



March 18, 2014

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, March 18, 2014 in the Council Chambers of Holly Springs Town Hall, 128 S. Main Street. Mayor Sears presided, calling the meeting to order at 7 p.m. A quorum was established as the mayor and five council members were present as the meeting opened.

Council Members Present: Mayor Sears and Councilmen James Cobb, Hank Dickson and Tim Sack and Councilwomen Linda Hunt-Williams and Cheri Lee.

Council Members Absent: None.

Staff Members Present: Chuck Simmons, town manager; John Schifano, town attorney; Joni Powell, town clerk, (recording the minutes); Linda Harper, deputy town clerk; Jeff Wilson, information technology director; Len Bradley, parks and recreation director; Adam Huffman, assistant parks and recreation director; Leroy Smith, fire chief; Stephanie Sudano, engineering director; Kendra Parrish, senior engineer; Elizabeth Goodson, development review engineer; Aaron Levitt, project engineer; Mary Hogan, finance director; Gina Clapp, planning and zoning director; Laura Holloman, planner I; Sean Ryan, planner I; Jenny Mizelle, economic development director; Daniel Weeks, senior project manager; Tamara Ward, communications specialist; and Mark Andrews, public information officer.

2 and 3. The Pledge of Allegiance was recited, and the meeting opened with an invocation by Rev Horace Ferguson (retired) of Holly Springs United Methodist Church.

4. Agenda Adjustment: The March 4, 2014 meeting agenda was adopted with changes, if any, as listed below.

Motion by: Sack

Second by: Cobb

Vote: Unanimous

Items added to Consent Agenda: None.

Items added to Agenda: None.

Items removed from Consent Agenda: None.

Other changes: None.

5. Public Comment: At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council on any variety of topics not listed on the night's agenda. The following input was recorded:

Lisa Decker, event chair for the Relay for Life – Ms. Decker addressed the Council to describe the South Wake Relay for Life that will be held in May in Fuquay-Varina. She explained that the Relay for Life is the biggest fund-raiser for the American Cancer Society. The South Wake event is held alternately in Holly Springs and Fuquay-Varina, Ms. Decker said.

6a. FY 2014-15 budget - Mr. Simmons said the public has been invited via the Town's Web site and local media to provide comments on the preparation of the Town's FY 2014-15 budget. Citizens have been invited to provide input as to what they feel are important programs, facilities or services.

He said the purpose of this pre-budget preparation hearing is to give folks a chance to have input before the budget process actually begins instead of having to wait until the end of the process when it may not be feasible to make adjustments.

This hearing is being held in addition to – and not instead of – the public hearing that is required by law later in the budget process. That hearing will be held in May or June

With that explanation completed, Mayor Sears opened the public hearing. The following comments were recorded:

The following comments were received by citizens of Holly Springs via Facebook:

David Fox said landscaping improvements are needed at major intersections and entrances into Town. He gave an example of Holly Springs Road and Sunset Lake Road.

Tanya Deuster said the turning lanes at Holly Springs Road and Linksland Drive need to be corrected. She said changing the left turning lane on the Sunset Ridge side from a straight turn lane to a strictly left turn only would eliminate potential accidents.

Tina Rimmer suggested downtown area beautification, such as street trees planted on the opposite side of Main Street from Town Hall, also lights on those trees at Christmas. She said the Town should add “no littering” signs and more landscaping in the medians entering Holly Springs.

Jenna Nelson requested a public swimming pool.

The following comments were received via email or phone:

A gentleman called last week asking that the yard waste fee for multi-family homes be eliminated since residents of townhomes and apartments do not use the service.

Elisabeth Smith wrote asking for recycling containers in local parks and along greenways. She had a lot of suggestions for promoting recycling in parks and public areas.

The following comments were offered during the hearing: None.

There being no further comments, the public hearing was closed.

Action None.

6b. 13-DO-01, Downton Subdivision - Mr. Ryan said the Town has received a request for a new residential in-fill subdivision located within the Village District Area Plan (VDAP.) The project is located on 14.8 acres near the intersection of W. Holly Springs Road and Blalock Street, adjacent to the Oak Hall Subdivision. The project includes a total of 35 lots. The proposed subdivision request is for Development Options which allows reductions in lot area, width, frontage, and setbacks if minimum development and appearance standards are provided. This request is consistent with the VDAP residential land use designation which encourages a variety of higher density housing types.

He said the parcel recently was rezoned (November 19, 2013) R-8 Conditional Use with the following conditions:

1. The minimum lot size shall be 5,000 square feet.
2. The use of vinyl siding shall be prohibited except for accent elements and soffits.
3. All homes shall have change in elevation of roof ridge or change in direction of roof ridge.
4. All homes shall have a foundation landscaping package.
5. All homes shall have façade modulation.
6. All homes shall have roof overhangs a minimum of 12 inches on all elevations.
7. All homes shall have a decorative or carriage style garage door.
8. All homes shall have a two car detached garage which shall be set back at least 20 feet from the front façade of the primary dwelling.

He said the development is proposing to connect Third Street at its current terminus near the Post Office with Tullich Way in Oak Hall. Individual units would feature detached garages, located at least 20 feet behind the front façade of the dwelling units, accessed from the new public streets. Street trees would be provided along all new interior streets and along W. Holly Springs Road as required by the Unified Development Ordinance.

Mr. Ryan said the Planning Board had reviewed the application and recommends approval. He said members did discuss whether there would be additional traffic as Third Street connects to Tullich.

Ms. Goodson said it was unknown but it was expected that it might because the accesses from West Holly Springs Road will be right-in / right-out with a median-divided roadway. Left-turning traffic, then, would be directed to turn in to the development via Tullich and Blalock.

Council also discussed the difficulties brought about by medians.

With that explanation completed, Mayor Sears opened the public hearing. The following comments were recorded:

Richard Clark, Hallwood Ct. – Mr. Clark addressed the Council to note that he has not heard any information about how the development and impervious surfaces would impact the streams through the property and neighboring properties.

Karen Cole, Stone Hedge Ct. -- Ms. Cole addressed the Council to express concern about the wetlands on the property.

David Arnold, 217 Stone Hedge Ct. – Mr. Arnold addressed the Council to request traffic calming measures on Tullich.

Ms. Goodson addressed the issue of the stream that traverses the property. She said there is a stream buffer and that impervious surfaces are regulated so as to have no impact.

There being no further comments, the public hearing was closed.

Action 1: The Council approved a motion to make and accept the findings of fact to be recorded in the minutes for Development Option Plan Petition #13-DO-01 for Downton to allow development options to be used in the R-8 CU residential zoning district as submitted by Jones & Crossen Engineering, PLLC, dated revised February 7, 2014.

A petition for Waiver of Regulations of UDO Section 2.09: Development Options for Residential Districts to allow for the use of development options may be granted only upon the presentation of sufficient evidence to enable a written determination that:

1. The use of area properties will not be adversely affected;
2. The proposed development is appropriate to the site and its surroundings;
3. The proposed development is consistent with the policy statements of the Comprehensive Plan;
4. The proposed development is consistent with the intent and purpose of this UDO;
5. The proposed development will enhance or preserve the natural and/or environmental features on the property; and
6. The proposed development will reduce the amount of tree cutting or mass grading of the property as a result of using Development Options.

Motion by: Williams

Second by: Dickson

Vote: Unanimous.

A copy of the development options application addressing the findings of fact is attached to these minutes.

Action 2: Having made findings of fact that the petition meets the requirements to be granted Development Options, a motion to approve Development Option Plan Petition #13-DO-01 for Downton to allow for development options to be used in the R-8 CU residential zoning district as submitted by Jones & Crossen Engineering, PLLC, dated Revised February 7, 2014 with the following conditions:

1. Homeowner's Association covenants shall be recorded with the first plat associated with this subdivision.
2. This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance.
3. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 150% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the BMP is required at the end of the performance monitoring period for the project.

4. No fill is allowed in the flood plain for residential lot construction. All flood plain within or adjacent to this project must be delineated as part of the flood study.
5. The following conditions are required prior to or with the first construction drawing submittal:
 - a. Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
 - b. Offsite right-of-way or easements must be dedicated for this project for the road improvements and sidewalk connection.
 - c. Sight distance triangles should be shown at each intersection.
 - d. Provide draft PCN with all supporting documentation including but not limited to buffer determinations and projected location and impacts to jurisdictional features for the entire project.
 - e. All items listed on the Stormwater Submittal Checklist, Form #16003, must be submitted.
 - f. A flood study will be required to meet the Town's policy for Hydrologic Basin Models (Town Policy - P-018). The approved Winward Pointe flood study will need to be updated to reflect this project and will need to demonstrate that development of the site will not raise established flood levels. Retention or detention may be required to accomplish this. The flood study must be included with the first construction drawing submittal.
 - g. A site lighting plan will be required to be submitted and approved to Planning & Zoning. Street Trees on all interior streets shall be positioned as to not interfere with any lighting fixtures present or any site distance triangles.
6. The following conditions are required prior to construction drawing approval:
 - a. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.
 - b. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 - c. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.

Motion by: Williams

Second by: Dickson

Vote: Unanimous.

6c. 13-DO-02, Beazer/Vaughan Tract - Mr. Ryan said the Town has received a request for a new residential subdivision located within the Southern Gateway Plan. The project is located on 72 acres near the intersection of Ralph Stephens Road and Little Moccasin Lane, just west NC Hwy. 55. The project includes 157 lots. The proposed subdivision request is for Development Options which allows reductions in lot area, width, frontage, and setbacks if minimum development and appearance standards are provided. This request is consistent with the Mixed Residential land use designation that encourages a variety of higher density housing types.

He said the parcel recently was rezoned (August 20, 2013) R-8 Conditional with the following conditions:

All homes shall have:

1. A minimum lot size of 5,700 square feet.
2. A minimum building size of 2,000 heated square feet.
3. Change in elevation of roof ridge or change in direction of roof ridge
4. Foundation landscape package (minimum two trees; one tree and four shrubs; or eight shrubs)
5. Façade modulation (minimum of twelve inches in depth)
6. Roof overhangs (twelve inch minimum on all elevations)
7. Decorative garage door, if front loaded.
8. No vinyl exterior building material. Composite (pvc) trim is allowed.
9. Covered porch or portico
10. Architectural shingles

11. Window transom or door sidelight(s), or door transom.

He said the Planning Board recommends approval, with conditions.

With that explanation completed, Mayor Sears opened the public hearing. The following comments were recorded:

Hugh J. Gillece, the developer – Mr. Gillece said he was available to answer questions.

There being no further comments, the public hearing was closed.

Action 1: The Council approved a motion to make and accept the findings of fact to be recorded in the minutes for Development Option Plan Petition #13-DO-02 for Beazer/Vaughan, as submitted by Hugh J. Gillece & Associates, project number 20000.05 dated revised February 10, 2014.

A petition for Waiver of Regulations of UDO Section 2.09: Development Options for Residential Districts to allow for the use of development options may be granted only upon the presentation of sufficient evidence to enable a written determination that:

1. The use of area properties will not be adversely affected;
2. The proposed development is appropriate to the site and its surroundings;
3. The proposed development is consistent with the policy statements of the Comprehensive Plan;
4. The proposed development is consistent with the intent and purpose of this UDO;
5. The proposed development will enhance or preserve the natural and/or environmental features on the property; and
6. The proposed development will reduce the amount of tree cutting or mass grading of the property as a result of using Development Options.

Motion by: Sack

Second by: Cobb

Vote: Unanimous.

A copy of the development options application addressing the findings of fact is attached to these minutes.

Action 2: Having made findings of fact that the petition meets the requirements to be granted Development Options, motion to approve Development Option Plan Petition #13-DO-02 for Beazer/Vaughan, as submitted by Hugh J. Gillece & Associates, project number 20000.05 dated revised February 10, 2014 with the following conditions:

1. The Pump Station Site Plan associated with this project must be approved by Town Council at the same time as this plan.
2. A fee-in-lieu of upgrade will be required for this project for the Pump Station and/or Force Main
3. This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance.
4. Homeowner's Association covenants shall be recorded with the first plat associated with this subdivision
5. A flood study will be required to meet the Town's policy (P-018) for Hydrologic Basin Models.
6. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 150% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the BMP is required at the end of the performance monitoring period for the project.
7. No fill is allowed in the flood plain for residential development
8. The following items are required prior to or with the first construction drawing submittal:
 - a. Provide documentation in the form of a recorded plat of any required offsite sewer easements
 - b. Offsite right-of-way must be dedicated for this project for the access to Ralph Steven Road.
Note that when the off-site right-of-way dedication is needed for this access drive for this subdivision, the town will also require that the right-of-way dedication occur for Ralph Stevens Road along the frontage of the same tract due to the unique lot configuration.

- c. A Final Gravity Sewer Line Sizing Report will be required for all lines that are stubbed to adjacent upstream properties. Include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development.
 - d. A fee-in-lieu of the remaining water line extension required must be paid prior to construction drawing approval. Provide a cost estimate with first construction drawing submittal so it can be reviewed and approved and a fee-in-lieu can be established.
 - e. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
 - f. Provide PCN at the first construction drawing submittal,
 - g. Provide documentation of approval for any Colonial Pipeline Encroachment.
 - h. A Pump Station and Gravity Sewer Line Sizing Report is required for this plan. Provide final copies for approval prior to CD submittal
 - i. A sewer easement shall be provided to the Powell property.
9. The following items are required prior construction drawing approval:
- a. Pump station site must be platted and conveyed by deed to the Town of Holly Springs before pump station final acceptance.
 - b. The following note must be clearly reflected construction drawings and on the plats for the lots adjacent to the pump station. "Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation."
 - c. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 - d. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
 - e. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.
10. At the time of construction drawing submittal, a site lighting plan will be required. Street Trees on all interior streets shall be positioned as to not interfere with any lighting fixtures present or any site distance triangles.
11. A UDO Permit shall be obtained prior to the construction of any active recreation facility.

Motion by: Sack
Second by: Cobb
Vote: Unanimous

6d. 13-SEU-08, Morgan Park Recreation Site - Ms. Holloman said the Town has received a Special Exception Use request for a private recreation center for the approved Morgan Park subdivision currently under construction. The recreation center proposal includes a swimming pool, pool house with an indoor fitness room and restrooms, tot lot, and the associated required parking.

Ms. Holloman said the Planning Board recommended.

With that explanation completed, Mayor Sears opened the public hearing to accept sworn testimony. The following testimony was recorded under oath administered by the Town Clerk: None.

There being no testimony, the public hearing was closed.

Action 1: The Council approved a motion to make and accept the findings of fact to be recorded in the minutes for Special Exception Use Petition #13-SEU-08 for a private recreation center as submitted by Spaulding & Norris, PA, Project Number 604-05 dated 2/7/14.

Special Exception Use Findings of Fact:

A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:

- a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- b. The proposed use will not injure or adversely affect the adjacent area;
- c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;

- d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
- f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;
- g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;
- h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
- i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
- j. The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood.

Motion by: Dickson

Second by: Cobb

Vote: Unanimous.

A copy of Special Exception Use Petition 13-SEU-08 addressing the findings of fact is attached to these minutes.

Action 2: Having made findings of fact that the project meets the requirements to be granted a Special Exception Use, motion to approve Special Exception Use Petition #13-SEU-08 for a private recreation center as submitted by Spaulding & Norris, PA, Project Number 604-05 dated 2/7/14 with the following condition:

1. Business operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted in conjunction with 13-SEU-08.

Motion by: Lee

Second by: Dickson

Vote: Unanimous.

Action 3: The Council approved a motion to approve Development Plan Petition #14-DP-02 for Morgan Park Recreation Site as submitted by Spaulding & Norris, PA, Project Number 604-05 dated 2/7/14 with the following condition:

1. All previous approval conditions for Morgan Park PUD and Morgan Park Subdivision will apply to this plan.

Motion by: Cobb

Second by: Sack

Vote: Unanimous.

7. Consent Agenda: The Council approved a motion to approve all items on the Consent Agenda. The motion carried following a motion by Councilman Sack, a second by Councilman Cobb and a unanimous vote. The following actions were affected:

7a. Minutes – The Council approved minutes of the Council’s regular meeting held March 4, 2014.

7b. Budget Amendment Report - The Council received a monthly report of amendments to the FY 2013-14 budget approved by the town manager. *A copy the budget amendment report is attached to these minutes.*

7c. Resolution 14-06 - The Council adopted Resolution 14-06 declaring property surplus to the needs of the town. *A copy Resolution 14-06 is attached to these minutes.*

7d. Budget Amendments - The Council adopted an amendment to the FY 2013-14 budget in the amount of \$1,727,388 to align bond project accounts and provide a \$331,936 reimbursement to the Parks and Recreation reserve fund. *A copy the budget amendment is attached to these minutes.*

7e. Holly Springs Basal Creek Pump Station – The Council approved the Holly Springs Basal Creek pump station site plan.

7f. Financial Advisory Contract – The Council approved to enter a contract with Davenport & Company, LLC for financial advisory services at an hourly rate to be capped at \$15,000.

8a. Bass Lake Phase 2 - Materials and Testing Contract – Mr. Levitt said the Bass Lake Phase 2 project is the long-anticipated completion of the loop around Bass Lake. This final section of trail will include a 50-foot span pedestrian bridge to cross over the lake’s outfall, Basal Creek. Construction is expected to begin in April and be completed by November.

Mr. Levitt said during construction, testing of the concrete bridge supports and trail compaction will be needed. We have solicited and received the attached contract for testing from S&ME, a firm we have had success with in the past. The testing contract is for \$8,291.

Action: The Council approved a motion to award materials and testing contract to S&ME in the amount of \$8,291 for Bass Lake Phase 2 project.

Motion by: Dickson

Second by: Cobb

Vote: Unanimous.

8b. Bass Lake Phase 2 – Administration Contract – Mr. Levitt said the Bass Lake Phase 2 project is the long-anticipated completion of the loop around Bass Lake. This final section of trail will include a 50-foot span pedestrian bridge to cross over the lake’s outfall, Basal Creek. Construction is expected to begin in April and be completed by November.

He said during construction, construction administration and observation will be needed to ensure proper installation and testing of improvements.

Mr. Levitt said staff solicited and received the attached contract for construction administration from Wetherill Engineering, the firm that designed the project. As part of this contract Wetherill would complete the Conditional Letter of Map Revision with a LOMR or Letter of Map Revision that would finalize the flood plain changes that occurred with these improvements. This construction administration contract is for \$37,483.74.

Action: The Council approved a motion to award construction administration contract to Wetherill Engineering in the amount of \$37,783.74 and approval of funding in the total amount of \$41,784 (contract plus contingency) for Bass Lake Phase 2 project.

Motion by: Sack

Second by: Cobb

Vote: Unanimous.

8c. Bass Lake Phase 2 – Construction Contract – Mr. Levitt said the Bass Lake Phase 2 project is the long-anticipated completion of the loop around Bass Lake. This final section of trail will include a 50-foot span pedestrian bridge to cross over the lake’s outfall, Basal Creek. Construction is expected to begin in April and be completed by November.

He said the construction bids were solicited and opened, and McQueen Construction was the lowest responsive bidder at \$247,336.

Action: The Council approved a motion to adopt a budget amendment for \$78,315 and award construction contract to McQueen Construction in the amount of \$247,336.00 and approval of funding in the total amount of \$259,925 (contract plus contingency) for Bass Lake Phase 2 project.

Motion by: Williams

Second by: Cobb

Vote: Unanimous.

A copy the bid tabulation sheet and budget amendments are attached to these minutes.

8d. Vaughan Tract Infrastructure Agreement – Ms. Sudano said that earlier this evening, Council approved a residential subdivision entitled Vaughan Tract. This development is in an area where the Town’s Master Sewer Plan calls for a regional-type pump station to serve the surrounding and upstream basin of approximately 950 acres. The developer (Beazer Homes) proposes to construct a pump station to serve its development, and to oversize the station to serve projected growth in the drainage basin for the next 7 to 10 years. Beazer also would oversize the gravity sewer lines that lead to the pump station, in accordance with Town standards.

She said in accordance with Town policy, the attached (draft version) of an Infrastructure Reimbursement Agreement (IRA) provides for the developer to receive credits against development fees for oversizing both the pump station and force main, and the gravity sewer lines (this part is pretty standard.) However, in this instance, additional credits are recommended for these reasons: this pump station is in a key priority growth area/basin, and the station will open the basin up for planned commercial, office, and institutional development that is key to our economic development efforts. For these reasons, the Town Manager and staff are recommending additional credits beyond what normally is provided for such projects, at a future time and once certain conditions are met. Following is a brief summary of the terms of the agreement:

- Sewer capacity fees to be credited for oversizing of pump station, force main, and gravity lines based upon construction costs and not to exceed to \$189,515; This is the typical amount that is offered to a developer- to pay a developer for increased costs for a larger infrastructure.
- Sewer capacity fees to be credited in a maximum amount not to exceed \$356,655 once additional development generating this amount of fees occurs (lesser amount if less is generated); in the event three years passes without sufficient development to generate the equivalent amount, the credit amount will be reduced to match amount of sewer capacity replacement fees and pump station fees in lieu collected to date. This is the additional amount that is recommended by staff. It compensates the Developer for up to half of the costs of the pump station (less the amount he was paid under the previous paragraph) if other development occurs in the basin and the town collects a fee in lieu amount from the subsequent development.
- Sewer capacity fees to be credited in the amount of \$185,865.80 for oversizing of a gravity sewer main installed to serve upstream properties.
- Total proposed credits will not exceed (and may be less than) \$732,035.80

Ms. Sudano said that periodically the Town Council enters into Infrastructure Reimbursement Agreements for the purpose of reimbursing developers for oversized infrastructure to serve additional surrounding or upstream growth. Through these agreements, the Town is able to build a properly sized infrastructure network that supports its goal of managed growth, and even encourages development in the places and manner that is most desired. In this case, this agreement will accomplish both of these things.

Action: The Council approved a motion to enter an Infrastructure Reimbursement Agreement with the developers of the Vaughan tract for the oversizing of a pump station and gravity sewer lines.

Motion by: Sack

Second by: Cobb

Vote: Unanimous.

9. Other Business: Mayor Sears announced the upcoming rabies vaccination clinic; he reminded citizens to control speeds and to observe pedestrian crosswalks; Councilman Dickson complimented the communications staff for their efforts; Councilwoman Lee complimented Parks and Recreation staff for effective shuffling of schedules during winter weather.

10. Manager's Report: Mr. Simmons reported on a number of key dates and programs.

11. Closed Session: None.

12. Adjournment: There being no further business for the evening, the March 18, 2014 meeting of the Holly Springs Town Council was adjourned following a motion by Councilman Sack, a second by Councilman Cobb and a unanimous vote.

Respectfully Submitted on Tuesday, April 15, 2014.

— *Joni Powell* —
Jc
Tc
Ac

the minutes follow and are a part of the official record.

