



MINUTES

The Holly Springs Town Council met in a workshop session on Tuesday, March 12, 2019 in the Holleman Room of Holly Springs Town Hall, 128 S. Main Street. Mayor Pro Tempore O'Brien presided, calling the meeting to order at 6 p.m. A quorum was established as the four council members attended in person.

Council Members Present: Mayor Pro Tempore Tom O'Brien, Councilmen Dan Berry, and Peter Villadsen and Councilwoman Cheri Lee. Christine Kelly attended by video conference call.

Council Members Absent: Mayor Sears.

Staff Members Present: Randy Harrington, town manager; John Schifano, town attorney; Linda McKinney, town clerk (recording the minutes), Daniel Weeks, assistant town manager; Scott Chase, assistant town manager; Gina Clapp, planning and zoning director; Tamara Ward, interim communication director; Leroy Smith, Fire Chief; LeeAnn Plumer, parks and recreation director; Kendra Parish, engineering director; Cory Petersohn, Finance.

2. Workshop Overview

Randy Harrington gave an overview of the items on the agenda. He explained why a municipality's bond rating is important in saving the Town money on future debt, and introduced Ted Cole, the Town's Financial Advisor.

3. General Obligation Bonds Financing Update

Ted Cole, the Town's Financial Advisor, shared information about the Town's debt profile and funding requirements in anticipation of funding the Town's Transportation Bond and Parks & Recreation Bond investments. He gave an overview of potential opportunities and considerations that could enhance the Town's financial position for the upcoming bond ratings, and explored two different scenarios of paying for those debts, and how each might affect the Town's rating.

4. Carolina Springs Development Agreement Follow-up

Kendra Parrish, Engineering provided the Council with additional details about the draft framework of the potential development agreement for the Carolina Springs development. Responding to questions Council raised at the last workshop, Ms. Parrish and Scott Chase, Assistant Town Manager, outlined the different costs and effects to the Town of the proposed development agreement. Discussion was had on the effect of the balance between residential and non-residential development, and ways to ensure that new developments are in line with the vision for the Town.

5. Legislative Update

Randy Harrington, Town Manager, presented the Council with a list of potential areas of legislative action at the State level that staff could monitor for them, and asked Council for feedback on where their interest and concern was on legislative action at the State level, including the Transportation Impact Fee legislation sponsored by Representative Batch,

unfunded mandates, NCDOT funding partnerships, and other areas of interest to municipalities.

6. **Other Information** – Councilwoman Kelly requested that the Communications Department and Town Attorney look at the social media policies of other municipalities with the object of rewriting our policy to mirror best practices. There was discussion as to the necessity of this, its implementation, and first amendment issues.

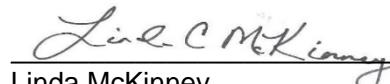
Councilman Berry asked about the Duke Energy power poles that have gone up in the middle of the right of way that used to be Raleigh Street behind the car wash. Town Attorney John Schifano explained that Duke Energy has an easement across any public right of way and that the Town could not control where their poles were erected.

7. **Closed Session** – At 8:40 pm Councilwoman Lee moved that the Council go into closed session pursuant to N.C.G.S. 143-318.11(a)(6) to discuss annual performance review of the Town Attorney. Councilman Villadsen seconded the motion, which passed unanimously.

Motion was made by Mayor Pro Tempore O'Brien and seconded by Councilwoman Lee to leave closed session. The motion passed unanimously.

8. **Adjournment:** There being no further business for the evening, Councilman O'Brien made a motion to adjourn the March 12, 2019 workshop meeting of the Holly Springs Town Council, seconded by Councilman Villadsen, with a unanimous vote.

Respectfully Submitted on Tuesday, March 19, 2019.


Linda McKinney
Town Clerk

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

