



Holly Springs Town Council  
Regular Meeting

**July 17, 2012**

**MINUTES**

The Holly Springs Town Council met in regular session on Tuesday, July 17, 2012 in the Council Chambers of Holly Springs Town Hall, 128 S. Main Street. Mayor 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:** Mayor Sears and Councilmen Jimmy Cobb, Chet VanFossen and Tim Sack and Councilwomen Cheri Lee and Linda Hunt Williams.

**Council Members Absent:** None.

**Staff Members Present:** Carl Dean, town manager; Chuck Simmons, assistant town manager; John Schifano, town attorney; Joni Powell, town clerk (recording the minutes); Linda Harper, deputy town clerk; Gina Clapp, director of planning and zoning; Jeff Wilson, information technology director; Len Bradley, director of parks and recreation; Niki Litts, communications specialist; and Daniel Weeks, project analyst.

**2 and 3.** The Pledge of Allegiance was recited, and the meeting opened with an invocation.

**4. Agenda Adjustment:** The July 17, 2012 meeting agenda was adopted with changes, if any, as listed below.

**Motion By:** Sack

**Second By:** Cobb

**Vote:** Unanimous

**Items added to Consent Agenda:** None.

**Items removed from Consent Agenda:** None.

**Items removed from the agenda:** 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: None.

**6a. Holly Springs United Boys Soccer Team Recognition** - Mayor Sears recognized the Holly Springs United boys soccer team, a group of boys who originally played as a Holly Springs Parks and Recreation team in 2003, have played together all these years and have had a few successive and successful years.

Mayor Sears presented a proclamation recognizing the players and coaches for their recent triumphs, including winning two gold medals in the last three years at the State Games of North Carolina. The Holly Springs United team has a remarkable record and have represented Holly Springs very well.

**Action:** None.

**7a. South Wake Landfill Property Post-Closure Master Plan** - Mr. Brian Starkey of OBS Landscape Architects said more than two years ago, OBS Landscape Architects and their partners were selected by Wake County to conduct a land use master plan for the South Wake

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Landfill. Mr. Starkey said the consultants were diligent about involving representatives from Holly Springs, Apex and Wake County in the planning process; other stakeholders, like adjacent property owners and the community at-large were included; and six community meetings were held giving citizens a chance to learn about and comment on the proposed plan.

He said the study area includes the currently operating subtitle D landfill, closed Feltonsville landfill sites, and contiguous properties owned by the County.

The consultant team broke out the landfill study area into 10 districts. Opportunities in each district are specific to and influenced by the characteristics of the land including topography, hydrology, vegetative cover and adjacent land use in addition to the presence or absence of buried waste. Listed for each district are opportunities for development from a pre-closure and/or post-closure standpoint of the actual landfill. Prerequisites to pre-closure development opportunities are discussed.

Opportunities for green energy technologies have been researched and applications are recommended for some of the districts. The goal of the OBS team is that this report will serve as a valuable document as the County considers its options for redevelopment of the South Wake Landfill property.

**Action:** None.

**8. Consent Agenda:** The Council approved a motion to approve all items on the Consent Agenda. The motion carried following a motion by Councilman Sack, a second by Councilman Cobb and a unanimous vote. The following actions were affected:

**8a. Budget Amendments Report** - The Council received a monthly report of amendments to the FY 2011-12 budget approved by the town manager. *A copy of the budget amendments report is attached to these minutes.*

**8b. Budget Amendment, \$180,000** - The Council adopted an amendment to the FY 2012-13 budget in the amount of \$180,000 to allocate grant and street reserve funds for the Avent Ferry Road widening design project. *A copy of the budget amendment is attached to these minutes.*

**8c. Wake County Emergency Management** - The Council approved to enter an inter-local agreement between the Town of Holly Springs and Wake County Emergency Management for reverse 911 notifications.

**8d. Bass Lake Park Picnic Shelter Project** - The Council ratified a contract in the amount of \$21,078 with Raleigh Paving for the paving of an entrance drive for the Bass Lake Park picnic shelter.

**8e. Policy Statement P-006** - The Council approved to eliminate Town of Holly Springs Policy Statement P-006, Overhead Utility Lines, as it is superseded by provisions in the Unified Development Ordinance .

**8f. Resolution 12-14** -- The Council adopted Resolution 12-14 authorizing the lease-purchase of vehicles and equipment. *A copy of Resolution 12-14 is attached to these minutes.*

**9a. Bond Analysis Contract** - Mr. Schifano said at the suggestion of the town's bond counsel, Bob Jessup, town staff entered into negotiations with Davenport & Company, who are financial analysts who work in the municipal marketplace in the southeast U.S. In order to issue phase 1 of the approved parks and recreation general obligation bonds (approximately \$9 million), work will be required to analyze the town's credit strength and prepare the financing statements. This firm has experience in helping North Carolina municipalities work through public placement (issuing bonds in the open market as opposed to private bank financing.)

He said concurrent with issuing the new \$9 million debt, it was suggested by bond counsel and the Davenport representatives that substantial savings could be realized through refinancing existing debt. The town currently has three forms of debt: general obligation bonds, revenue bonds, and installment financing. The estimated gross savings through refinancing existing debt is \$3,741,978 for general obligation; \$3,069,183 for revenue; and \$846,993 for installment financing. This savings can be realized because of favorable interest rates in the

municipal bond market currently, and these refinancing's would not extend the current debt obligations.

Mr. Schifano said the cost for Davenport's work is \$250,000 for all three types of refinancing and new issuing. We have negotiated some protection for the town if the rates for bonds were to increase to a point that refinancing would not be viable, an eventuality that is not anticipated, he added. However, the \$7.5 million in savings estimate does include the cost of their services in the gross amount.

Councilman Cobb summarized that the Town would spend \$250,000 for this service, but save \$7.5 million over the life of the debt and recoup the cost with the savings in the first year.

**Action:** The Council approved a motion to approve each of three proposals with Davenport and Company, LLC, at a total cost of \$250,000 for bond analysis work.

**Motion By:** Sack

**Second By:** Cobb

**Vote:** Unanimous

**9b. Holly Springs Parks and Recreation Advisory Committee Appointments** - Mr. Bradley said that the Council previously approved a motion at the June 5 meeting to open one Parks and Recreation Advisory Committee seat for applications. A second Parks and Recreation Advisory Committee seat has become available with the resignation of Ken Henke. The open position was advertised for applications on the town Web site with a July 2 deadline. One application was received from Raymond Riordan.

In addition and at the request of Councilwoman Williams, staff brought forward applications that had been received in previous years from interested citizens.

Councilman Sack suggested Mr. Roirdan for the three-year vacancy.

Councilwoman Lee suggested two other applicants for consideration.

Councilwoman Williams said not all Council members had seen all of the applications, and she has not had a chance to talk to any of the applicants. She said she feels the Council defer action at this time.

Mr. Bradley said a delay in committee appointments would not cause any problems and staff had no objections.

**Action:** The Council approved a motion to defer action until the next Council meeting.

**Motion By:** Cobb

**Second By:** Williams

**Vote:** Unanimous

**10. Other Business:** Councilwoman Lee asked if an ATM could be installed near the farmers market. Mr. Dean responded that the North Carolina State Employees Credit Union had intended to install one in downtown but backed out because of the expense.

Councilwoman Lee asked if a Mayor's Youth Advisory Board member could be seated at the Council table during meetings. The Council said it would welcome a MYAB member to meetings but that the youngster would need to be seated in the audience.

Councilman Sack gave a report of the South Wake Landfill citizens advisory committee. He said the county expects to have a methane-to-energy process at the site.

**11. Manager's Report:** None

**12. Closed Session:** The Council approved a motion to enter Closed Session, pursuant to General Statute 143-318.11(a)(5) to discuss negotiation parameters for real estate acquisition.

**Motion By:** Sack

**Second By:** Cobb

**Vote:** Unanimous

General Account of Closed Session - **July 17, 2012**

In general, the Council discussed the potential purchase of a farm that could be used as passive parkland. The Council also discussed the potential of leasing a piece of land for athletic fields and the potential purchase of property on North Main Street for an athletic complex. The Council gave their individual and collective input on each proposal, giving management and the town attorney direction as to how to proceed.

The Council approved a motion to return to open session. The motion was made by Councilman VanFossen and seconded by Councilman Sack, and the vote was unanimous.

-- **End of General Account**

**14. Adjournment:** There being no further business for the evening, the July 17, 2012 meeting of the Holly Springs Town Council was adjourned following a motion by Councilman VanFossen, a second by Councilman Sack and a unanimous vote.

day, Jan. 15, 2013.



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