



**June 2, 2015**

## **MINUTES**

The Holly Springs Town Council met in regular session on Tuesday, June 2, 2015 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 four council members were present as the meeting opened.

**Council Members Present:** Mayor Sears, Councilmen James Cobb, Tim Sack and Hank Dickson and Councilwomen Linda Hunt-Williams and Cheri Lee.

**Council Members Absent:** None.

**Staff Members Present:** Charles Simmons, town manager; John Schifano, town attorney; Joni Powell, town clerk, (recording the minutes); Linda Harper, deputy town clerk; Daniel Weeks, senior project manager; Jeff Wilson, information technology director; Len Bradley, parks and recreation director; Gina Clapp, planning and zoning director; Laura Holloman, planner; Kendra Parrish, engineering director; Elizabeth Goodson, development review engineer; Tamara Ward, communications specialist and Mark Andrews, public information officer.

**2 and 3.** The Pledge of Allegiance was recited, and the meeting opened with an invocation by Rev. Tom Newman from the Sunrise Methodist Church.

**4. Agenda Adjustment:** The June 2, 2015 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 added to Agenda:** None.

**Items removed from Consent 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 comments were recorded: None.

**6a. Holly Springs High School Colla Voce Choir** – Mayor Sears introduced the Holly Springs High School Colla Voce choir to open the June 2 Town Council business meeting with music celebrating the group's recent trip to New York City to perform at Carnegie Hall as part of the Heritage Worldstrides Festival. The students enjoyed a mix of sightseeing and rehearsals through the weekend. They attended two Broadway plays and made tourist stops at the Empire State Building, Times Square and Central Park.

Colla Voce is the premier chorus of HSHS under the direction of Mrs. Jenny Patchett. This choir has won many awards in recent years including achieving a Superior rating at the Music Performance Adjudication at Meredith College in March. It is worth noting that the HSHS Beginning and Intermediate Choirs also received Superior ratings at the same event.

**Action:** None.

**6b. Holly Springs High School Head Football Coach Robert Furth** – Councilman Hank Dickson invited Mr. Robert Furth, newly-appointed Holly Springs High School head football coach, to introduce himself to the community at a Town Council meeting. Mr. Furth, who was appointed to the position this spring, said he looks forward to meeting members of the Council as well as the rest of the Holly Springs community.

**Action:** None.

**7a. Public Hearing: Annexation Ordinance A15-01** – Ms. Holloman said the Town has received a petition for voluntary annexation of 58.854 +/- acres located along Holly Springs Road. The property owners are Richard Jones, Terry Jones and their late mother, Doris Jones. The property is contiguous with city limits and meets all the statutory requirements for annexations.

With that explanation completed, Mayor Sears opened the public hearing. The following input was recorded: None.

There being no input, the public hearing was closed.

**Action:** The Council approved a motion to adopt Annexation Ordinance A15-01 annexing 58.854 +/- acres owned by Richard Jones, Terry Jones and the late Doris Jones, and more particularly described as Wake County Pin's: 0659-13-5811 (portion of); 0659-13-9706 (portion of); 0659-24-2057 (portion of); 0659-24-4055; 0659-24-6737; 0659-14-4581, into the corporate limits of the Town of Holly Springs.

**Motion by:** Sack

**Second by:** Cobb

**Vote:** Unanimous.

*A copy of Annexation Ordinance A15-01 is attached to these minutes.*

**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 Councilwoman Williams and a unanimous vote. The following actions were affected:

**8a. Police Records Management System Contract** – The Council approved to purchase licensing in the amount of \$65,780 from Sungard OSSi for the purpose of implementing the Town's own police records management system.

**8b. Town Facilities Cleaning Contract** – The Council approved to enter a contract with Jan-Pro in the amount of \$3,343.35 per month to provide cleaning services for town facilities, effective 60 days following award of the contract.

**9a. Preliminary Plan 15-MAS-01, 2018 Market** – Ms. Holloman said the Town has received a request for a major subdivision plan for the residential portion of the Rhamkatte Village Planned Unit Development (PUD,) which is located near and around the Holly Springs Road/Bass Lake Road intersection.

She said the PUD went through a major amendment process that was approved in February. The amendment, in short, adjusted the residential and commercial portions, resulting in an increase in residential land area; street improvements were brought up to current Town standards and introduce on-street parking for internal residential streets; perimeter landscape buffers were adjusted; and the maximum of residential units allowed was increased.

The major subdivision, which is assigned to the project but is being called "2018 Market" at this time, is situated on approximately 71.5 acres and would have its major entrance off of Bass Lake Road. A total of 339 residential lots are proposed, consisting of 188 single-family detached lots as well as 151 townhome lots. Open space totaling 21.85 acres would be spread throughout the development, with 20.35 acres designated as passive and 1.5 acres as active.

**Tom Spaulding of Spaulding and Norris, P.A. and representing the developer – Mr. Spaulding** addressed the Council to note that 40 feet of open space, in addition to the 20-foot buffer at the perimeter was being provided, for a total of 60 feet.

Councilman Sack asked why the project had been renamed from Rhamkatte Village. He said the name Rhamkatte has a historical significance for Holly Springs. He said he would like to see the name preserved.

Steve Leach of Lennar Homes, the applicant – Mr. Leach answered Councilman Sack's question. He said 2018 Market is an anagram of Rhamkatte but since the Planning Board and Town Council have both requested that the name Rhamkatte be preserved, developers are reconsidering it.

**Action:** The Council approved a motion to approve Subdivision Plan 15-MAS-01 for 2018 Market as submitted by Spaulding & Norris, PA, dated revised 05/11/2015 with the following conditions:

1. All previous approval conditions for *Rhamkatte PUD* will apply to this subdivision plan.
2. Within ten days of Town Council approval, the applicant shall submit a stamped plan from the Postmaster approving the Cluster Mailbox Unit location for this subdivision.
3. The town understands that an infrastructure reimbursement agreement is being prepared for this project that outlines terms agreed to by the developer for a fee-in-lieu of 8 percent of the construction cost for Holly Springs Rd. Widening from 2018 Market to Main Street and may affect the plans submitted. If the agreement is approved after the plans go to Town Council for approval then revised plans will need to be submitted to revise any necessary improvements.
4. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
5. The following items must be submitted with the first construction drawing submittal:
  - a. At the time of construction drawing submittal, a site lighting plan will be required to be submitted to Planning & Zoning for review and approval. Street Trees on all interior streets shall be positioned as to not interfere with any lighting fixtures present or any site distance triangles.
  - b. Documentation in the form of a recorded map for any offsite required right-of-way or easements needed for this project for the road improvements.
  - c. Provide a sealed engineer's report including calculations to verify hydraulic capacity of existing pond. Identify primary and secondary outlet structures and/or spillways.
  - d. Provide a sealed engineer's report and recommendations to verify structural integrity of dam(s).
  - e. Provide 100-yr water surface elevation area of the pond.
  - f. Verify that pond meets NCDENR Dam Safety requirements.
  - g. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included.
  - h. Homeowner Environmental education packet must be submitted
  - i. HOA covenants shall be recorded with the first plat associated with this subdivision. Draft documents should be submitted with construction drawings for review.
  - j. No fill is permitted in the flood plain for any residential development.
  - k. This project is located in a basin where the Town has an approved flood study. Accordingly, a flood study will be required to meet the Town's policy for Hydrologic Basin Models (Town Policy - P-018). The flood study will need to be updated to reflect this project and will need to demonstrate that development of the site will not raise established flood levels. Retention or detention may be required to accomplish this. The following are the approved flood studies that this project will need to update:
    - (i) Sunset Ridge
    - (ii) Bridgewater
6. The following items must be addressed prior to the first construction drawing approval:
  - a) A fee-in-lieu of upgrade will be required for this project for the Sunset Ridge Pump Station and/or Force Main
  - b) A fee-in-lieu of upgrade will be required for this project for the Middle Creek Interceptor.
  - c) Payment of the Stormwater Fee-in-Lieu will be required

- d) Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 150% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the BMP is required at the end of the performance monitoring period for the project.
- 7. The following items must be addressed prior to issuance of a land disturbance permit:
  - a) Approval of Stormwater Management Plan is required approval.
  - b) All environmental permits must be obtained for the entire project.
- 8. Annexation of the McLeod Parcel PIN 0659144944 must be completed prior to any construction activity or site work beginning for this project.

**Motion by:** Williams

**Second by:** Cobb

**Vote:** The motion carried, following a 3-2 vote. Councilwoman Williams and Councilmen Cobb and Sack voted for the motion. Councilwoman Lee and Councilman Dickson voted against.

**10. Other Business:** In Other Business, Councilman Dickson suggested that the Town look at an all-inclusive cleaning contract for all town facilities.

**11. Manager's Report:** None requiring Council action.

**12. Closed Session:** None.

**13. Adjournment:** There being no further business for the evening, the June 2, 2015 meeting of the Holly Springs Town Council was adjourned.

Respectfully Submitted on Tuesday, June 16, 2015.



These minutes follow and are a part of the official record

