



Tuesday, May 19, 2020

MINUTES

1. Call to Order

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Invocation

An invocation was given by Mayor Sears.

4. Adjustment and approval of May 19, 2020 meeting agenda

The May 19, 2020 meeting agenda was adopted with changes, if any, as follows: none.

PUBLIC COMMENT PERIOD:

Public Comments were received in opposition to Pine Springs Academy's expansion due to traffic concerns (5) in opposition due to the school in general (1) in favor of the expansion (1) and requesting Town Council assist small businesses affected by the COVID-19 pandemic. *The comments are attached to these minutes.*

PUBLIC HEARINGS:

5. Pine Springs Preparatory Academy Middle School Development Plan, Special Exception Use and Variances of Development Standards (19-DP-10 / 19-SEU-06 / 19-VARTC-02 / 19-VARTC-03)

Councilmember Villadsen asked to recuse himself on this item due to his connection to the school. Motion to recuse was made by Mayor Pro Tem Berry, seconded by Councilman McGrath and passed with a unanimous vote. Councilman Villadsen left the chamber.

Sean Ryan, Planning & Zoning, said that the purpose of this hearing was to request approval of the development plan, special exception use, variances, and associated waivers for Pine Springs Preparatory Academy. A public school is a special exception use in an R-20 Residential District and the applicant is also requesting variances to allow a reduction in the Collector Street front yard from 30 feet to 10 feet and to allow an increase in maximum building height from 35 feet to 42 feet. The applicant has proposed a development plan for a 64,700 square foot middle school. The building is 42 feet tall and will be oriented toward N. Main Street. A predominantly brick and stone block building with Exterior Insulated and Finish Systems (EIFS) accents, including landscaping, parking and internal driveways, is proposed for this site. A waiver has been requested to allow a reduction in the number of off-street parking spaces of 25%, or 53 spaces. A waiver has been requested to allow for greater than 75% of the provided parking between the front building line and front lot line along Richardson Street. A waiver has been requested to allow for a waiver of the underground utility requirement along N. Main Street. A waiver has been requested to allow rooflines to exceed 50 feet in a continuous plane along the N. Main Street building façade, and a waiver has been requested to allow building bays to exceed 30 feet along the N. Main Street building façade, Richardson Street façade, and the north and south side façades. Mr. Ryan explained the tree buffering and preservation plans, and the landscaping plan.

Rachel Jones, Engineering, showed the submitted utility plan. Utility connections will be provided with this project. There are existing connections at the north and south ends of the property. Sewer will connect to an existing manhole. The applicant has submitted a waiver to pay a fee-in-lieu of burying the overhead utilities along N. Main Street, due to the minimum length not being met. Traffic impact analysis was completed with the project. The new access point will be off Main Street with a new traffic signal proposed. She explained the traffic improvements proposed with the project. Ms. Jones explained that in 2017 the NC General Assembly created NCGS § 160A-307.1 which limits the town's ability to require street improvements for schools, including charter schools. The town would need to reimburse the school for road improvements, absent an agreement otherwise. Through negotiations between the Town and the applicant, the applicant has committed to completing the recommendations identified in the Traffic Impact Analysis (TIA) except for the thoroughfare widening required in the UDO, due to general statute limitations. The applicant will dedicate the right of way required to widen the street across the frontage. The applicant is committed to design and install the signal, but not to fully fund it. To achieve this, the Town would have to commit up to \$100,000 towards the signal.

Rick Madoni of the Planning Board said the biggest question they had was traffic.

The Planning Board discussed the following issues and concerns on February 25, 2020:

1. Traffic impacts, including: if a connection to G.B. Alford Highway was considered? Emergency access points the future connection to the existing Richardson Street, the addition of a stop light at Rosewood Centre Drive and N. Main Street. Why widening is not being completed on N. Main Street?
2. If there are concerns with landfill odors?
3. Why a parking reduction is needed and if this will cause problems during events?
4. How many students will be located at the new school and how many total between the existing school and new school?

Planning Board Recommendation:

Waivers:

The Planning Board recommended approval (8-1-0)

Those voting against the motion were: Mr. Crandall stated traffic infrastructure is not sufficient for the project as proposed and encouraged the Town Council to listen to a recording of the meeting.

Special Exception Use and Development Plan:

The Planning Board recommended approval (9-0-0)

The Planning Board included an additional condition of approval: the stop light on Rosewood and Main Street must be complete before the project is complete and school opens.

Staff has modified Development Plan condition 5.b. to reflect the Planning Board condition.

Note: A minor change to the landscape plan has been made after Planning Board consideration to modify the location of some plants in the N. Main Street landscape yard and remove a portion of a decorative wall beneath the above ground power lines at the request of Planning Staff. The modifications do not reduce the amount of landscaping provided.

A minor change to the plan has been made after Planning Board consideration to include the traffic signal and pedestrian signal at the intersection of Rosewood Centre Drive and N. Main Street. In addition, a note has been added to the plans that further clarifies the intended use of the proposed access off of N. Main Street.

MPT Berry asked if the underground utility waiver stopped the fee in lieu. Mr. Ryan said that if the waiver is approved the fee-in-lieu is required.

With that explanation given, Mayor Sears opened the public hearing. The following input was received:

Paul Stam, Pine Springs' attorney, introduced Andy Petty and said they would go through the first 4 findings of fact rapidly, and then they will go more slowly forward. He said that the plan coordinated with the Town's strategic plan.

Andy Petty, Curry Engineering, said he was a licensed professional engineer. He has been working on this project for about a year. He said he is knowledgeable in traffic design and engineering. His firm has

worked with the staff, and with the traffic engineer. Mr. Stam asked him to elaborate on the first four findings of fact. Mr. Petty said: Finding 1: Educational facilities are an allowable use. The purpose of the middle school is to expand the educational use. Finding 2. The proposed use will not injure or adversely affect the adjacent area or property values. Neighborhoods are sought after when they are surrounded by schools, especially those with A ratings. We believe it will make the surrounding neighborhoods more sought after. Finding 3. The proposed plan will be consistent with the existing character. This is an allowable use, the comprehensive plan allows for mixed use, and the school fits in with the other uses without being mixed use itself. Finding 4. The proposal conforms to all development standards. With the exception of some of the waivers we have asked for and it conforms to the UDO. He skipped Finding 5 to allow the traffic engineer to address that one during his testimony. Finding 6. Parking and trash and other service areas: We have tried to place the majority of parking as far away from Main St. as we could to avoid its being seen from street, and also to make it more convenient to the school. Finding 7. Fire codes, it meets all the Holly Springs fire codes. Finding 8. Sanitary facilities have been approved and will not adversely impact the town. The current infrastructure is adequate to handle the proposed use. Finding 9. The location screening buffering will balance the appearance with not distracting people driving by. They have incorporated the natural fall so as not to clear as many trees. They are providing all perimeter buffers.

Josh Reinke with Ramey Kemp said he has been practicing for 16 years. Findings 5 and 10: He said that in the TIA it was scoped with the NCDOT and the Town. DOT was not interested and so Ramey Kemp came in. He testified that to meet the town and NCDOT standards for development of this site, several traffic mitigation measures are necessary, which are the installation of a traffic signal at Rosewood and Main, corridor timing of the signal, the extension of Richardson Street to stub to the property to create a potential future connection, and restriping Rosewood Street to create a third lane.

Mr. Stam asked if he believes the mitigating measures will satisfy the Town's need for traffic control. Mr. Reinke said it meets or exceeds the development ordinance and the NCDOT standards.

Variance 19-VARTC-02: Mr. Petty said the property is constrained by the location of a stream and the location of existing sub streets. He testified that the need for the variance for the street setback was that environmental features of the property necessitated a reduction in the street setback which would allow for increased open space. The streets do not align so it's not a straight shot and the curve required to connect the street cuts the land in thirds. He said, from a safety perspective, the internal buffer is to allow line of sight on all the students. Finally, the parking area next to the school can serve double duty as a recreation area. Mr. Petty testified in favor of the parking reduction waiver that during the instructional time, the parking remains empty, the lack of buses at the school allows for the reduction, and for environmental reasons a reduction of parking spaces would be proper. He further testified that if it were later determined that additional parking is necessary, the applicant would be willing to install additional parking.

Variance 19-VARTC-03: Mr. Petty said we discussed this with the architect and due to the site grade and the need to accommodate NCDOT queuing requirements, Town parking requirements, provide a new public road, provide on-site play areas and include all space program needs for the new school, the building needs to be taller.

Mr. Petty addressed the requested Waivers as follows:

Waiver 19-WAV27: reduced parking: Because the gym is not used for activities except during evening hours, when the school is not at full capacity, they do not need that number of spaces. By eliminating 53 spots it allows about 8,000 sq. ft. of additional permeable surface. And the cost is not warranted. The site plan has reserved areas on site for the addition of parking if it is needed at a later time.

Waiver 19-WAV-31: Mr. Petty testified in favor of 19-WAV-31 to allow more than 75% of parking on the front of the building, that because of the installation of Richardson Street, the building now has two fronts - one on Richardson, and one on Main Street. Not to park on the "front" according to the UDO would be to push the parking to adjacent residential uses. The best place to park is on the frontage opposite Main Street for aesthetic reasons, which is the area fronting Richardson Street. Moving the majority of the parking near Richardson Street keeps the parking away from Main Street and sends the traffic down Richardson Street.

Waiver 19-WAV-40: Architect wants to change the roofline from 50 to 57 to keep it proportional to building size and fit the character as an institutional use.

Waiver 19-WAV-41: Underground utilities: Because the thoroughfare widening is not reaching its full capacity they do not want to bury the power lines and then have to move them. It is not the full frontage of the property.

They are also in communication with Duke Energy on all power and lighting needs.

Wavier 19-WAV-42: Building mass requirements: To get the building to meet the shape of the property and still look proportional, applicants feel they need this waiver.

Jessie Dewar, speaking for the Easton Acres community. (According to Wake County property tax records, of 1609 N. Main Street.) She said that this is her community, and she has lived there for more than 50 years. She questioned why they were going to build a school there. When our kids were in school they had to go all the way to Cary. The traffic on 55 is already terrible. Why would you put a school there?

Cecilia McCullers, 5629 Easton Street. She said she has lived there for 30 years. She is on the opposite side of McClain where Richardson runs adjacent to Katha Dr. She is not opposed to the school but is concerned with the adjacent road, because Richardson St. is proposed to be the main road going in and out of the school. She sees the other schools in town where neighborhoods have issues with the parking. Specifically Holly Grove Middle. She said they are going to have the same issues, where parents are parking in the neighborhood to walk their kids to school. As a parent she knows that people are impatient, they will take Easton St. when 55 has a line on it. She thinks that if there is another option for a different entrance or exit she would feel differently. The elderly members of the neighborhood who are really going to be affected are not able to be here tonight. She didn't hear a number of how many cars will be coming. The school originally projected 500 students and now there are 700. She sees this as an issue. They are building a playground. Is it going to incorporate a football field? Track field? These things will bring more traffic than an hour in the morning and afternoon that they talked about. She is speaking on her behalf, but also on behalf of the elderly who are not here.

Claudia Cofield (according to Wake County property tax records, of 5636 Easton Street) shared the same concerns as her neighbors and the Planning Board. Speaking for a neighbor at 5700 McClain and Katha Dr. The corner of her house at McClain St - is it going to be a straight through street? She asked what a collector street is. Will it be a through street or a connector? With the reduced parking, when the school traffic increases the parking will be a problem. She doesn't think the signs advertising the public hearing were clear. Information should not have just been sent to Katha Dr. residents when it is going to affect the entire community. Residents on one side of the street were notified, but not the neighbors on the other side. She said they had to investigate to find out what was planned and we still do not know where McClain is going to connect.

Councilman McGrath said we may not have sufficient facts for the public to understand the scope of this project due to the misunderstanding of the connections that are or not part of the plan.

Marvia Burt, (according to Wake County property tax records of 3912 Richardson Street) said she owns property on Richardson Street. With the building of this school, if the traffic is going to be on Richardson Street, she wants to know how that traffic is going to impact her. And she agrees with everything the speakers before her said. The neighborhood has been there and this project is invading the neighborhood without letting the residents know how their neighborhood will be impacted.

Frances Perkins (according to Wake County property tax records of 109 Fountain Springs Road) said she has been a resident of Arbor Creek for 20 years. She said she was here to speak for Holly Springs and the whole community. She told Council that they represent the people and they need to be mindful of the people and not just an isolated group of people. She said she works in RTP and it is a nightmare getting out of the neighborhood. The SRO Officer was doing the best he could but even that was not sufficient to control the traffic. Please, as a council, do not think of the moment, think of the impact over time to an area that is already over capacity. There are a day care center, a sports center, there's a lot in the area. Is it fair to those who have been there for years who do not understand what is happening? She asked the board to listen to the people. We are trying to let it be known that some do not understand, and we need to make it possible for them to understand. People are feeling like they don't belong. Don't take the homey feeling away from everyone. She said she has grandchildren in the neighborhood. She doesn't want to have to leave for work early because she wants to make sure her grandchildren get on the bus for school safely. People are driving above the speed limit and it is not safe. She agreed with the previous speakers. Please keep us all in mind.

MPT Berry asked if she was concerned about the traffic at Arbor Creek, at Rosewood Drive. Ms. Perkins said she was also concerned about the traffic on Hyannis Drive, and she said she understands that they will not have school buses. There are already 700 students, and they want to bring more without buses. MPT Berry asked if she believed a traffic light there would help. And if the school adds the traffic light there would it be safe? Ms. Perkins said that would be an improvement. She said we need to be fair, to the elderly residents as well as the kids. She is not opposed to the school. She loves Holly Springs and believes education is important. She is passionate about the people. She believes the Town needs to take care of its residents - all of them.

Councilwoman Kelly asked her how she knew about the hearing. Ms. Perkins said she is part of Arbor Creek association and they sent out information about it.

Kristen Stocking, 136 Kingsport, said she is on the board of directors at Pine Springs. She apologized for not bringing her support team. She said they had created an online survey. She presented a petition signed by parents in support of the expansion. She wanted to apologize to the school's neighbors. She said she sat down with Brad Itzkowitz, the HOA president, and came up with the idea of installing the traffic light. They increased communication to parents. With the light parents can turn onto Main St. and not have to go through Arbor Creek. She said they want to be good neighbors. She didn't communicate with Easton Acres because she didn't know they had an association. They want to make their building available to the community at times. She said she wanted to be here to answer questions as someone who has been part of the school since before it was built. She said Mr. Petty would have some comments to make the traffic patterns more clear. She is happy to give her phone number to any community member who has questions. The school is desperate for more space. They just put in a \$200,000 playground. The new playground is available to the public. This offers us the opportunity to put in a lacrosse field and places for the older students to be outside. She said that start times would be staggered. There will be a full-time SRO officer directing traffic.

Councilwoman Kelly asked if she knew what the neighbors' concerns were and what they are willing to do to be a good neighbor. Ms. Stocking said she said some portion of their property is open to the public some of the time. She doesn't see any way traffic will make it into Easton Acres. She said there will be about 31 acres and they can get creative with the community with the land that has not been built on. There is about a third of the land that is being left wooded at this time, but they foresee building a theater building or an outdoor amphitheater in the future. They envision renting out space to the community in the future.

Councilwoman Kelly asked if there was a plan to have buses. Ms. Stocking said buses are not part of their model for next year, but they would love to have them in the future. Many of their students carpool.

Councilwoman Kelly asked if there were other locations the school looked at. Ms. Stocking said they looked at several different properties, but none of them worked out for one reason or another. They weren't ready to consider a middle school, but then the property went on the market, and they decided to explore it. They are a K-8 school, not an elementary school and a middle school. Councilwoman Kelly asked what their plan was if this doesn't go through. Ms. Stocking said they have a certain capacity at the existing building, but no plans to pursue another property at this point.

MPT Berry asked how they would respond to the need for a traffic light at Rosewood and Osterville and the need to ask the tax payers to pay for it. Ms. Stocking said they had a certain amount of money in the budget that they were willing to use for traffic improvements. They know it is not required by statute, but they wanted to put forth a certain amount of investment. Even though it is not required they decided they had to do something. The light was the one that rose to the top. Between engineering and their team, they came up with the proposal to pay \$150,000 toward the light, so that they do not need more public money.

Baxter Walker, 305 Acorn Falls Court, said he was watching via Zoom and felt the need to come as a parent to speak for the school. He read the letter he had previously provided to the Council, which is attached to these minutes.

Sergeant Brienzi with the Holly Springs Police Department, is the Sergeant over SRO Division. He said there is obviously an issue with that intersection. The growth of the school has caused the officer to double stack the traffic into the school to make the traffic as safe as possible. The issue is one SRO working 4 lanes of travel. Being right turn only currently causes significant amount of traffic to make U-Turns. Without a light we have required right turn only for safety, as drivers do not always yield. Pine Springs has done a good job of

working with us, communicating with parents and assisting us as much as they can. MPT Berry asked if he thought the light was needed today. Sgt. Brienzi said it was needed before today. MPT Berry asked if the new light would solve the issue with the new school and additional students. Sgt. Brienzi said if they do not stagger, then even a light will not handle that much traffic. They work with schools all over town to stagger start and end times. But he said he does not know if it will completely solve the problem.

Councilman McGrath asked what effect Sportsmanship Way has had on this. Would it help the traffic? Sgt. Brienzi said it is possible that it would be an option for parents. But traffic will detour wherever it detours and we have to deal with it where it is. Hopefully there will not be sporting events going on at the afternoon dismissal time.

Councilman Wolff asked if every one of our schools has an SRO directing traffic. Sgt. Brienzi said that every school has an SRO, but they do not always direct traffic. It depends on the need. The primary role of an SRO is for the safety of the students and the teachers and staff at the school. They direct traffic as a courtesy, but it is not an optimum role for the SRO. The officer has to make a judgement on what is most important at any given time. Councilman Wolff asked if an SRO would still be needed to direct traffic with the implementation of a signal. Sgt. Brienzi said probably not on a daily basis. But any time you change a traffic pattern you have to wait for people to adjust. It sometimes get worse before it gets better. The hope would be that the SRO would be inside the school, and not directing traffic.

Councilman Wolff asked what the school was not agreeing to that we would normally require. Ms. Jones said they are not being required to widen Main Street, but only re-stripe it. Councilman Wolff asked if the town would have to do that in the future, and how much it would cost. Ms. Jones said that the Town would have to widen Main Street and she did not have an estimate of how much that would cost. Councilman Wolff asked how the cost of the traffic light was being divided. Ms. Jones said that the school was paying for design and installation of the light and crosswalks and they would be reimbursed up to \$100,000, and the terms of that reimbursement would have to be finalized. Councilman Wolff asked if there have been any fee-in-lieu from any developments in this area in the past. Ms. Jones said there have been, from the day care and a professional office building. Councilman Wolff asked how much had been collected. Ms. Jones said about \$10,000 total. Ms. Jones said she wanted to clarify that the concrete median prevents left turns into the new site access. Also, Richardson Street shown on the map is the new 2 lane cross section - it does not extend beyond the property line. The Easton Acres site is about 300 feet south. There is right of way for a future connection, but there is no plan funded at this time. Councilman Wolff said, to clarify, unless Easton Acres sells to a developer to extend the road, there is no plan to do so. Ms. Jones said that was correct. MPT Berry said our ordinance would normally require a connection. Is the reason we're not requiring the connection because it's not stubbed? Ms. Jones said it is not a standard requirement to go off-site, so it is not required for the school to connect to Katha. The DOT preferred that the access be off N. Main rather than through a neighborhood.

Councilman McGrath said there is no current or future plan to expand N. Main up to Sunset Lake, which soon becomes Apex. Even if we were to widen a small portion it would complicate the traffic, right? Because it would bottleneck where it becomes 2 lanes again. Ms. Jones said that was correct. The final buildout would be 4 lane, but there is no project funded at this time to create a larger cross-section to accommodate.

Councilwoman Kelly said instead of having traffic go through Osterville Dr., could there be a light that prevented traffic from going through Osterville Drive - to not allow them to go straight across. Ms. Jones said that might be something the officer would have to direct during certain times. We would have to talk to DOT, but we can keep it in mind as we look at signal design. Councilwoman Kelly asked would there be consideration for an entrance off 55 instead of having it on Main St. Ms. Jones said that 55 is a restricted highway owned by DOT and an access point would not be supported for a single development. It would need to serve a more regional need.

Councilman McGrath asked if there was a possibility that we only allow right in right out at Rosewood and Osterville, forcing people to take Sportsmanship Way. Ms. Jones said that this would have to go to the traffic engineer to see how it would work. She doesn't know how preventing left turns might impact the congestion on N. Main. They could explore that option and see what the data analysis would show. Without that she could not say.

Councilwoman Kelly asked what a solution would be for the folks in Easton Acres who have trouble making a left turn. Ms. Jones said they have full access here today, but they indicate that they are having trouble

making left turns. Without the connection with Katha, there is no alternate access at this time. As far as a signal at that location, staff does not have any data analysis or traffic count, so they don't know if it would be warranted by DOT. Councilwoman Kelly asked about the school's ability to evacuate. Ms. Jones said the access off of N. Main is right in right out, but the school has access at Rosewood Center also.

MPT Berry said with the signalized intersection there will be a gap in cars. It will be much easier to get out. Ms. Jones said that was correct. A signal should eliminate a lot of the backup we see today and keep the traffic more efficient.

Councilwoman Kelly asked about the light and noise impact to the neighborhoods. Mr. Ryan said the Town has not required the parking area to have lighting. If the school does add lights, then they would be required to have a photometric plan to make sure light does not bleed overly onto adjacent properties. The Town does have higher light limits for recreation fields, so if they build a field the requirements would be different from lighting the parking lot. Councilwoman Kelly asked when the neighbors were notified. Mr. Ryan said the statute requires notification to adjacent property owners. The Town goes farther and notifies anyone within 200 feet of the property. In addition the property was posted at any point where there was another street. Those signs have been posted since February 25th. Staff sent notification for all three potential hearings - March 17, April 7, and tonight. They were notified 3 times. Notification was sent to 40 or 41 addresses. Councilman McGrath asked what the current zoning allows in terms of density. Mr. Ryan said R-20 is 2.25 units per acre. However R-20 allows a Special Exception Use for schools, churches, and other applications that would be compatible but could have an impact on the neighborhood. Councilwoman Kelly said that earlier we heard from Ms. Stocking that condos had been explored for that lot, but that could not happen. Mr. Ryan said that for a higher density, the property would have to be rezoned. Councilwoman Kelly asked if a single family home development there would be required to make the traffic improvements. Ms. Jones said any other development would be required to make these same improvements.

Councilman Wolff asked applicant to come up and discuss the traffic patterns. Mr. Petty said the extension of Richardson St. does not tie in to where Richardson St. is now - it's an extension of Katha St. They didn't want to route traffic through a neighborhood. A collector street is a 2 lane road with sidewalk on both sides of the street. This street does not dump traffic into Easton Acres. Mr. Petty stated that it is highly unlikely that there would be any adverse impact to the neighbors by way of parents dropping children off at Katha Drive because of the long distance through the woods and the 50 foot elevation change that children would have to traverse to get to school, instead of going through the carpool lane. Part of the reason it was designed this way, was because they wanted to keep stacking on the property. The entrance on N. Main is not for normal entry and exit. It will be gated during carpool hours. It is meant for fire/rescue and for non-carpool times. As to why they are only contributing \$150,000 towards the signal, the statute says you have to contribute what your impact is. Mr. Reinke said the DOT likes to see a longer time of heavy traffic before they recommend a signal, and when we did the original TIA DOT did not want a signal. Now, because of the heavier traffic, they are accepting of a signal. With a signal people usually drive less aggressively, because they know they will get their turn. MPT Berry asked if he thought that if the elementary school wasn't there, the traffic would not be as bad and we wouldn't need the signal. Mr. Reinke said that it might or might not be needed. MPT Berry asked what the percentage of impact was that got you to the \$150,000. Mr. Reinke said the school is 40% or below. We looked at the peak periods and both schools combined were about 41% of the overall traffic. Mr. Petty testified that NCDOT rules require a developer to contribute its percentage share of a traffic signal, and in his opinion the school is contributing more than its share. However when cross examined by MPT Berry on the issue of the school's contribution of a traffic signal and whether the intersection met warrants for a new signal Josh Reinke, Traffic Engineer testified that with the proposed addition of the middle school during the AM Peak times, it does meet warrants, and it is necessary for safety. He further testified that with a signal people take less changes on turning on to Main Street, which currently has a failing level of service. Reinke testified that the complete school (existing elementary and proposed middle) at peak periods contributes approximately 40% of the need for a traffic signal.

Councilwoman Kelly asked where the bus lane is in this plan. Mr. Petty said they do not have a bus lane because there is no plan for buses. He said he thought Ms. Stocking was talking about a plan to talk to Ting to have a park-and-ride there, where people would park and buses would deliver kids to the school. If buses becomes a reality they could add a lane in. He said that he looked at this property with another client as a mixed use property. It would have to be rezoned, but it would have created more traffic. Something eventually

is going to go there. At least with a school you will get non-traditional peak use. It will be more predictable than a shopping center. Councilwoman Kelly asked if this is a good location for a school, in the middle of an old residential neighborhood. Mr. Petty said he didn't think there would be an impact on the neighborhood because Richardson St. is not connecting to Katha. Councilwoman Kelly asked about the noise. Mr. Petty said they are doing all the buffering they can to try to keep the noise down as much as possible. The entire area between GB Alford and the stream will not be developed. There is not enough room for a football field and that is not the mission of the school. There is room for a soccer field or a lacrosse field, maybe. The school is looking at that possibility.

Councilman Wolff said part of the reasoning of the parking waiver is the difference between when activities would happen and when students would be there. But with Ms. Stocking saying the gym could be rented out, what about those events. Mr. Petty said you would not rent out the gym when school is in session, so the two populations would not overlap. There is full pedestrian connectivity between the elementary and middle schools, so there would be overflow parking in the elementary lot and they could walk over. Councilwoman Kelly asked if they are aware of concerns from nearby businesses. Ms. Stocking asked if she was referring to the Dance Studio. Councilwoman Kelly asked how she felt about being a good neighbor, when neighbors all around are struggling with this. Ms. Stocking said the dance school came in after Pine Springs was in existence. She said the owner was amendable to the improvements they were making. She said she thinks it is a matter of communication. When she sits down and explains it to them and they see the plans, they understand. Councilwoman Kelly said the Arbor Creek HOA President sent in testimony saying he feels the expansion is unsafe. Ms. Stocking said when she met with him he did not have that concern. She told him they would work with him on a crosswalk. Mr. Petty said we also heard from the neighbors saying they didn't oppose the school, they opposed the traffic and we are not bringing the traffic through their neighborhood. Mr. Reinke said they looked at the TIA with no staggered times, so if they stagger the two schools, the signal will be better than the existing situation for both sides of the traffic.

Councilman McGrath asked how much the town has taken in as fee-in-lieu for that signal and if Arbor Creek contributed any. He said \$150,000 is more than their fair share. Randy Harrington, Town Manager said the town has around \$10,000. Some of the developments came in before fees-in-lieu were required. Ms. Jones said that the original development predates a time that the Town was expecting to need a signal, and before we were collecting fees-in-lieu. As we've seen the need increase we have tried to plan in advance.

Councilman Kelly said, in the Findings of Fact - whether it is a good school or not is not part of what we are trying to decide. She has heard that it will be injurious to the general safety, health, and general welfare, so she cannot find that fact. Councilman McGrath said he took an alternate view on this question. There would be little buffer required if it became a single family development. If it comes to that there would not be an SEU hearing for that. What they could have would be greatly more injurious than a school that operates a short part of the day. From the traffic perspective, he doesn't think an R-20 development would be better for the traffic. Unless we could get Apex to do something it would not improve the traffic to do something else.

Councilman Wolff reminded him that they were evaluating this proposal, not comparing it to a different, hypothetical proposal. He said the traffic on N .Main is not getting better any time soon. It is a mess. Will a signal change that? He said he thought they had heard testimony that it would help. Would it mitigate the impact the school has? He was not convinced. The traffic is spilling through the neighborhood because N Main is too congested. Will the signal fix that? He said he was not sure it would. He said he thought that the applicants have gone above and beyond what the statutes require of them, and they should be commended. But he does not know if it goes far enough to spare the community from any injury.

MPT Berry said he was conflicted. What he kept coming back to is that the Council's hands are tied in terms of the traffic improvements, and he is not thrilled. He said he was not thrilled that local municipalities are saddled with traffic improvements that are unfunded. \$100,000 is a lot of money. Next year's budget is already going to be short on sales tax revenue and we would have to find a lot of money. He recognizes that we have to operate under the laws that the General Assembly writes. Schools, whether public or charter, are a big part of the community. He said the Town is growing, with more kids who need to go to school, and schools are capped, so he thinks there is a need for more capacity for schools. Council needs to look to the future and think about the generations who aren't already here. The light is not going to solve the problem on N. Main but it will make it better. Some of the facts presented in the application are shaky, but he looks at the future and wants the courage to face the requirements.

Councilwoman Kelly said that the Town does need schools, looking at the future. But it also needs to look

back and recognize how Holly Springs got where it is. She said she wants to think about the people who elected her, and represent them.

Mayor Sears asked Mr. Harrington if it would be possible to budget the money for the signal. Mr. Harrington said that if Council approved this item, he would assume that they wanted to move forward with the signal. There is always an opportunity cost, with anything you do. But if you intend to go forward, the budget presented next week would include the \$100,000 for the signal.

There was a short recess while the Town Attorney consulted with the attorney for Pine Springs about cross examination of any witnesses, and Mr. Stam declined to cross examine any witness. He also discussed parliamentary procedure of breaking the resolution out into its component parts. Council decided to vote on each variance separately, and then the Development Plan and SEU if appropriate.

Council decided to vote on the Variances separately, and before taking any other vote.

Motion 1: Motion to approve the variance 19-VARTC-02.

Moved: McGrath

Second: Berry

Vote: Unanimous (Villadsen recused)

Motion 2: Motion to approve the variance 19-VARTC-03.

Moved: Berry

Second: McGrath

Vote: (Villadsen recused)

Yes: Berry, Wolff, McGrath

No: Kelly

The motion to grant variance failed to receive the 4/5 majority as required under NCGS160A-388(e).

Motion 3: Motion to defer to the June 2, 2020 meeting, for staff to answer question on the necessity for variance 19-VARTC-03.

Moved: McGrath

Second: Berry

Vote: Unanimous (Villadsen recused)

6. Public Hearing on Pine Springs Academy Bond Issuance

Due to the tabling of the previous item, Motion to table this item to the June 2nd meeting was made by Mayor Pro Tem Berry, Seconded by Councilman McGrath and passed with a unanimous vote.

Randy Harrington, Town Manager, requested an agenda change to allow the recognition of Chief Herring be moved. MPT Berry moved that item 8 be advanced to the next item to be considered. The motion was seconded by Councilwoman Kelly and passed with a unanimous vote.

Councilman Villadsen returned to the Chamber.

8. Recognition of Police Chief John Herring

Mayor Sears thanked Chief Herring's family for coming and for waiting so patiently. He asked the Chief to come to the podium and be joined by his family. He said that John Herring started his 26 year career on April 1st, 1994 and there were only three officers at the time. Holly Springs was a smaller town then. He thanked Chief Herring for always being available to him and for his work in the Town. He then turned the proceedings over to the Town Manager.

Randy Harrington, Town Manager, and Daniel Weeks, Assistant Town Manager, spoke of Chief Herring's long and distinguished career with the Holly Springs Police Department, from a 5 person department to today's Department with 86 positions. Mr. Weeks presented Chief Herring with a plaque honoring him for his service to the Town. Then Lt. Robert Parrish spoke. He said this was not the occasion he was planning for the Chief's retirement, but due to the COVID-19 situation this was the opportunity he had. He spoke glowingly of the years working together, and presented Chief Herring with the Old North State Award from the Governor to

recognize "dedication and service beyond expectation and excellence to the Great State of North Carolina." Next each Councilmember spoke of their gratitude to Chief Herring for his service to the Town of Holly Springs.

Chief Herring spoke saying he was honored and humbled, but he wants to recognize the members of the Department, because one cannot do anything alone - it takes a good team. He said he was proud to have been part of the careers of each of the members of the Department. He thanked his family, specifically his wife and his mother for their support, and expressed appreciation to this Council and the ones that came before. He said that even though he is retiring, he is not going anywhere, because Holly Springs is his home and will always be.

7. Unified Development Ordinance Text Amendments Land Use & Character Plan Amendments (19-UDO-05)

Sean Ryan, Planning & Zoning said the purpose of this item was to consider modifications to the Unified Development Ordinance (UDO) to bring it into accord with the Land Use & Character Plan developed through the ReVision Holly Springs process. He reviewed the findings of the ReVision Holly Springs process, and outlined the proposed changes to bridge the gap until the full rewrite of the UDO could be completed. He said that there are no changes that weren't presented to Council last January. He discussed infill development options, modifications to require 2.5% open space in all neighborhoods, and to allow for stormwater areas to count as open space if they are provided with amenities. Other changes would be that auto-based businesses would be changed to SEU uses, address minimum heights, minimum stories, and changes to mixed-use options to make them consistent across parts of the UDO.

Planning Board Recommendation: The Planning Board recommended approval with a vote of 9-0-0. Councilwoman Kelly asked about introducing 2 bedrooms as a standard for infill, and whether there were size restrictions otherwise. Mr. Ryan said the two bedroom limit for accessory dwelling units is currently in the ordinance, what is being proposed is dropping the requirement that the accessory dwelling be part of another unit like a garage. No other requirement changes are being proposed. Councilwoman Kelly asked if relating to businesses, is there anything that identifies more modern businesses, like tattoo parlors? Mr. Ryan said there is no mention of those types of businesses in the current UDO, but that will be addressed in the new UDO.

With that explanation given, Mayor Sears opened the public hearing. The following input was received: none. Mayor Sears then closed the public hearing.

Councilman McGrath asked how the open space requirement compares to surrounding towns. Mr. Ryan said that other municipalities regulate open space in different ways. Some require a playground, some measure the space in square feet. We wanted to keep it reasonable, since we are already asking developers to set aside tree preservation, etc. we are allowing these to overlap, but are trying to get in a meaningful amount of open space. Councilman McGrath asked for clarification that the town isn't trying to incentivize infill. Mr. Ryan said no, it would be an option in specific areas of town, like mixed-use areas. And there are changes to the findings of fact to say that is this still an appropriate use.

Councilman McGrath asked if allowing townhouses at the edge of the Village District was still desirable since Council discussed changing the Village District boundaries. Mr. Ryan said that staff is recommending that it be removed as a permitted use in the Village District because we are trying to increase the commercial downtown, not letting more residential seep in. Councilman McGrath said he would like to strike the language around affordable housing because it is premature given we are in the process.

Councilwoman Kelly said she was comfortable leaving that language in. MPT Berry said he agreed that section 3.09(B)(3)(a)(1) surprised him as there was no mention of it on the summary sheet. He said he would like to strike that language. Additionally he asked what the minimum percentage changes in the mixed-use option were. Mr. Ryan said it was 20% in the residential category, and 50% in the commercial, in an attempt to limit the amount of single family units.

Regarding the density bonus for affordable housing, Mr. Ryan said it is a common tool that municipalities use

to increase affordable housing, without requiring the Town to invest any money. Staff also felt it was a good idea to require that the units are spread out in the development so that they are not all in one place, and there is a requirement for it to be brought to Council. Staff thought it was important to bring this to Council, but it is written in a way that it can be stricken from the Ordinance without damaging the Ordinance. MPT Berry said that the negotiations will take up staff time and he is not ready to agree to that yet.

Councilman Wolff said he understood what MPT Berry is saying but there is concern over whether Council is setting a precedent with Village Gate, and when developers come there are no guidelines for Council to use to evaluate their proposals. This UDO amendment is not permanent. It will be discussed as we move through the UDO re-write, but it is a good stopgap in the meantime to provide a framework for future discussions.

Councilman McGrath said he thinks density increases traffic, so he doesn't think this is the way. He is willing to listen to what developers bring forth but he doesn't believe Council has agreed on a path forward and he does not want to put this in policy. Councilman Wolff said he understands where Councilman McGrath was coming from, but density does not equal traffic in a linear fashion. He believes this section gives Council a framework to have these discussions. MPT Berry said he believes that what Council incentivized with Village Gate was infrastructure, not affordable housing. He understands the desire to have a framework, but thinks there is more discussion to be had. Councilman Villadsen said the current discussion indicates that this amendment has gone beyond where we are right now and needs more discussion and discovery.

Councilwoman Kelly said those are valid points about the framework, but she is concerned about whether Council is going to move forward with a housing study. It makes sense to have something that is similar to other communities, unless we are going to have a housing study sooner rather than later. Councilman McGrath said he doesn't want to throw out all the work staff has done, but he wants to strike that language.

Action: Motion to adopt UDO Text Amendment Ordinance 20-01 to adopt the statement of compatibility and to adopt 19UDO-05 UDO text amendments to implement the Land Use & Character Plan as amended, striking section 3.09(B)(3)(a)(1) in its entirety.

Moved: Berry

Second: McGrath

Vote:

Yes: Berry, McGrath, Villadsen, Kelly

No: Wolff

The motion passed.

RECOGNITIONS:

9. National Public Works Week

Scott Chase, Assistant Town Manager, said this was an appropriate time to recognize Public Works, due to the extra yard work due to COVID-19 and the sidewalk project on Main Street. Randy Harrington, Town Manager said these are employees who do things that people do not always notice. They work in the sun, rain, heat and cold; they get water to our houses and out again; they fix pot holes.

Councilwoman Kelly said when she sees them working they are always friendly and waving and it makes her happy to see them. Mayor Sears said that in the winter, the news mentions how much clearer Holly Springs' streets are than those in neighboring towns. Our Public Works department is the best.

CONSENT AGENDA:

10. Approve the minutes of May 5, 2020 Business Meeting and the May 12, 2020 Workshop Meeting.

The Council approved minutes of the Council business meeting held May 5, 2020 and the Council workshop meeting held May 12, 2020.

11. Monthly Budget Amendment Report -

The Council received a report of monthly administrative budget amendments approved by the Town Manager. A copy of the budget amendment report is attached to these minutes.

12. Retirement of LEO Service Weapon and Badge to Chief Herring –

The Council authorized the award of badge and sale of service side arm to retiring Police Chief John Herring per N. C. General Statute 20-187.2. A copy of Resolution 20-09 is attached to these minutes.

13. Cleaning Contract for Holly Springs Cultural Center –

The Council approved Non-Core Business Solutions' contract in the amount of \$40,000 to clean the Holly Springs Cultural Center and Branch Library for FY21

NEW BUSINESS:

14. Parks and Recreation Advisory Committee Appointments

Linda McKinney, Town Clerk, said that there were three openings on the Parks and Recreation Advisory Board beginning July 1, 2020. The town advertised the openings on the web site, through social media, and at town owned facilities, and 16 applications were received. Council voted by ballot and the vote count was as follows:

Christine Walorz - 2
Chuck Johnson - 0
Edward Odjaghian - 0
John Lemoncelli - 0
Karen Garmon - 0
Karen Sorio McGowen - 0
Nil Basu - 0
Robert Hazle - 0
Stephen Brauer - 2
Thad Ellington - 0
Tony McDermott - 1
Val Atkinson - 5
Whitney Staub - 0
William Davis - 0
Sydney Loy - 2
Christopher Cook - 3

A run off was held between Christine Waltz, Stephen Brauer, and Sydney Loy and the votes were as follows: Christine Waltz 2, Stephen Brauer 3, Sydney Loy 0.

Action: Motion to appoint Val Atkinson, Christopher Cook, and Stephen Brauer to the Holly Springs Parks and Recreation Advisory Committee for three year terms from July 1, 2020 to June 30, 2023.

Motion: Villadsen

Second: Berry

Vote: Unanimous

The ballots are attached to these minutes.

15. Tree Advisory Committee Appointments

Linda McKinney, Town Clerk, said that there were three openings for regular members on the Tree Advisory Committee. Two were for three year terms, and one was to fill the remaining year of an unexpired term. There is one opening for a junior member. The town advertised the openings on the web site, through social media, and at town owned facilities, and 5 applications were received. Council voted by ballot and the vote count was as follows:

Amanda Bowen - 5

Jennifer Bell - 2

Jill Kerr - 3

Kristine Natt och Dag - 5

Julia Janosko, junior member - 5

Action: Motion to appoint the following people to the Tree Advisory Committee: Amanda Bowen and Kristine Natt och Dag to three year terms ending June 30, 2023, Jill Kerr to a one year term ending June 30, 2021, and Julia Janosko as Junior Member to a one year term ending June 30, 2021.

Motion: Wolff

Second: Villadsen

Vote: Unanimous

The ballots are attached to these minutes.

16. Unified Development Ordinance Re-Write Consultant Contract

Melissa Sigmund, Planning & Zoning, said that through the FY 2019-2020 budget process, Town Council authorized staff to move forward with a rewrite of the Unified Development Ordinance (UDO) in conjunction with the October 2019 adoption and implementation of the Land Use & Character Plan (LUCP). The preparation of a new UDO will allow for implementation of the LUCP through land use regulations that support policy goals of the plan and provide for more streamlined and transparent processes and regulations. The LUCP is the vision, and the UDO are the tools that allow the Town to achieve that vision.

Ms. Sigmund said that the RFP for the UDO rewrite was developed and reviewed by a multi-departmental committee. Eight proposals were submitted and interviews conducted with the top ranked teams. The consultant proposals were ranked on a number of criteria, including the consulting teams' relevant experience, proposed project strategy, and ordinance creation skills demonstrated in work samples. Stantec partnered with the Irvin Law Group and brings a wealth of experience in writing ordinances for municipalities across the state of North Carolina and beyond. Stantec has a familiarity with state laws, experience working on similar projects in similarly situated municipalities (i.e. similar size and growth rates) a deep bench of professionals with experience in a wide range of development fields such as architecture, land use planning, engineering, land use planning, engineering, landscape architecture, and land use law. In addition, Stantec offers individuals highly skilled in project management, effective public engagement, graphic design, and document creation.

Ms. Sigmund said there was an expected timeline of about 18 months, with the project kick-off in June. The consultant team would do background research, and begin a public engagement plan that takes our current situation into account. The UDO Steering Committee would include a Councilmember, a staff member, and other stakeholders. This process would be getting down to the nitty-gritty details. Next steps would be Plan and Ordinance Review, Public Engagement Plan, and the creation and engagement of a UDO Steering Committee.

Action: Motion to award a contract to Stantec for the Unified Development Ordinance (UDO) Re-Write Project, to include community engagement and preparation of a new UDO, in the amount of \$197,100.

Motion: Kelly

Second: Wolff

Vote: Unanimous

UNFINISHED BUSINESS:

17. Consideration of Non-profit Grants to Support COVID-19 Relief Efforts

Randy Harrington said that on April 21, 2020 Council had made a grant to the Chamber Foundation of \$15,000 as a matching grant for assistance to small businesses affected by COVID-19.

He said that Council received a request for funding from Western Wake Crisis Ministry, and at their May 5, 2020 meeting Council voted to authorize a grant to them. At that same meeting Council discussed offering grant money to two other organizations who are working to assist those economically affected by COVID-19. Council voted to delay consideration of any other grants pending receiving formal requests from the Holly Springs Food Cupboard and the Western Regional Food Security Action Group.

Councilman McGrath asked how the Town made sure we targeted the public interest of Holly Springs in the grant to West Wake Crisis Ministry because their publicity seems to indicate otherwise. He said he doesn't want taxpayer dollars spent on people who don't live in Holly Springs. Wake County, the state, and the federal government are spending money. How do we make sure this money is spent in our community? Mr.

Harrington said that it is part of our grant reporting requirement to these agencies that they say how the funds are spent in Holly Springs. Councilwoman Kelly said she is out there working with the agencies, and she is confident that it is going to assist Holly Springs' residents. Councilman Wolff said he thinks the messaging might have been confusing, but we required them to enter into an agreement. John Schifano, Town Attorney, said no money has been spent because yet because there is not yet an agreement yet, but that is Council's direction and that is what we are going to do. MPT Berry said the food programs are more palatable to him than some of the others. Council has supported the Food Cupboard and he is passionate about it. The only concern he has on the Western Regional Food Security Action Group is how they are funded. Mr. Harrington said that the Food Security Action Group is a 501(c)(3) organization. Linda McKinney, Town Clerk, said that the agreement would be signed by the Pastor of Pleasant Grove Church who is in charge of the agency. Councilman McGrath asked if anyone has a clear idea of how much the food is costing that is being delivered? Councilwoman Kelly said she did not know the cost. Mayor Sears said that he believes it is a good investment as long as it is used in Holly Springs. There was discussion about the amount of funds to provide to the agencies, given the amount available to Council.

Action: Motion to authorize the Town Manager to enter into the following COVID-19 relief grant contracts as determined by Council for the following amounts:

\$2,500 to Holly Springs Food Cupboard

\$2,500 to Western Regional Food Security Action Group.

Motion: Villadsen

Second: Wolff

Vote: Unanimous

OTHER BUSINESS:

Mayor Sears said the number of COVID-19 cases has increased, but the percentage of positive cases is staying steady. Seventy percent of the COVID-19 deaths are in nursing homes. As of Monday Holly Springs has 19 confirmed cases and no deaths.

Councilwoman Kelly said she would like to talk about affordable housing sooner rather than later.

Councilman Wolff said that this is our first meeting together in a while. If we can all think back to the pre-COVID world, we were having a budding conversation about the safety of our town facilities. Since then I have heard concerns from residents about the lack of safety restrictions on the carrying of weapons on town facilities, particularly in areas where children gather. With that in mind and in hopes of creating a safe environment for people enjoying town facilities and for employees at work I would like to consider a motion to ask the Town manager and the Town Attorney to consider drafting an ordinance to prevent the carrying of lethal weapons on town properties. Councilwoman Kelly said she has also heard many requests. MPT Berry said he does not support anything of this kind and would like to know what the statutes would allow.

Councilman Wolff said that for town facilities the statutes do give that power. There are some restrictions, which is why he would like the town attorney to have a look at it.

John Schifano, Town Attorney, said Council has the authority to regulate property that the Town owns - buildings, well-defined athletic fields, etc. You are able to regulate both open carry and concealed carry one or both. Right now the Town has no restrictions.

Councilman McGrath said he wants a more robust discussion before we send staff off to draft an ordinance. You may be able to regulate it in a building but not on the sidewalk outside the building. There might be people who are afraid, but there are others who are not. He would prefer more analysis before we draft any legislation. He asked if it could be put it on the next agenda. Randy Harrington, Town Manager said that it was at the pleasure of the Council. Councilman McGrath said he thought looking into it and putting it on the next agenda would be appropriate. Councilman Wolff said he would like to put it on the agenda with a sample ordinance to discuss. He wanted to put it out in an open meeting to be as transparent as possible, which is why he waited until Council met in person. He said he would like something to have the discussion based off of.

Councilman Villadsen said he would like more discussion, but didn't know that a sample ordinance was necessary. He wants to look at what other municipalities do. MPT Berry said he was afraid there was a pattern of looking for solutions for problems that they have not defined. It is concerning to him and it needs far more vetting and more discussion. He asked if the Parks & Rec Committee had this discussion. Councilman McGrath said he didn't want to move forward unless someone comes forward with incidents that happened or nearly happened, rather than acting without data. Councilman Wolff said he understood his colleague's points, but this is not capricious, it is more proactive. If we wait for an incident there could be a tragedy. It is not arbitrary. He said he wouldn't broach it if there were not widespread concern in the community, including from firearm owners. He also would not frame it as something brought up to satisfy an agenda. It's a proactive measure to prevent accidents and mishaps. Mayor Sears said he would be happy to look into what other towns are doing and move forward.

Councilman Villadsen said a workshop might be more conducive to discussion, but he understood that would be later in June. Councilman McGrath asked if that was enough time to establish what we are doing. He said he thought it would take a month to get data and look at this. He would rather bring this to a workshop in July. MPT Berry said he would like to do it after the budget. Staff should be spending their time on the budget right now and we can get into these discussions later. Councilwoman Kelly said she was fine with waiting until July. Councilman Wolff said he was a little disheartened that his would be considered a political issue. What he would propose is to prevent people from bringing guns into places where our kids are watching puppet shows, or playing soccer. As a parent he considers it necessary and he doesn't think Council should wait. MPT Berry said that there are lots of laws on the books and you're to going to stop bad actors.

Councilman Wolff asked the Town Manager how long it would take to pull together enough information to have a discussion on this issue. Mr. Harrington said that If this is something Council wants to take up and take up quickly, we will reprioritize time and make it happen. He said he thought MPT Berry had a fair point about the budget, but we can have multiple large projects going if that is the will of the Council. It might be nice to have more clarity about what kinds of information would be helpful for your conversation.

Councilwoman Kelly said what she heard was that we are having a discussion about what other towns are doing and a proposal of other ordinances. She said she thought that was worth discussing. She does hear concerns. If we put it on the agenda, people can come and talk to us about it and that will give us the chance to hear both sides. But she would be happy to wait until after the budget. Mr. Harrington said that as far as outlining what state law does and does not allow, staff can make it happen tomorrow, or in a month and a half, whatever your desire is. Councilman Wolff said it is on the Parks and Rec Committee's mind, and if Council doesn't do something soon, we may have to do it before we discuss it. Councilman McGrath said that Councilman Wolff had an emotional reaction, and he understand why, but he wants to hear facts. He doesn't want to hear emotions. Councilman Wolff said that this is not political and it is not emotional. He believes that this is good public policy and will keep the town safer. He said he was not proposing this as a political stunt or out of my personal experience, but because it's the best thing for the town. He asked if Council could discuss this issue at the June workshop. Councilman McGrath said he wanted to wait until July and not divert staff work from the budget. MPT Berry said he had not changed his opinion on the budget taking priority.

Consensus was to discuss it at the July Workshop

MANAGER'S REPORT:

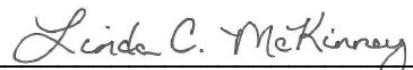
Randy Harrington, Town Manager, said the budget presentation is next Tuesday, in the Chamber, at 6 pm. Given the time frame tonight, he suggested that Council could move the two closed session items to after that meeting. Consensus was to do so.

CLOSED SESSION: None.

ADJOURNMENT:

Councilman Villadsen made a motion to adjourn at 11:57 pm. It was seconded by Councilwoman Kelly and passed with a unanimous vote.

Respectfully Submitted on Tuesday, June 2, 2020.



Linda C. McKinney, Town Clerk

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