



April 18, 2017

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, April 18, 2017 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 Tom O'Brien, Hank Dickson and Peter Villadsen and Councilwoman Cheri Lee.

Council Members Absent: Councilman James Cobb.

Staff Members Present: Charles Simmons, town manager; John Schifano, town attorney; Daniel Weeks, assistant town manager; Joni Powell, town clerk, (recording the minutes); Linda Harper, deputy town clerk; Adam Huffman, assistant parks and recreation director; Len Bradley, parks and recreation director; Gina Clapp, director of planning and zoning; Matt Beard, planner; Kendra Parrish, director of engineering; Elizabeth Goodson, development review engineer; Leroy Smith, fire chief; Jeff Wilson, information technology director; Irena Krstanovic, economic development director; 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. Jim Littleton, pastor of Holly Springs United Methodist Church.

4. Agenda Adjustment: The April 18, 2017 meeting agenda was adopted with changes, if any, as listed below.

Changes: Set a special meeting for 5:30 p.m. Wednesday, May 10 at W.E. Hunt Recreation Center for the purpose of discussing growth and its impact on the Town's budget was added to the Consent Agenda. From New Business, item 9c., contract for installation of entrance sign at North Main Athletic Complex, was removed.

Motion by: Dickson

Second by: Villadsen

Vote: Unanimous

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:

Christine Kelly, Grigsby Ave. – Ms. Kelly addressed the Council to advise them of the annual Relay for Life to be held at North Main Athletic Complex.

Justin Sellers, 112 S. Main Street – Mr. Sellers, representing the Coastal Plain League, addressed the Council to discuss the upcoming CPL All-Star Game this summer. He said one of the fan festival events that is being planned is a concert featuring a major country music artist. He said he is cognizant of neighbor complaints about noise so he wanted the Council to know ahead of time that the concert is being planned.

6a. Recognition of Joe Wade Formicola - Mayor Sears recognized Holly Springs resident Joe Formicola who will be inducted into the Country Music Radio Hall of Fame in Nashville during ceremonies this summer. Mr. Formicola, a native of Detroit, lives in Holly Springs and has had a

prolific career in radio. The Country Radio Hall of Fame is dedicated to the recognition of those who have made significant contributions to the radio industry over a 20-year period, 15 of which must be in the Country format.

Action: None.

6b. Recognition of Sandra Joyce - Mayor Sears said a gorgeous stained glass window inspired by the “thin blue line” theme of law enforcement now graces the front entrance of the Holly Springs Law Enforcement Center. All the glass is imported German mouth-blown glass. The blue is flashed color over clear so the etched lettering area was set up, hand-cut and sandblasted.

The window art was a gift to the police department by talented glass artist Sandra Joyce of Holly Springs.

Chief Herring will thank Ms. Joyce during its spring open house where residents can attend and actually see this elegant piece. In the meantime, Council members and Mayor Sears have expressed interest in recognizing Ms. Joyce for her work and contribution.

Mayor Sears recognized Ms. Joyce and presented her with a small token of the Town’s appreciation for her generous contribution of time, effort and talent.

Action: None.

7a. Public Hearing: 17-DO-01, Bridgeberry III – Ms. Clapp said the Town has received a request for a development options subdivision located west of the recently approved Bridgeberry I and Bridgeberry II subdivisions. A total of 158 single-family lots are proposed with a total gross density of 2.0 units per acre. The parcels are vacant and are surrounded by single-family residential and vacant property.

Under Development Options subdivision requirements, in exchange for using smaller minimum lot sizes, the developer has to provide a higher quality product and additional elements throughout the subdivision that normally would not be required in a standard subdivision. Additional elements include minimum open space requirements, additional sidewalk improvements, and Residential Design façade requirements.

Staff continues to work with the applicant to finalize the traffic impact analysis for this project and the applicant was unable to satisfy Condition #10 in the Planning Board staff report in time for this meeting.

Ms. Clapp said the public hearing for this agenda item will need to be opened and continued to the May 2 Town Council meeting.

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

There being no further input, the public hearing was continued.

Action: The Council approved a motion to continue the public hearing for 17-DO-01, Bridgeberry III, to the May 2 Town Council meeting.

Motion by: Lee

Second by: Dickson

Vote: Unanimous

7b. Public Hearing: 16-SEU-09 / 16-DP-16, Meineke Car Care – Mr. Beard said the Town has received a request for a Special Exception Use and Development Plan for development of a Meineke Car Care Center. Based on conversations between staff and the applicant, it was determined that the work performed at Meineke Car Care Centers fits within the Automotive Repair – Minor land use. The property is located in the LB: Local Business District, within which all proposed automotive repair require a Special Exception Use.

In conjunction with the requested Special Exception Use, a development plan showing the proposed Meineke Car Care Center submitted for review and consideration. The proposed structure is located on the southern half of the property with service bays and parking located to the north of the building. A Dumpster enclosure shows behind the building on the west side of the property. Cross access provided from the Advance Auto Parts and O'Reilly Auto Parts.

With that explanation completed, Mayor Sears opened the public hearing. The following testimony and evidence was submitted by those who had been administered the oath by the deputy town clerk:

Spencer Terry, Raleigh – Mr. Terry said the use would be a low-impact development with low water and sewer usage and low traffic impact. He added that the use would be providing cross-access to neighboring properties and bio-retention of stormwater.

There being no further testimony, the public hearing was closed.

Action #1: The Council approved a motion to make and accept the findings of fact to be recorded in the minutes for Special Exception Use Petition #16-SEU-09 for Meineke Car Care to allow for minor automotive repair in the LB: Local Business District as submitted by Spencer B. Terry III:

Special Exception Use Findings of Fact:

A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:

- a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- b. The proposed use will not injure or adversely affect the adjacent area;
- c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
- d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
- f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;
- g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;
- h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
- i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
- j. The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood.

Motion by: O'Brien

Second by: Dickson

Vote: Unanimous

A copy of Special Exception Use Petition #16-SEU-09 findings of fact is attached to these minutes.

Action #2: Having made findings of fact that the project meets the requirements to be granted a Special Exception Use, the Council approved a motion to approve Special Exception Use #16-SEU-09 as specified in Unified Development Ordinance Section 3.02 A. 2. A Local Business

District to allow minor automotive repair in the LB Local Business District and Development Plan #16-DP-16 at the property located at 640 N Main Street, as submitted by Spencer B. Terry III, dated Revised 03/13/2017 with the following conditions:

Special Exception Use Conditions:

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 16-SEU-09.

Development Plan Conditions:

1. A fee-in-lieu of upgrade will be required for this project for the Pump Station and/or Force Main
2. This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance.
3. Prior to the first construction drawing submittal, the following items must be addressed or included with the first submittal:
 - a. Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum. Note that the pavement design will require NCDOT approval. The most restrictive cross-section between the minimum design, calculated pavement design, Triassic design, and NCDOT design will apply.
 - b. 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 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 is the approved flood study that this project will need to update: Windward Pointe
 - c. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
4. Prior to the construction drawing approval, the following items must be addressed:
 - a. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 - b. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
 - c. 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 125% 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.
 - d. A fee-in-lieu will be required for the difference in the cross-section required (86' back to back) and the cross-section to be built (74' back to back) for this project. The ultimate right-of-way shall be dedicated for ½ of the required 110' right-of-way per the Comprehensive Transportation Plan.
 - e. A site lighting plan will need to be reviewed for compliance with the lighting requirements contained in UDO Section 7.02.

Motion by: Lee

Second by: Dickson

Vote: Unanimous

7c. Public Hearing: 16-SEU-11 / 16-DP-18, Duke Health Medical Office – Mr. Ryan said the Town has received a request for a special exception use to allow for an integrated medical office building containing 24,097 square feet of gross main floor area. In the LB Local Business district, integrated centers are limited in size in order to maintain pedestrian scale and compatibility with

adjacent residential neighborhoods. In some instances, it may be appropriate to allow larger projects in the LB Local Business district with a special exception use when the use and size of the structure are compatible with adjacent land uses. The proposed land uses, professional and medical offices, are permitted land uses in the LB Local Business district.

In association with the requested special exception use, the Town has received a request for a development plan for an integrated medical office building consisting of three stories and 72,291 square feet. The property is located at the intersection of New Hill Road and NC 55 Bypass between Irving Parkway and a new proposed extension of Thomas Mill Road. Since the project is surrounded by new and proposed public rights-of-way, several waivers and variances have been requested with this project as outlined in the report below.

With that explanation completed, Mayor Sears opened the public hearing. The following testimony and evidence was submitted by those who had been administered the oath by the deputy town clerk:

Jay of McAdams – Mr. McAdams, representing the applicant, addressed pedestrian connectivity that was a concern with the planning board. He also gave an overview of the variances being requested.

Mark Christopher with Phillips Architecture – Mr. Christopher addressed the Council to speak to the building architecture as it relates to variances being requested.

Kevin Gainey of Duke Healthcare – Mr. Gainey said he was available to answer any questions.

There being no further testimony, the public hearing was closed.

Action #1: The Council approved a motion to adopt Resolution #17-15 to make and accept the findings of fact for Special Exception Use (16-SEU-11); Variance Of Development Standards (16-VARTC-06 / 16-VARTC-07 / 16-VARTC-08 / 17-VARTC-02); Waivers For Architectural And Design Requirements (16-WAV-50 / 16-WAV-51); Waiver Of Off-Street Parking Requirements (16-WAV-40); Waiver Of Off-Street Loading Requirements (16-WAV-48); & Waiver Of Lot Design And Public Place Reservation (16-WAV-49);, as submitted by the McAdams Company and Phillips Architecture, as specified in exhibit A.

Special Exception Use:

1. 16-SEU-11: Request to allow for a Special Exception Use as specified in Unified Development Ordinance Section 3.02 B. 5. LB: Local Business, Maximum Gross Main Floor Area, to allow for an Integrated Center with 24,097 square feet of gross main floor area.

Variance:

1. 16-VARTC-06: A variance from the Unified Development Ordinance Section 3.02 B. 4. LB Local Business District, Maximum Building Height, to allow an increase in building height from 45 feet to 54 feet and 8 inches;
2. 16-VARTC-07: A variance from the Unified Development Ordinance Section 3.08 A., c., (1) Architectural and Site Design Requirements for Commercial / Mixed Use Districts, to allow metal panels on a primary façade;
3. 16-VARTC-08: A variance from the Unified Development Ordinance Section 3.02 B., 3., a., LB Local Business District, Minimum Front Yards, to allow greater than a single loaded or a double loaded parking area between the front building line and front lot line; and
4. 17-VARTC-02: A variance from the Unified Development Ordinance Section 3.02 B., 4., b., LB Local Business District, Maximum Building Height, to allow for a reduction in the building setback along NC 55 Bypass for a structure that exceeds the maximum building height from 70 feet to 61 feet.

Waiver for Alternate Compliance with Architectural Design Requirements:

1. 16-WAV-50 Roof Treatment: Request to allow for a Waiver of Regulations of UDO Section 3.08 A. 1. c. (2). (g).: Roof Treatment, to allow rooflines to exceed 50 feet in a continuous plane in association with Development Petition #16-DP-18, as follows:
 - a. East Elevation – An increase in maximum roofline from 50 feet to 60 feet and 1 inch.

2. 16-WAV-51 Variation in Massing: Request to allow for a Waiver of Regulations of UDO Section 3.08 A. 1. c. (2). (b).: Variation in Massing, in association with Development Petition #16-DP-18 as follows:
 - a. South Elevation - an increase in the maximum building bay width from 30 feet to 40 feet 8 inches.
 - b. East Elevation - an increase in the maximum building bay width from 30 feet to 60 feet 1 inch.
 - c. West Elevation - an increase in the maximum building bay width from 30 feet to 42 feet 4 inches.
 - d. North Elevation - an increase in the maximum building bay width from 30 feet to 40 feet 8 inches.

Waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces:

1. 16-WAV-40: Request to allow for greater than 75% of the required parking between the front building line and front property line.

Waiver of regulations of UDO Section 7.05 C: Minimum Number of Off-Street Loading Spaces:

1. 16-WAV-48: Request to allow off-street loading to use a drive aisle rather than a designated pull-off loading space.

Waiver of regulations of UDO Section 7.06 D: Lot Design and Public Place Reservation - Buffer Areas:

1. 16-WAV-49: Request to allow a portion of the undisturbed buffer along NC 55 Bypass to be disturbed and replanted.

Motion by: Villadsen

Second by: Dickson

Vote: Unanimous

A copy of Resolution 17-15 is attached to these minutes.

Action #2: Having made findings of fact that the project meets the requirements to be granted waivers of regulations of UDO, the Council approved a motion to approve waivers of UDO Section 3.08 Architectural & Site Design Requirements (16-WAV-50 / 16-WAV-51); Waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces (16-WAV-40); Waiver of regulations of UDO Section 7.05 C.: Off-Street Loading Areas (16-WAV-48); & Waiver of regulations of UDO Section 7.06., D. Lot Design and Public Place Designation – Buffer Areas (16-WAV-49), in association with development petition #16-DP-18 for Duke Health Medical Office as submitted by the McAdams Company and Phillips Architecture, the with following conditions:

Waiver Request 16-WAV-48: Location of Off-Street Loading

1. Upon determination by the Planning Director that a designated off-street loading space is needed, the parking spaces located within the area designated for future off-street loading shall be removed and the area re-striped for loading only. This shall occur within 45 days of such notification.

Waiver Request 16-WAV-49: Lot Design and Public Place Designation – Buffer Areas

1. The buffer area shall remain undisturbed, except for those locations shown on the Development Plan for vegetation removal. The Buffer Area shall be replanted in accordance with development plan 16-DP-18. Once the buffer has been reestablished, plant materials within the buffer area shall not be removed unless dead, diseased or threatens to become a danger to human life or property.

Motion by: Dickson

Second by: Lee

Vote: Unanimous

Action #3: Having made findings of fact that the project meets the requirements to be granted a variance, the Council approved a motion to approve Variance Petitions:

1. 16-VARTC-06: A variance from the Unified Development Ordinance Section 3.02 B. 4. LB Local Business District, Maximum Building Height, to allow an increase in building height from 45 feet to 54 feet and 8 inches;
2. 16-VARTC-07: A variance from the Unified Development Ordinance Section 3.08 A., c., (1) Architectural and Site Design Requirements for Commercial / Mixed Use Districts, to allow metal panels on a primary façade;
3. 16-VARTC-08: A variance from the Unified Development Ordinance Section 3.02 B., 3., a., LB Local Business District, Minimum Front Yards, to allow greater than a single loaded or a double loaded parking area between the front building line and front lot line; and
4. 17-VARTC-02: A variance from the Unified Development Ordinance Section 3.02 B., 4., b., LB Local Business District, Maximum Building Height, to allow for a reduction in the building setback along NC 55 Bypass for a structure that exceeds the maximum building height from 70 feet to 61 feet as submitted by the McAdams Company and Phillips Architecture.

Motion by: O'Brien

Second by: Dickson

Vote: Unanimous

Action #4: Having made findings of fact that the project meets the requirements to be granted a Special Exception Use, the Council approved a motion to approve Special Exception Use #16-SEU-11 to allow for an integrated center with 24,097 square feet of gross main floor area in the LB Local Business district and Development Plan 16-DP-18 for Duke Health Medical Office as submitted by McAdams, project number PHI-16010, dated 03/10/2017 with the following conditions:

Special Exception Use Conditions:

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 16-SEU-11.

Development Plan Conditions:

1. In accordance with UDO Section 3.08 A. 4. C. Gateway Feature, this project is located at an intersection which is designated as a gateway in the Comprehensive Plan. A gateway feature shall be constructed in connection with the development of this project. Prior to issuance of a building permit, detailed design specifications shall be submitted to the Department of Planning and Zoning for review and the Town Council for approval.
2. This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance.
3. The following items are to be addressed prior to or included on the first construction drawing submittal:
 - a. A point-by-point photometric plan for site lighting must be submitted with the first review of construction drawings.
 - b. Documentation in the form of a recorded plat must be provided for required offsite right-of-way.
 - c. A Traffic Impact Analysis was required for this project and is still under review by the town and NCDOT. Prior to submitting construction drawings, the TIA must be approved and incorporated into the plans submitted.
 - d. This project will require approval by NCDOT to pursue an access to NC55 that aligns with the Town's future grade separated interchange. This request has been made to NCDOT. Prior to moving forward to construction drawing review, the results must be available from the NCDOT C/A Committee as to if the break of access on the bypass will be allowed. If the

decision has not been made at the time of submittal and the developer wishes to move forward, a plan showing both options must be submitted for review and approval.

4. The following items are to be addressed prior to construction drawing approval:
 - a. A fee-in-lieu of $\frac{1}{2}$ of the median construction along the project frontage of New Hill Road is required
 - b. A fee-in-lieu of upgrade will be required for this project for the Pump Station and/or Force Main
 - c. Note that the pavement design will require NCDOT approval. The most restrictive cross-section between the minimum design, calculated pavement design, Triassic design, and NCDOT design will apply. Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
 - d. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included.
 - e. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 - f. Payment of the Stormwater Fee-in-Lieu will be required.
 - g. 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.
5. The following items are to be addressed within 5 business days of Town Council action:
 - a. Revised plans showing both options for access for this project as outlined in the TIA.
Motion by: Lee
Second by: Dickson
Vote: Unanimous

8. 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 Villadsen and a unanimous vote. The following actions were affected:

8a. Minutes – The Council approved the minutes of the Council's regular meeting held March 21, 2017.

8b. Budget Amendment Report – The Council received monthly report of administrative budget amendments. *A copy of budget amendment report is attached to these minutes.*

8c. Vermont Systems Rec Trac Software Contract - The Council approved Vermont Systems RecTrac software for Parks and Recreation.

8d. Fire Station No #3 Lease Agreement - The Council approved renewal of lease agreement for fire station No. 3. *A copy of lease agreement is attached to these minutes.*

8e. Friendship Certified Site - The Council approved memorandum of understanding for Friendship certified site. *A copy of memorandum of understanding is attached to these minutes.*

8f. Fire Engine Purchase - The Council approved to purchase of fire engine. *A copy of purchase contract is attached to these minutes.*

8g. Budget Amendment, \$110,338 – The Council adopted an amendment to the FY 2016-2017 budget in the amount of \$110,338 for sewer system odor and corrosion control.

8h. Budget Amendment \$15,000 – The Council adopted an amendment to the FY 2016-2017 budget in the amount of \$15,000 for Automatic Transfer Switch (ATS) at Public Works.

8i. Budget Amendment \$50,000 – The Council adopted an amendment to the FY 2016-2017 budget in the amount of \$50,000 for insertion valve and pump maintenance.

8j. Budget Amendment \$39,885 – The Council adopted an amendment to the FY 2016-2017 budget in the amount of \$39,885.06 for pump and haul trucks at Sunset Ridge pump station.

8k. Resolution 17-16 – The Council adopted Resolution 17-16 declaring certain personal property surplus to the needs of the town. *A copy of Resolution 17-16 is attached to these minutes.*

8l. Main Street Square Extension – The Council approved plan approval expiration date for Main Street Square.

8m. Set Special Town Council Meeting – The Council approved to set a special meeting for 5:30 p.m. Wednesday, May 10 at the W.E. Hunt Center Community Room for the purpose of discussing growth and its impact on the Town's budget.

9a. FY 2017-18 Budget – Mr. Simmons asked Council Members to schedule a special meeting in May so questions and suggestions for revisions to the FY 2017-18 budget plan can be discussed.

Action: The Council approved a motion to set a special meeting of the Town Council for 5:30 p.m. May 22, 2017 at the W.E. Hunt Center Community Room for the purpose of discussing potential adjustments to the proposed FY 2017-18 budget.

9b. TTI Partners Infrastructure Reimbursement Agreement - Ms. Parrish said that TTI Partners, LLC wishes to enter into an Infrastructure Reimbursement Agreement with the town in regard to the development of 100 Tradition Trail in the Holly Springs Business Park for flex space.

She said in return for the developer's constructing approximately 1,271 feet of off-site reclaimed water line infrastructure (estimated \$43,927) staff recommends reimbursing the water and sewer capacity fees (estimated for both water and sewer -\$13,500), which is paid at the time of a building permit issuance.

Action: The Council approved a motion to enter into an infrastructure reimbursement agreement with TTI Partners.

Motion by: Lee

Second by: Dickson

Vote: Unanimous

9c. North Main Athletic Complex (Ting) Stadium Entrance Sign – The item was removed during agenda adjustment to be heard at the May 2 Town Council meeting.

10. Other Business: None that resulted in Council action.

11. Manager's Report: None that resulted in Council action.

12. Closed Session: The Council approved a motion to enter into Closed Session, pursuant to N.C.G.S. 143-318.11(a)(3) to consult with the town attorney under the client-attorney privilege the following matters of litigation: the Town of Holly Springs and Fred Smith Company regarding construction at North Main Athletic Complex and the Town of Holly Springs and Colony Insurance-Com-Tran regarding an incident of a ruptured gasoline storage tank pierced by equipment installing fiber optic cable.

During the closed session, the town attorney briefed the Council on how the cases are progressing, and he gave board members options. After discussion, Council gave direction to the town attorney, and the Council returned to open session.

13. Adjournment: There being no further business for the evening, the April 18, 2017 meeting of the Holly Springs Town Council was adjourned.

16, 2017.



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