



MINUTES

The Holly Springs Town Council met in a workshop session on Tuesday, November 12, 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 four 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; Scott Chase, Assistant Town Manager; John Schifano, Town Attorney; Kendra Parrish, Director of Engineering; Mary Hogan, Director of Finance; Aaron Levitt, Engineering; Cassie Hack, Director Communications and Marketing; Dirk Siebenbrodt, Engineering; Mary DePina, Engineering; Tim Athy, Engineering; Irena Krstanovic, Director Economic Development; 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. W. Holly Springs Road Median Modification

Staff Resource: Kendra Parrish, Director of Engineering

Kendra Parrish, Director of Engineering, gave an outline of the history of the intersection of West Holly Springs Road and Earnie Lane, including the 2010 site plan, and the current median construction. She said that after hearing concerns from property and business owners, Town staff has had multiple meetings with all stakeholders to find a solution that works for everyone. NCDOT approved, as a temporary measure, allowing a left-turn movement into Earnie Lane from W. Holly Springs Road. Once a grade separated interchange is constructed at NC 55, this will be reevaluated by NCDOT.

Council discussed the current state of the street reserves, and how to keep this from becoming a precedent

Action 1: Motion to approve a funding cost share partnership between Holly Springs Investments, LLC (HSI – Eli Zablud) and the Town in a total up to \$140,000 with Holly Springs Investments, LLC contributing up to \$71,400 (51%) and the Town contributing up to \$68,600 (49%) toward median modifications at West Holly Springs Road and Earnie Lane.

Moved by: Villadsen

Second by: Lee

Vote: unanimous

Action 2: Motion to authorize the Town Manager to enter into a contract between the Town and Lennar for Lennar to complete the median modification near Earnie Lane under the existing construction contract between Lennar and Giant.

Moved by: Kelly

Second by: Villadsen

Vote: unanimous

Action 3: Motion to authorize the Town Manager to enter into a contract between the Town and Holly Springs Investments, LLC (HSI - Eli Zablud) for cost participation toward the median modification, as well as up to \$10,000 in development fee reimbursements based on future development of buildings 4 and 5 to be located in the Holly Springs Professional Park.

Moved by: Lee

Second by: Kelly

Vote: unanimous

Action 4: Motion to approve a budget amendment appropriating \$43,488 from Street Reserves and \$25,112 from General Fund fund balance (total of \$68,600).

Moved by: Kelly

Second by: Lee

Vote: unanimous

4. Neighborhood Safety and Traffic Calming Policy

Staff Resource: Aaron Levitt, Engineering and Scott Chase, Administration

Aaron Levitt, Engineering said the purpose of this item is to seek policy guidance on traffic calming measure in neighborhoods. He expressed how, over the 11 years that he has been doing this he has seen that it is not as simple as it would seem. He discussed the many methods that exist for slowing speeders, which ones Holly Springs has used in the past, how well they work or don't work, and what the cost/benefit of each method is. He discussed how the ideal policy would be:

- Informative
- Visual
- Explanatory
- Adaptive
- Standardized
- Transparent
- Clearly identifies roles, responsibilities and the process
- Collaborative, including community engagement.

Mr. Levitt outlined the framework of how requests would be processed, discussed attributes to consider when prioritizing projects, and outlined the next steps that staff could take.

Council discussed having copies of the presentation to refer to when dealing with residents' concerns. Councilman Villadsen asked if the Town knows whether people are speeding more or complaining more. Councilman O'Brien said that the Holly Springs Police Department keeps statistics of citations issued in specific areas etc. and has shared those when asked.

5. Oak View Business Park Sewer Line

Staff Resource: John Schifano, Town Attorney and Kendra Parrish, Director of Engineering
John Schifano, Town Attorney, outlined a proposed development agreement with

Helix/Trustwell for the development of Oakview/Green Oaks Tech Center. He said that the agreement is a land use tool that makes assurances regarding site development, zoning, and land use considerations. This agreement would benefit the town by making the site attractive to

targeted industrial projects. He then elaborated on the terms of the proposed agreement. The tract is currently owned by Duke Energy, and Helix/Trustwell wants to combine it with tracts they already own. The Town will agree to zone 12.6 acres as "mixed use commercial" (office and retail) subject to certain zoning conditions. The developer will add a 12.6 acre tract to RT (the Harris Tract); hold 2 parcels (50 acres and 30 acres) for "Employment Center Tracts" and allow the Economic Development department to market them; agree to sell these tracts to the Town in the event that the Town attracts an economic development client; design, permit, and construct sewer outfall & pump station improvements according to a strict timeline. The Town agrees to pay the appraised value for the Employment Center Tracts should a client be recruited, and to contribute \$500,000 and 2.3 acres toward the sewer outfall and pump station improvements.

Council asked what the Town's risk would be in a worst-case scenario, and Mr. Schifano said that the Town would receive the design, permits, and rights of way with no further outlay than the \$500,000, which is less than it would otherwise cost.

6. Open Discussion

Councilman Berry said that there has been chatter on social media regarding the lights that are on timers at Town parks. He wants to hear back from Parks and Recreation staff regarding the expense of keeping the lights on longer, what lighting policies are, and whether lights should be for scheduled events (i.e. soccer games) or for general park use.

Councilman O'Brien said there is interest in The Pack House from Sean Honegger, who wants to do a distillery and whiskey bar. He is talking to Mr. Grigsby about a lease-to-purchase agreement. He wants to know if that building is tagged to be preserved, or registered as a historic landmark. He owns The Cotton House in Cary. Gina Clapp, Director of Planning & Zoning, gave a background of the State's interest in historic districts in Holly Springs. She said there have been no conversations with the State concerning the possibility of a historic district and no guarantees that they would grant it if requested. Mr. Grigsby has not spoken to the Town about this potential buyer. There is not enough information known about Mr. Honegger's plans, Mr. Grigsby's desires, or the State's interest in preserving the property to make a decision at this point. Ms. Clapp indicated that she would like to have more conversations with all parties and would report back to Council.

Councilwoman Kelly brought up the issue of school assignments and said she has been speaking to many residents about the keeping Holly Springs residents in schools in Holly Springs. Currently students from three Holly Springs neighborhoods cannot attend Holly Springs High School, and yet students from Fuquay Varina are sent to Holly Springs High School. Council talked about sending a letter supporting neighborhood schools and keeping Holly Springs students at Holly Springs High School.

Councilwoman Kelly said that Kelly O'Hara talked to her about families in need. She wanted to know how the Town identifies families and connects them to nonprofits. She asked if there could be a report about houses that had the water turned off and never turned back on, so that Council could know how bad the problem is. John Schifano said that after the Food Cupboard came in Western Wake Crisis Ministry quit doing utility assistance in Holly Springs. Perhaps the Town could make a strong ask to the Food Cupboard to take on utility assistance. Mary Hogan said that people in her department offer names of churches and nonprofits that offer assistance to residents whose water is being turned off. Scott Chase said that Pastor Littleton met with Gina Clapp and him and that Western Wake Crisis Ministry is trying to extend their utility assistance services to Holly Springs along with other programs, such as short term housing.

7. Adjournment: There being no further business for the evening, Motion to adjourn was made by Councilman Villadsen, second by Councilwoman Kelly and passed with a unanimous

vote. The November 12, 2019 meeting of the Holly Springs Town Council was adjourned at 7:46 pm.

Respectfully Submitted on Tuesday, November 19, 2019.

Linda C. McKinney
Linda McKinney
Town Clerk