



MINUTES

The Holly Springs Town Council met in a workshop session on Tuesday, June 19, 2019 in the Holleman Room of Holly Springs Town Hall, 128 S. Main Street. Mayor Sears presided, calling the meeting to order at 6:00 p.m. A quorum was established as the mayor and five council members attended.

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

Council Members Absent: None.

Staff Members Present: Randy Harrington, town manager; Linda McKinney, town clerk (recording the minutes); Daniel Weeks, assistant town manager; Tamara Ward interim communications director; Irena Krstanovic, economic development director; John Schifano, town attorney; Paul Allen, assistant town attorney; Kendra Parrish, director of engineering; Daniel Colavito, engineering; Aaron Levitt, engineering; Gina Clapp, director of planning and zoning.

2. Workshop Overview

Staff Resource: Randy Harrington, Town Manager

Mr. Harrington gave an overview of the items on the agenda.

3. Stormwater Management Program

Staff Resource: Daniel Colavito and Kendra Parrish, Engineering

Mr. Colavito discussed the Town's current stormwater management program, including current program and management of stormwater run-off. We are due for an audit in 2020 and just completed an internal audit. He informed Council that the program fees established in FY 2014-15 do not cover the costs of running the federally mandated program. The Town is moving into Phase 2 of the Stormwater Management Plan, with a focus infrastructure. Nearly 50% of the storm water infrastructure in Town is 20 years old or older. He said that 31% of programmatic costs and all of capital investment costs are subsidized by the General Fund. Projects to this point have been reactive rather than proactive. \$250k was budgeted for capital improvements, but the need is in the \$1.5 to \$2 million, and could be higher once new problems are identified.

Council asked questions about the ratio of pipe on public land as opposed to private land today compared to 15 years ago, and other aspects of the stormwater infrastructure system and discussed where the Town's responsibility is for stormwater pipes on private property and not in the right of way.

Mr. Colavito pointed out that Holly Springs collects less for Stormwater Management than other local municipalities, and that non-residential pays less per square foot of impervious area than residential customers. One option would be to charge non-residential by Equivalent Residential Units. i.e. residential is 3900 sq ft of impervious area and pays \$3; a non-residential with ten times that impervious area would pay \$30. He then gave some recommended next steps and requested guidance from Council. Council discussed what requirements can be put in

place in order to reduce the financial impact on the town relative to stormwater management of future developments.

There was discussion of the timeline for drafting a policy and making changes.

4. Holly Springs Development Corporation

Staff Resource: Daniel Weeks, Administration; Paul Allen, Legal; Irena Krstanovic, Economic Development

Daniel Weeks shared information about the Holly Springs Development Corporation (HSDC), including a brief history, the current status, and remaining funds. HSDC is a 501(c)(3) that was created in the late 1990's to promote economic growth in Holly Springs. The organization has not been active in recent years. He outlined the areas that HSDC focused on – economic development and community development – and the funds that HSDC received from the town over the years.

Mr. Allen said that to the best of our knowledge Alex Guess, Vice President, is the ranking member of the 9 member group because Ham Womble, who was President, is deceased. They have not met since 2006. Council asked which members of the group were still alive, and still lived in Holly Springs.

Mr. Allen outlined two options that the Council could pursue as to the future of HSDC. Option 1 would be the status quo. Option 2, would be to request that they disperse any remaining funds and initiate dissolution.

Council discussed having a meeting with the HSDC board to discuss moving forward, or reaching out to the HSDC board to decide what to do with the remaining funds. They requested that staff reach out to HSDC to explore how HSDC wants to move forward and what guidance they want from the Council.

5. Proposed Land Dedication

Staff Resource: Daniel Weeks, Administration; John Schifano, Town Attorney

Mr. Weeks shared that they met with local real estate broker, Braxton Jones, who represents Ms. LaRue M. Powell. Ms. Powell owns land along Rex Road near the intersection with Cass Holt Road. She would like to dedicate 7.49 acres, currently in the ETJ, to the Town. Mr. Jones mentioned that Ms. Powell might be seeking rezoning of a different piece of property in order to develop it. Mr. Weeks made it clear to Mr. Jones and Council that these two actions needed to be kept completely separate and that the land dedication must be completely without strings.

Council requested information on Town responsibility if they accepted the land and any downsides to accepting it. Randy explained that the Town would be responsible for an environmental study and the landowner would be responsible for the appraisal. There is no immediate plan for the land, but land is becoming more scarce and expensive and staff recommends that Council accept the offer.

6. Confirm Date for Joint Town Council/Planning Board/Citizen Advisory Committee Meeting on August 27th to Review Draft Land Use & Character Plan

Staff Resource: Gina Clapp, Director Planning and Zoning; Randy Harrington, Town Manager

Ms. Clapp said that there is no other agenda for the August Planning Board meeting so she suggested that this would be a good month to have a joint meeting with the Planning Board, Council, and the Land Use Consultant. There is no location solidified yet, but it will be a 5:30 dinner with 6:00 meeting. Once the location is solidified the meeting will be advertised as a special meeting.

She also reminded the Council of the re:Vision Holly Springs meeting on Thursday at the Cultural Center, and that it will be online for remote participation next week for those who are unable to attend in person.

6a. Other Discussions

Councilwoman Kelly spoke about events coming up in the fall and winter and whether changes in who was managing those events needed to take place. Mr. Harrington said that the parade is going to be handled through the Communications Department. Tamara Ward, Interim Director of Communications said that she is working with Parks and Recreation, the Kiwanis and other interested parties to plan the parade. Councilwoman Kelly asked if staff wanted input from the Council on these events, which ones we want to continue and which the town has outgrown.

Councilman Villadsen complimented the Parks and Rec on the July 5th celebration and other council members joined in offering kudos for a great job done by Parks and Recreation.

7. Closed Session

Councilman O'Brien moved, pursuant to NCGS 143-318.11(a)(6) to go into closed session to discuss a personnel matter. Motion passed with a unanimous vote.

General account: Council discussed a personnel matter. No action was taken, but Council agreed that individual members will follow up with the employee.

Councilman Villadsen moved to leave closed session. Motion was seconded by Councilwoman Kelly and passed with a unanimous vote.

8. Adjournment: There being no further business for the evening, Motion to adjourn was made by Councilwoman Lee, second by Councilman Villadsen, and passed with a unanimous vote. The July 9, 2019 meeting of the Holly Springs Town Council was adjourned at 8:45 pm.

Respectfully Submitted on Tuesday, July 16, 2019.

Linda C. McKinney
Linda McKinney
Town Clerk