



Holly Springs Town Council
Regular Meeting

Oct. 2, 2018

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, Oct. 2, 2018 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 all five council members were present as the meeting opened.

Council Members Present: Mayor Dick Sears, Councilmen Tom O'Brien, Dan Berry and Peter Villadsen and Councilwomen Cheri Lee and Christine Kelly.

Council Members Absent: none.

Staff Members Present: Randy Harrington, town manager; Daniel Weeks, 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; Sean Ryan, planner; Matt Beard, planner; Aaron Levitt, senior engineer; Paul Allen, real estate acquisition agent; Tina Stroupe, senior accountant; Mary Hogan, finance director; Mary DePina, project engineer; Rachel Jones, development plan reviewer; Irena Krstanovic, economic development director; Adam Huffman, assistant parks and recreation director; Seann Byrd, water quality director; LeRoy Smith, fire chief; Tamara Ward, communications specialist; and Billy Whitehead, information technology technician.

2 and 3. The Pledge of Allegiance was recited, and the meeting opened with an invocation by Rev. Dave Lanuti of Hope Community Church.

4. Agenda Adjustment: The Oct. 2, 2018 meeting agenda was adopted with changes, if any, as listed: None.

Motion by: O'Brien

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 Quante, Holly Springs Chamber of Commerce – Ms. Quante addressed the Council to express appreciation to the Town for HollyFest and participation in the Chamber's Casino Night event.

6a. Community Planning Month – Ms. Clapp said October is Community Planning Month, and she explained the roles her department plays, achievements of the department and awards earned, including the Anthemion Award given in September by Capital Area Preservation.

Mayor Sears presented a proclamation to the planning department.

Action: None.

7a. Public Hearing: Parks and Recreation General Obligation Bond Order – Ms. Stroupe said that in 2011, the citizens of Holly Springs voted to issue \$20M in General Obligation Bonds for Parks and Recreation projects. To date we have issued \$12M of those bonds. Unissued bonds can

be outstanding for a maximum of only 7 years. The remaining unissued \$8M of these bonds were set to expire in November 2018.

Ms. Stroupe said the Town has the option to extend the bonds for an additional 3-year period. She stressed that the extension would not "issue" these bonds or create a debt of the Town - it merely preserves the option for the Town to do so at some point within the next three years.

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 Order 18-03 extending the time to issue \$8 million in parks and recreation bonds remaining from a \$20 million bond referendum in 2011.

Motion by: Lee

Second by: Berry

Vote: Unanimous

A copy of Order 18-03 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 Mayor Pro Tem O'Brien, a second by Councilman Berry and a unanimous vote. The following actions were affected:

8a. Resolution 18-38 – The Council adopted Resolution 18-38 directing the town clerk to investigate the sufficiency of annexation petition A18-06 for the pump station site on Turner Drive and setting a public hearing for Oct. 16. *A copy of Resolution 18-38 is attached to these minutes.*

8b. Budget Amendment, \$322,321 – The Council adopted an amendment to the FY 2018-19 budget to transfer \$322,321 from #30-431- utility billing to #30-413-32 - finance-utility billing, to #30-440-42 - water meters to #30-413-42 - water meters as subdivisions of the finance department.

8c. Budget Amendment, \$38,333.20 - The Council adopted an amendment to the FY 2018-19 budget to transfer \$38,333.20 from account #23.95 water reserves to account # 30-210.06 to make reimbursement payment of water capacity fees for Southern Crossroads.

8d. Council CY 2018 Calendar Amendments - The Council approved to amend the Council's CY 2018 calendar of regular meetings to include a workshop meeting at 6 p.m. the second Tuesday of each month. *A copy of council CY 2018 Calendar is attached to these minutes.*

8e. Resolution 18-39 – The Council adopted Resolution 18-39, the intent to close a portion of Rogers Street. *A copy of Resolution 18-39 is attached to these minutes.*

8f. Resolution 18-40 – The Council adopted Resolution 18-40, the intent to close a portion of Ivy Arbor Way. *A copy of Resolution 18-40 is attached to these minutes.*

9a. Gable Ridge Culvert Replacement, Lake Edge Drainage Improvements & Dutch Hill Storm Drain Repair – Ms. DePina said that this request is to enter a contract for the following three drainage projects:

- **Gable Ridge Culvert Replacement:** This project is necessary to repair a 72" corrugated metal pipe, culvert that failed during a heavy rain Oct. 25, 2017. A temporary fix has been implemented to stabilize the site.
- **Lake Edge Storm Drainage Improvements:** This project is necessary to add capacity to the existing storm drain system located in the roadway, adjacent to 5408 and 5409 Lake Edge Drive. When this system was installed the storm water regulations were less strict than they are now, and the undersized system causes storm water to pond in the roadway during rain events.
- **Dutch Hill Storm Drain Repair:** This project is necessary to repair a collapsed storm drain, which resulted in a large sink hole in the front yard of 141 Dutch Hill Road.

She said the Town has had difficulty in having contractors bid on projects. Individually, these projects may not be substantial enough to attract bidders; therefore, the decision was made to combine them in hopes of enticing more bids.

On Sept. 21, three bids were received, and the lowest bid was about \$3,000 under the engineer's estimate.

Councilman Berry asked if there are any other potential drainage issues that might need to be addressed. He said he asked because he feels the Town is about to spend 80% of its storm water account and he wants to make sure the Town will have the funds to address any needs.

Mr. Levitt said a storm water survey study is being conducted, and the results may result in further needs, but there are none at this time.

Action #1: The Council approved a motion to award the Gable Ridge culvert replacement, Lake Edge Drive drainage improvements and Dutch Hill storm drain repair construction contract to Riverworks.

Motion by: Villadsen

Second by: Lee

Vote: Unanimous

Action #2: The Council approved a motion to approve \$243,791 to transfer funds from #27.95 to project budget #30-811-12.01, which includes \$221,628.40 for the base bid and \$22,163 for contingency,

Motion by: Berry

Second by: Kelly

Vote: Unanimous

9b. Norris-Holland-Hare House – Ms. Clapp said in November 2017, the Council authorized the purchase of this historic house at 2329 Avent Ferry Road along with two subdivision lots to protect it from demolition in association with the construction and development of the Mills at Avent Ferry subdivision.

This home has both architectural and historical significance that warranted the Town's intervention. The Town Council is asked to discuss the future of this property and how to move forward to ensure the home's survival and care.

There are several options for the future of this house and property including:

1. Keep the house in its current location and sell with both lots to an individual to renovate and keep as a single-family home.
2. Reopen discussion with Ms. Goodwin and move the house across the street. Sell the two lots for single-family homes in Mills at Avent Ferry and sell the Norris-Holland-Hare house to an individual to renovate and keep as a single-family home.
3. Sell or give the house away for an individual to move and sell the two lots for single-family homes in Mills at Avent Ferry.
4. Keep the house in its current location and maintain for Town use.

She said the Capital Area Preservation (CAP) attended the Town Council's historic preservation workshop April 3. At this meeting, they recommended the Town sell the home to an individual for the purpose of renovating and maintaining it as a single-family home. In subsequent meetings, staff found that CAP strongly maintains this recommendation.

She said staff recommends to keep the house in its current location and sell it with both lots to an individual to renovate and keep as a single-family home.

Councilman Kelly asked if it was possible to name a committee to protect the house from further deterioration while its disposition is determined.

Council members agreed that the Town should look for that special buyer for the property, but the Town should invest in basic upkeep measures to protect it from further deterioration and to keep it cleaned up and as attractive as possible. Once the house is stabilized, the Council wishes to find a responsible buyer who would work with Capital Area Preservation to retain its historic and architectural integrity.

10. Other Business: None that resulted in action.

11. Manager's Report: None that resulted in Council action. Mr. Harrington said the Council's upcoming workshop meeting on Oct. 9 will lead off with two topics: creating a strategic plan; and discussion about the creation of a tree board.

12. Closed Session: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(4) to receive an economic development update and pursuant to N.C.G.S. 143-318.11(a)(3) to discuss with the town attorney under the attorney-client privilege the litigation matter of Currin Builders vs. the Town of Holly Springs.

In closed session, the Council heard an update of five major economic interests that are considering Holly Springs.

The Town Attorney gave highlights of mediation in the Currin Builders vs. the Town of Holly Springs matter.

The Council approved a motion to seal the minutes of the Closed Session until the matter is completely settled.

13. Adjournment: The Council returned to open session. There being no further business for the evening, the Oct. 2, 2018 meeting of the Holly Springs Town Council was adjourned.



Lori Powell

6, 2018.

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Closed Session Minutes below to be unsealed when the Currin Builders vs Town of Holly Springs case is settled, approximately Dec. 31, 2018.