risk of having a deficit in the Utility Fund this year.

Councilman Sack suggested relegateing further discussion to the Council's upcoming retreat.

9. Other Business: Councilman Womble asked that the town adopt a proclamation in recognition of February as Black History Month and in honor of the historical contributions of the black community in Holly Springs.

He also asked for assistance of the public works department for street repairs.

Councilman Womble launched a discussion of ways and programs that are available to assist those who are elderly and on fixed incomes.

10. Manager's Report: Mr. Dean reported to the Council on upcoming dates of interest.

11. Closed Session: The Council approved a motion to enter Closed Session, pursuant to G.S. 143-318.11(a)(3) to discuss a matter of land acquisition.

Motion By: Dickson

Second By: Sack
Vote: Unanimous

General Account of Closed Session – Feb. 5, 2008

In Closed Session, the Town Council discussed with the town attorney and gave direction as to proceeding forward with a real estate matter.

-- End General Account

Councilman Dickson made a motion that the Council return to Open Session, and it was seconded by Councilman Sack. The vote was unanimous.

12. Adjournment: There being no further business for the evening, the Feb. 5, 2008 meeting of the Holly Springs Town Council was adjourned following a motion by Councilman Sack, a second by Councilman Dickson and a unanimous vote.

Respectfully Submitted on Tuesday, April 1, 2008.

Joni Powell, CMC, Town Clerk

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