



Holly Springs Town Council  
6:00 PM **Monday, June 22, 2020**

Regular Meeting  
Holly Springs Town Hall Council Chambers  
128 S. Main Street, 2<sup>nd</sup> Floor

## **Amended Agenda**

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of June 22, 2020 meeting agenda

**PUBLIC COMMENT PERIOD Notes on the Comment Period** -Due to the current restrictions on mass gatherings, public comment will be received in writing and delivered to Council Members prior to this meeting.

### **CONSENT**

6. 2020 Refinancing, Refunding, and New Debt Funding Projects
7. Fiscal Year 2019-2020 Year-End Budget Amendment

### **NEW BUSINESS**

9. Selection of Town Council's UDO Steering Committee Representative
10. Park Ordinance Update
11. COVID-19 Community Response

### **PUBLIC HEARINGS**

5. Carolina Springs Master Plan 19-MAS-03-A01 / 20-SEU-01 / 20-SEU-02

### **NEW BUSINESS**

8. Carolina Springs Pump Station #1 Preliminary Site Plan

### **OTHER BUSINESS**

### **MANAGER'S REPORT**

### **CLOSED SESSION -**

### **ADJOURNMENT**

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:

[linda.mckinney@hollyspringsnc.us](mailto:linda.mckinney@hollyspringsnc.us) 919-557-3900



June 22, 2020

**MINUTES**

The Holly Springs Town Council met in regular on Monday, June 22, 2020 in person and via video conferencing. Mayor Sears presided, calling the meeting to order at 6 p.m. A quorum was established as the mayor and five council members were present as the meeting opened.

**Council Members Present:** Mayor Sears, Mayor Pro Tem Dan Berry, Councilmen Peter Villadsen, Shaun McGrath and Aaron Wolff, and Councilwoman Christine Kelly.

**Council Members Absent:** none.

**Staff Members Present in Chambers:** Randy Harrington, *Town Manager*; Daniel Weeks, *Assistant Town Manager*; Scott Chase, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Tamara Ward, *Communication and Marketing*; Jeff Wilson, *Director IT*; Gina Clapp, *Director of Planning & Zoning*; Sean Ryan, *Planning*; Rachel Jones, *Engineering*; Patty Dressen, *Interim Director of Finance* Kathy White. *Town Deputy Clerk*.

**Staff Members Present via video conferencing:** Cassie Hack, *Director Communications and Marketing*; Tamara Ward, *Communications and Marketing*; LeeAnn Plumer, *Director Parks and Recreation*; Melissa Sigmund, *Planning & Zoning*; Mathew Mutter, *IT*; Kendra Parrish, *Director Engineering*; Irena Krstanovic, *Director Economic Development*; and Leroy Smith, *Fire Chief*.

**2. and 3.** The pledge of allegiance was recited followed by an invocation by Pastor Jim Littleton of Holly Springs United Methodist Church.

**4. Agenda Adjustment:** The June 22, 2020 meeting agenda was adopted with changes, if any, as listed: move agenda items 6, 7, 9, 10, and 11 to before item 5, Public Hearing.

**Motion by:** Berry

**Second by:** Kelly

**Vote:** Unanimous

**Public Comment:** Public Comment was requested in writing prior to the meeting. The following number of comments was received and provided to the Council prior to the meeting: three comments against making masks mandatory and one against public demonstrations.

**Consent Agenda**

The Council passed a motion to approve all items on the Consent Agenda. The motion carried following a motion by MPT Berry, a second by Councilman Wolff and a unanimous vote. The following actions were affected:

6. 2020 Refinancing, Refunding, and New Debt Funding Projects – The Council approved Resolutions 20-15, 20-16, 20-17, 20-18, and 20-19. *Copies of these Resolutions are attached to these minutes.*

7. Fiscal Year 2019-2020 Year-End Budget Amendment – The Council approved the Fiscal Year 2019-2020 budget amendment.

*A copy of the budget amendment is attached to these minutes.*

## **NEW BUSINESS**

### **9. Selection of Town Council's UDO Steering Committee Representative**

Gina Clapp, Director of Planning and Zoning, said that in May, Council approved a contract with a consultant to assist in the rewriting of the Town's UDO. The project kick-off was held on June 1<sup>st</sup> and a public engagement plan is being developed. In July, Planning will conduct stakeholder meetings, and then Steering Committee meetings will begin. The Steering Committee is being formed to work hand in hand with the consultant team to provide advice, ensure delivery of the project outputs, and ensure the achievement of the project outcomes. They will also serve as project ambassadors throughout the process. This may also include providing advice about changes to the project as it develops. A Town Council representative and alternate are desired to serve as members of the Steering Committee. Ms. Clapp said that the committee would consist of staff representatives from Planning and Zoning, Engineering, and Parks & Recreation, a Town Council representative, Planning Board representative, a non-residential developer, a residential builder/developer; a residential architect; a non-residential architect; an engineer/land planner; a landscape architect; and a Chamber of Commerce representative. The committee is expected to meet up to once per month over a period of 16-18 months.

Councilwoman Kelly said that she was willing to serve on the committee in either capacity. Councilman McGrath said he would be happy to serve also.

**Action:** Motion to appoint Councilwoman Kelly as the primary representative and Councilman McGrath as the alternate representative of the Town Council to the Unified Development Ordinance Steering Committee.

**Motion by:** Wolff

**Second by:** Villadsen

**Vote:** Unanimous

### **10. Park Ordinance Update**

LeeAnn Plumer, Director, Parks and Recreation, said the purpose of this agenda item is to establish general park ordinances for the safety and enjoyment of all park users, and to protect assets and the natural resources of Town parks and property. This effort is in line with the Strategic Plan Initiatives of a Healthy, Active, and Engaged Community, and Safe and Friendly. She said that these ordinances would ensure safe, equitable, and consistent use of Town Parks by establishing general park rules. She said that, as she said at the workshop, Chapter 10 is reserved for Park Ordinances. The new ordinance will be incorporated into Chapter 10 of Holly Springs' Municipal Code. Existing park related policies are located in Chapter 12 – Public Safety of the Holly Springs Municipal Code. Some of these would be modified by the proposed Ordinance, and others would be replaced. Ms. Plumer gave highlights of the proposed ordinances, such as clearly defining what a park is, and information around the hours of operation. The Prohibited Acts in Parks section will be amended to include vaping under the smoking prohibition.

Councilman McGrath asked if staff got any feedback from the Holly Springs Police Department about the enforcement. Ms. Plumer said staff had coordinated with them in writing these changes. The Town wants to enforce these through education first, unless there is an outrageous violation. Then staff would use the non-emergency Holly Springs Police Department number, if needed.

**Action:** Motion to adopt Ordinance 20-03 to create a new Parks and Recreation Ordinance regulating activities in Town parks, park facilities, and greenways.

**Motion by:** Villadsen  
**Second by:** Kelly  
**Vote:** Unanimous

## **11. COVID-19 Community Response**

Councilman Wolff thanked his colleagues for adding this item to the agenda. He said there were two areas to be discussed. The first was around mask wearing, and the second the creation of a community task force to aid in our response to the virus. He said he requested this discussion in light of Wake County's announcement that they were going to leave the decision about masks to the municipalities, and the incredible amount of citizen engagement Council has gotten around this issue, both for and against, which has been passionate. He said he appreciated everyone reaching out with their input. This is something that is not political and needs to be discussed.

As far as a mask requirement, he said they could discuss making the issue mandatory, or they could discuss amending the Emergency Declaration ordinance to authorize Mayor Sears to issue a declaration, if he saw fit. He said he preferred the second approach. Raleigh's method of instituting it is the way to go, and therefore he would leave it up to Mayor Sears. He said he wanted this to be a fruitful discussion and not a debate about science and the facts being used. He said he might be the only one up here trained in epidemiology, and he is by no means an epidemiologist, and does not believe that Council is qualified to interpret health data. That's why we have professional public health officials. But he hoped they could have a discussion and reach a compromise on a difficult issue, to do what works best for our community. Mayor Sears said that the Wake County Mayors Association discussed this issue. Two Mayors were for requiring, Raleigh and Knightdale. The rest want to say "recommended." The Governor is saying "recommended" at this point. He said his phone calls are 60/40 in favor of recommended. He said he was concerned with the enforcement issue. Ninety percent of the people in Raleigh bars were not masked even though it's mandatory there. He said that if you have a concealed carry license, wearing a mask is a felony. He doesn't recommend requiring it.

Councilman McGrath offered a clarification on the concealed carry issue. He said that he spoke to the Town Attorney and wearing a mask with a concealed carry is a class 1 misdemeanor, not a felony, and remains a class 1 misdemeanor even if you do it multiple times. He said he was not in favor of the mandatory word. It is a very strong word. He watched some horrific verbal altercations in his travel across four states recently, where people were shouting and yelling at people for not wearing masks. He said there is already enough unrest right now, although thankfully that unrest is not in Holly Springs. He spoke to his brother-in-law who is a dentist outside of Seattle. What Washington State has done, which he sees as a middle ground, is they have mandated their businesses put up a sign that directs people to the CDC guidance that if you cannot maintain social distancing, that you wear a mask. He thinks that is a good compromise. He thinks this might be a compromise that would not put us in a challenge for enforcement, but would help people understand that if they are going to be in close proximity to others, that they should put a mask on.

Councilwoman Kelly said that the emails she read, about 100, brought up some good points. She took to heart the people who were concerned about enforcement, and medical conditions that prohibit mask wearing. Some of it is education on when a mask is possible. She pulled out the Kinston, NC recommendation language which says "are required to wear a clean face covering any time they are, or will be, in contact with other people who are not household members in public or private spaces where it is not possible to maintain social distance or where recommended social distancing practices are not being followed." She said that seemed more like common sense to her. She said we should look at this as education, and not put an emphasis on any other enforcement. She thinks modeling, as a town, would be great and pointed to the policy for town staff. If enforcement is more education, she would be in favor of coming up with something that keeps in mind the concerns people had.

MPT Berry said he thought it came down to common sense. If you are in a large group of people, wear a mask. He wore one at the Black Lives Matter event. He decided that it was in his personal tolerance, so he wore one. He does not feel that he needs to wear one in Town Hall,

because it is within his personal risk tolerance. People should have the ability to make their own decisions on whether they wear masks or not. The outreach Council has received has been really good. He tried to look at the articles and links to data that were sent. But he is content with what the Town has right now. Maybe it makes sense just to have a public education campaign on the state guidance. He said he would be comfortable using the Town's Communication and Marketing department to educate people on the state guidance. He does not want to model the Kinston language because it uses the word "required." As long as we tailor the message appropriately, he would be supportive. But he would not support changes to the emergency declaration.

Councilman Villadsen said he was digging into numbers, which is his background. Especially as it relates to Holly Springs. The positive test rate has not changed since Phase 2 opened. It was 10% positive test rate on May 22<sup>nd</sup>. On June 20<sup>th</sup> it was 9%. He said the increases are due to increased testing. The positive test rate has fluctuated from 8% to 10% since Phase 2's opening. The Holly Springs rate of infection is the lowest in Wake County, except Rolesville. Our rate is 3 times less than statewide, or Raleigh. It is a sign of our success and compliance. He said we should be thankful for that. He also looked at Durham County because they have had the mask requirement since April. Durham County's percentage case increase has not been less than Wake County's. He said he made a rough calculation based on population, that Holly Springs is about 1/3 of North Carolina's positive test rate. He said that compared to Wake County, to Raleigh, to NC as a whole, we are compliant. We should thank our residents for that. They are doing a good job being careful. Based on this information he is not comfortable going to mandatory, given that our numbers are so much better. He is in favor of strongly encouraging the continued use of masks in public, especially where social distancing is not feasible or is not happening.

Councilman Wolff said that like everyone else said, the feedback from the community was very helpful, and any time we get great engagement it is worth discussion. He said that he chooses to wear a mask, and as a small business owner he has instituted a mask requirement in his hospital, where all his staff wear masks at all times. He does it, not to protect himself, because if anything is clear, the data shows that it is not going to protect the wearer who is exposed to the virus. It is to protect others from the wearer, if he were infected and potentially shedding. While he respects the idea of letting others make their own decisions, there is a duty to our community to protect others. There are some good compromises mentioned. Having the business community involved is a good idea. Enforcement is always going to be an issue, but if Council set the bar that every new ordinance has to be 100% enforceable and 100% effective, we wouldn't pass any laws. Even in Raleigh with the strict ordinance they passed, they are focusing on education, not enforcement. He said he would always err on the side of caution, and on the side of pro-action. If something as simple as wearing a mask will keep us from sliding back and having to close down again, he thinks it's a good idea. He wants schools to open, he wants businesses to stay open. If it's not the will of the Council to do that, then requiring businesses to post the NCDHHS or CDC information is a good compromise. He wouldn't require businesses to enforce it, but to require them to post it is a good start.

Councilman McGrath said he agreed, but his challenge is between NCDHHS, CDC and WHO recommendations, which all vary a little bit. NCDHHS is the most vague about masks, which leaves it open and doesn't explain it to people. He asked that Council use caution on that. The CDC guidance is almost exactly what Councilwoman Kelly read, and he thinks this is the recommendation to use. This is a cultural thing. He has lived in Asia, where people put a mask on whenever they are sick for the protection of others. This is an educational thing. If we remind people, when they go into closed spaces where they can't socially distance, if we remind people to wear a mask, he thinks that would be good idea.

Mayor Sears said he would hope that even if you disagree with him, you know that he is doing what he thinks is the right thing for Holly Springs. His current question is what's next.

Councilman Wolff said he is supportive of businesses posting educational information. He likes the 3 Ws. It's easy to remember and consistent across the state. Councilman McGrath said he would support that if we have the caveat "when you can't maintain social distancing." The 3 Ws are catchy and easy to remember, but without the caveat people are going to quibble about the rules.

Councilwoman Kelly said what she likes about the 3 Ws is that it is simple. We're already saying it's not mandatory, so she prefers to keep it clean - no asterisks - because people won't read them. Her other question is, what is the curve. When would Council revisit this? Because the numbers have jumped in recent days. Councilman Wolff said he thinks that's for the Mayor to decide, and asked what metrics he would use. Mayor Sears said that what percentage have tested positive is the number he would be concerned about. The percentage has only gone from about 8% to 10%. He thinks there are some people who add fear to facts. The data he has makes him prefer recommended rather than mandatory.

Councilman Wolff asked, to be clear, if people can get zip code specific test data, or just case data from the NCDHHS. Councilman Villadsen said only case data was available at that level. He said he used that to make rough calculations. Councilman Wolff said that if Council were using percentage positive they would need to rely on Wake County data. He asked if Council could agree on a percentage where they should revisit this discussion. Mayor Sears said that if the numbers go to 20% or 25%. Councilman Villadsen said that if the percentages rise above 10% he believes the Governor would make it state wide. Holly Springs is well below that, but is along for the ride because of state data.

Mayor Sears said he was unhappy with this discussion. He said he did what he thought was the right thing, and he said looking at Raleigh's "success" with enforcement, he's sticking with what he said.

Councilman McGrath said he thinks Council has reached a consensus about the requirement. But the 3W's say "if you leave home" and CDC says "if social distancing is difficult to maintain." It's adding a couple of words, but he thinks they are important. He thinks they should be added to the 3Ws.

Councilman Wolff said if Council's action is to promote the Governor's recommendation, then we should do it without fiddling with it. Mayor Sears said he was fine with that. Council has supported all the Governors actions that are mandatory. If he changes his mind, Council will support that. Most people know that the Mayor has the authority to make restrictions more strict than the Governor's, but not less. If he makes it mandatory, Mayor Sears said he wouldn't agree with it but he would go with it.

Councilman Wolff asked if this were in the form of a motion, what it would look like. Motion to require businesses within Holly Springs to post the Governor's 3W guidelines in a conspicuous location at their businesses, and the Town will provide resources?

MPT Berry said he doesn't like requiring businesses to post guidelines. He thinks they should be able to make their own decision. He is OK with using Town resources to put that message out there, but not requiring businesses to post it. Using the word "require" would cause the same enforcement issues with this as with mandatory mask wearing.

**Action:** Motion to direct staff to provide materials to local businesses with the 3 W guidelines, and recommend that they post them in a conspicuous manner at their establishments.

**Motion by:** Wolff

**Second by:** Villadsen

**Vote:**

Aye: Wolff, Villadsen, Berry, McGrath

Nay: Kelly

*The motion passed.*

Councilman McGrath shared guidelines from FEMA on pre- and post-crisis management, and a proposed outline for a Restart Holly Springs task force. He said that they have been talking about it for months, and should take this opportunity to lead out of the darkness of COVID and get information out in an educational process. What are the disparities between different organizations? Everyone coming together and sharing best practices is what a task force is. Bringing different bits of information to the table to solve a common problem. He read the joint statement "We are committed to rebuilding public trust and confidence in Holly Springs' motto of being a great place to live, work, play, and shop. We will do this by bringing together representatives across our

community to establish recommended solutions and best practices as we 'restart' our societal interactions." He suggested that the task force be tasked with determining Desired Outcomes by evaluating community conditions, assessing holistic risks, developing a risk/reward matrix, and forecasting future needs. He recommended that the task force include representatives of civic leadership, health care experts, chamber of commerce, non-profit organizations, faith community leaders, large business representative, small business representatives, public safety representative, and representatives from the community at large. He thinks it needs to be limited to fewer than twenty people so that everyone is heard. He said this would be an opportunity for Council to facilitate our community coming together for this conversation. This is not policy setting, it's coming up with best practices to move forward.

MPT Berry asked who the audience would be for the output. Is it Council as a body, the Town and all of its residents? Where does it go once it leaves the task force and how is it implemented? Councilman McGrath said the key thing is a public joint statement: here is why we did this, here is what we are doing. Then each of those things would go from the representative to their community - the faith community, the chamber of commerce, etc. The FEMA guide is one he shared with Triangle J COG. It is a framework to get you thinking. As an example, our Economic Development team has done a great job with that throughout this situation. If we want to get to the point where we have a web site where we share best practices, that might be something we decide as we go along.

Mayor Sears asked if Council would like to take this back, make suggestions and ask people for comments.

Councilman McGrath suggested that if his colleagues were going to do that, they should start socializing this with groups. There were questions around what people were being asked to commit to, how much time would be involved, and how to keep people engaged and focused.

## **5. Public Hearing: Carolina Springs Master Plan 19-MAS-03**

Sean Ryan, Planning & Zoning, said that the proposed Master Plan and Special Exception Use is the first step in dividing the Planned Unit Development (PUD) into the proposed development districts as outlined in the PDU land use plan. The property is located on 400 acres. This is a large and complex project. He said that the PUD was approved in May 2019, the next stage was the Master Plan, where we are now. If it is approved, it will be followed by the Development Plan and Subdivision Plans for the various components of the project. Mr. Ryan said that the SEU was needed for the two pump stations in Neighborhood District. The Land Use and Character Plan designates the parcels as Regional Center, Mixed Residential Neighborhood, and Natural areas. Mr. Ryan showed the zoning surrounding the PUD, and a look at the development of the Master Plan, and the location of the two proposed pump stations. He showed how the Master Plan from the PUD shows different areas of development, and how the Master Plan shows how those PUD plans would be brought to fulfillment.

Bronwyn Bishop, Engineering, said the master plan establishes the major locations for infrastructure. She showed the potable water, reclaimed water, and sewer connections, and the planned placement of the two pump stations. Adjacent properties have been stubbed for utilities. The SEU is for the location of both pump stations, but the site plan is for Pump Station 1 only. Pump Station 2 will come before Council at a later date. Pump Station 1 does meet all the design requirements for security - a 6 foot locked fence with barbed wire on top, lighted, in line with standards for pump stations. She gave an overview of Pump Station 1, which is slated for the corner of Woods Creek Rd. and the new public street, with right in access off Woods Creek Rd., and exit to the new public street. The transportation plan includes road widening. The other portion of Old Holly Springs Apex Rd. has no plans to be widened by Apex or the County or NC DOT. Woodfield Dead End Road would be widened and paved. That will be taken over by the Town at the time it is constructed, approved, and under warranty. There is a portion of Woodfield Dead End Rd. that is in the ETJ, but not in the PUD. That part of the Road will not be improved unless those properties are annexed into the Town. Next she showed the landscape plan, which includes opaque buffer on all sides, and a semi-opaque thoroughfare landscaping on the Woods Creek Road side. Ms. Bishop said that the TIA indicated that Woods Creek Rd. Woodfield Dead End Road, and Old

Holly Springs Apex Road would need widening. Woodfield is currently a gravel road, but it would be taken over by the Town after improvement. The decision to take over the maintenance of Woodfield Dead End will be coming before you next month. There would be a road constructed to connect Old Holly Springs Apex Rd. to Woodfield Dead End Road. Ms. Bishop showed the locations of proposed greenways to be constructed. A TIA was completed with the PUD. With the Master Plan the traffic phasing memo was submitted, which breaks the PUD into sections with associated trip generation to say what off-site improvements will be triggered at that phase of construction. Traffic signals are not warranted at this time, but will be monitored with each development and subdivision plan that comes in. When they are warranted by DOT they will be designed and installed.

#### Planning Board Recommendation

Chris Deshazor, Planning Board, said the Planning Board discussed the following issues and concerns on May 26, 2020:

- The location of the pump stations;
- Traffic impact analysis and proposed road improvements;
- Traffic flow and interconnectivity and whether the roadways are adequate;
- Street tree requirements and concerns about adequate growth area; and
- Broadband internet utility installation in the project.

The Planning Board recommended approval with a vote of 9 – 0 – 0.

Councilwoman Kelly asked if the question of accommodating busses came up again. Mr. Deshazor said that that came up in January, and became a discussion of Uber v. taxis during the discussion of architectural standards, but it did not come up in the pump station discussion.

Mr. Ed Tang of Withers Ravelin said he had site engineers, traffic engineers, and representatives of the builder here to answer any questions. He said he is a registered professional engineer in NC and FL and has been practicing since 1994, and in the triangle area since 2003. The PUD was approved in May of 2019. The Architectural Design Guidelines were approved by Council in February 2020. He said that the Master Plan presented tonight establishes the primary circulation network, tree preservation, primary utility network, and common landscaping. The development plans and subdivision plans would be presented later. He showed the PUD that was approved last year, with the various districts of the PUD, including the location of the Town Park and the two pump stations, the future IcePlex, the mixed-use office retail, and the neighborhood district. There is also a parcel for a Town park. The Master Land Use Plan brings more engineering detail, showing the collector road, the N-S road, and the surrounding road network. The Plan also shows the natural areas. The creeks (Big Branch and Little White Oak Creek) are the lowest points on the site, and Woodfield Dead End Rd. is the ridgeline for the area. He showed a basic grading plan, including Stormwater control measures. The map showed the E51 Wake County Public Schools site to the west of the site. He showed the water, sewer and reclaimed water plans on the plan. The two pump stations are the subject of the SEU tonight. Of the 2 pump stations: #2 will pump into #1, which is the workhorse of the two. Pump Station 1 will pump to the Utley Creek water treatment plant. He showed an overview of the site plan that would be presented later in the agenda. They are providing landscape buffering around it, and access for the workers. This is not manned or open to the public, it is only available to maintenance staff. He showed photos of typical pump stations. He showed the landscape plan for Pump Station 1, including the dense landscaping, and a pond for more separation. He entered into the record the following 10 Findings of Fact for Pump Station Number 1:

1. Not injurious to public health, safety, comfort, community moral standards, convenience, or general welfare
2. Will not adversely affect the adjacent area or property values
3. Consistent with the District Character and TOHS Land Use Plan
4. Conforms to the Town development standards
5. Access driveways are sufficient to handle ingress and egress, and are safe

6. Off-street parking and loading areas are arranged in a safe and convenient manner to minimize adverse impact to surrounding properties
7. The station does not have employees or visitors and therefore has adequate facilities
8. No impacts to utilities, schools, and emergency services
9. The location and arrangement of the uses on the site will meet the Town's requirements for screening, buffering and landscaping to be harmonious to adjacent property
10. The use will not attract people or cause nuisances to adjoining property of the neighborhood.

**Action 1:** Motion to adopt Resolution 20-14 to make and accept the Findings of Fact for consideration of and to approve Special Exception Uses.

**Motion by:** Villadsen

**Second by:** Wolff

**Vote:** Unanimous

**Action 2:** Motion to approve master plan for Carolina Springs.

**Motion by:** Wolff

**Second by:** Berry

**Vote:** Unanimous

## 8. Carolina Springs Pump Station #1 Preliminary Site Plan

Bronwyn Bishop, Engineering, said Council had heard about this some in the earlier item. Then she showed the gravity main into the site, and the force main out of the site, which Mr. Tang had shown in his presentation. There is right in only access for maintenance trucks off of Woods Creek Road, with an exit onto the new public street, which prevents them driving through the residential areas. She showed the landscaping from more opaque to lower opaque, and the tree preservation area which would further screen the pump station.

Mr. Tang said that tonight Council is considering Pump Station 1 only. This will serve all of Carolina Springs. He said that they had been working with the staff to meet the engineering and design standards of the town. The station will be surrounded by evergreen plantings. Components of the pump station are an underground wet well that collects the sewage; a weatherproof building to protect the electrical systems; a chemical tank; an emergency generator in case the power goes out; a security light; and a jib crane which hoists and lowers the pumps in the wet well when they need maintenance. There is a gated security fence, with barbed wire on the top. A jib crane varies in height, but they expect to need one 15 feet tall. The electrical building is approximately 8 feet tall to house items that need to be out of the elements and weather.

MPT Berry asked when they expected the second pump station to come up. Mr. Tang, said they were working with Wake County Public Schools on it now, so he imagined it would be some time later this year, if COVID did not delay it.

Councilman McGrath asked if maintenance vehicles were just standard trucks or something larger. Mr. Tang said he thought the Town required a WB-50 truck, a large enough vehicle to transport the chemicals to serve the facility, larger than a FedEx truck, but the access is adequate to accommodate them.

Councilman McGrath said the reason he asked that, was that he drove out Old Holly Springs Apex Rd., and a small trailer towed behind a truck stopped traffic for about two minutes at the bridge near the Firearms Training Center. He said that as Council talks about this development, the access to the development, and the insufficient bridges need to be dealt with. It was pointed out that these are NC DOT bridges. Ms. Bishop said that the bridge was planned to be put out to bid in Jan 2020, but it was delayed due to funding issues with NC DOT. It is planned for bid opening in January of 2022, but the design has been delayed.

Mayor Sears said he is anxious to get this project going, especially the ice-plex

**Action:** Motion to approve Pump Station Site 1 for Carolina Springs.

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**Motion by:** Kelly  
**Second by:** Wolff  
**Vote:** Unanimous

## OTHER BUSINESS

Mayor Sears said if you look at the world today and you look at our area even, let's all be nice to each other, and agree to disagree if we need to. There's a lot of hate in this world and we need to be nice.

Councilman Wolff said he participated in the Better Together Black Lives Matter march in Holly Springs. He said he is proud of the community coming together and protesting peacefully. He thanked colleagues who came out to support the marches. There was a lot of shared hope, shared pain, and shared love. The event was organized by three local teenagers who did a great job. And they involved the Holly Springs Police Department in the planning from the beginning. He said the Town should thank our police department for their partnership, not only at Saturday's events, but for numerous events that happened before. It is very easy to look at other areas and see the police as the enemy, but in Holly Springs we are very lucky to have a Police Department that view themselves, and have acted as, partners in this movement, not only in protecting protesters, but in supporting them and helping them plan. At one event Captain Patterson organized the protesters and even loaned his bullhorn so that they could be heard. A few participants suffered from the heat and collapsed, and the Police Department was right there with first aid. Does this mean our town is perfect? No. But he said he is incredibly proud of how proactive and introspective the HSPD are and have been. When presented with the 8 Can't Wait policies, they jumped at the opportunity to review their own policies. Unsurprisingly, most were already in place, and the one that wasn't they added immediately. Thanks to everyone who came out, the organizers, colleagues, and the Holly Springs Police.

Mayor Sears and Councilman Villadsen agreed.

Councilman McGrath said that he and Councilman Villadsen had a conversation with the adult organizer about where and how we can work toward unity and not division. He said we have gotten a rash of emails from people who are agitators and want to "defund the police." He would like people to think about whether they mean "defund law enforcement." He said we don't have any "bad actors" to our knowledge in our Police Department, and we have a good relationship between our Police Department and the community. We have to be cautious that people don't use that as a false narrative. It's one thing to take out people who are not up to standard vs. defunding law enforcement. We have had some incidents against our Police Department that have gone undiscussed and they have handled it with grace. He asked that we look at an equal level of grace across the board as we look at how we can move forward in a better fashion and also continue to support our Police department.

Mayor Sears asked people to go to the Transparency Portal on our web site and see the information that is available about the police department there.

Councilwoman Kelly said she had 3 things to say.

1. This week on Thursday the Wake County Board of Elections is making a decision on early voting sites. She asked if Council would consider sending a letter to them asking for the Hunt Center to be a location for early voting. We have had it in the past and have done well. Consensus was to send a letter.
2. There are odor issues with the South Wake Landfill. She said she is talking with people from the County. They are looking at a pilot program and Council is watching it closely. They understand that it is an issue and it cannot continue. She asked that residents please keep filling out the form and keep talking to Council about it because it is a high priority for us to discuss with the County Commissioners.
3. She said she appreciates all the emails she has received. This is a moment to listen to a conversation that we have not had before. She is trying to hear the nuances in people's concepts. They do not always mean the same thing when they say, for example "defund the police." Sometimes it's not that they don't want police, it's maybe looking at another way not to escalate as

much. She's been meeting with a lot of people, one on one, trying to walk in other people's shoes and see things from other perspectives.

Mayor Sears said that Commissioners Matt Calabria and Sig Hutchinson are friends of Holly Springs. They said the landfill is continuing a test of using highly oxygenated water in odor control. The County, due to Holly Springs' persuasion, is hiring their own people to do the spraying and adding 40 more acres to the pilot program. So there is hope that it might help.

### **MANAGER'S REPORT**

Randy Harrington, Town Manager, said he wanted to thank the Mayor and Council for their willingness to have extra meetings in June. Hopefully they are back on track with planning items.

Second, there is no meeting on July 7th, the next meeting is a workshop on the 14th of July.

### **CLOSED SESSION:**

The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(3) to discuss a potential litigation matter relating Green Oaks Crossing proposed subdivision.

**Motion by:** Berry

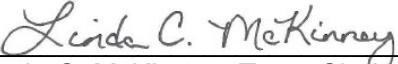
**Second by:** Wolff

**Vote:** Unanimous

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

**Adjournment:** Councilman Villadsen made a motion to adjourn at 8:10 pm. It was seconded by Councilwoman Kelly and passed with a unanimous vote.

Respectfully Submitted on Tuesday, July 21, 2020.

  
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Linda C. McKinney, Town Clerk  
Addenda pages as referenced in these minutes follow and are a part of the official record.