



July 19, 2016

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, July 19, 2016 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 all five council members were present as the meeting opened.

Council Members Present: Mayor Sears, Councilmen James Cobb, Tom O'Brien and Hank Dickson and Councilwomen Linda Hunt-Williams and Cheri Lee.

Council Members Absent: None.

Staff Members Present: Charles Simmons, town manager; Daniel Weeks, assistant town manager; Joni Powell, town clerk, (recording the minutes); Linda Harper, deputy town clerk; Jeff Wilson, information technology director; Mary Hogan, finance director; Len Bradley, parks and recreation director; Adam Huffman, assistant parks and recreation director; Gina Clapp, planning and zoning director; Sean Ryan, planner; Matt Beard, planner; Kendra Parrish, director of engineering; Elizabeth Goodson, development review engineer; Leroy Smith, fire chief; Joe Harasti, fire education officer; Seann Byrd, water quality director; Jenny Mizelle, director of economic development; 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 July 19, 2016 meeting agenda was adopted with changes, if any, as listed below.

Changes: None.

Motion by: Cobb

Second by: Dickson

Vote: Unanimous

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 comments were recorded:

Laura Morandi of 5121 Linksland Drive, presented Mayor Sears with a coin of appreciation for his support in the "Wounded Warriors" Charity.

6a. Holly Springs Performers – Mr. Alan Rozen, director of Together on Center Stage and Encore Youth Productions, and Tami Davis, director of Impact Dancers and Starr and Company dance troupes, told Council members that their four groups of young people were ambassadors for Holly Springs during a recent trip to perform on the Disney World stage June 20-23.

Mr. Rozen said the groups submitted videos of their performances, and they were invited to participate. All four of these groups rehearse at Holly Springs Cultural Center. Mr. Rozen said the 28 dancers and singers were all awesome in their singing and dancing show. He reported a large audience watched them, and he said the young people really enjoyed the experience and represented Holly Springs well.

Mayor Sears presented the group directors with Certificates of Recognition for their groups' efforts. Additionally, he presented each member with a special small imprinted gift.

Action: None.

7a. Ting Update – This item was removed from the agenda as Ting company representatives were not able to attend the meeting due to travel issues. The Ting group had planned to include Adam Eisner, vice president of Ting Internet, and Monica Webb to the Council for an update of Ting's progress.

Action: None.

7b. Fire Department Services and Waiver of Fees – Mr. Harasti and Chief Smith gave a brief presentation to bring awareness of services available through the department and the production of public service announcements and media presentations that are planned.

Ms. Linda Carlquist related to the Council how she and her family saw an ad in *The Springs* monthly newsletter about how to contact the Holly Springs Fire Department to have smoke detectors in their home tested. She said she arrived home one evening to find several firefighters at her home ready to check the smoke detectors. During the process, the firefighters discovered that she was hearing impaired. They connected her with services that provided her with her first-ever hearing aid and telephones for the hearing impaired. Mr. Harasti added that the fire department provided her with a free smoke alarm for those with hearing impairment... it emits a low-pitched alarm and shakes the bed violently so that a resident can be awakened if a fire breaks out in the home in the middle of the night.

He stressed that the fire department P.R.I.D.E.S. itself on providing a wide range of services to the community.

Chief Smith then related a similar story in which local fire fighters conducting smoke alarm testing realized that a local family had a special need for a little girl.

Chief Smith said the "Seniors With an Attitude and Tools (SWAT) have agreed to build a wheelchair ramp for the little girl so she can have access to her home. She is six years old, and family members would have to lift her from her chair and carry her into the home. The ramp would make it so much easier for the family and for the little girl, Chief Smith said.

Construction will be done by SWAT with all materials either donated or purchased with donations. Project volunteers are asking that all Town fees that would apply be waived.

Action: The Council approved a motion to waive all town fees that would apply for the construction of a wheelchair access ramp for a Holly Springs resident.

Motion by: Cobb

Second by: Dickson

Vote: Unanimous

8a. Continue Public Hearing: Annexation Ordinance A15-05 – Ms. Clapp said a public hearing was advertised and held on Dec. 15, 2015 for a voluntary annexation request for approximately 47.5 +/- acres located along Grigsby Avenue. The property owner is Betty S. Waller, Trustee Howard Odell Strother Trust. The owner's representative requested to delay the annexation of the property be considered along with the subdivision plans; however, the subdivision plan review process has extended longer than anticipated.

She said because the subdivision plan review continues, staff recommends opening and then continuing the hearing when the subdivision plan moves forward.

With that explanation completed, Mayor Sears the public hearing is opened for public input. The following input was recorded: None.

There being no input, the public hearing was continued.

Action: The Council approved a motion to continue the public hearing until such time as the related subdivision plan is brought to Council.

Motion by: Lee

Second by: Cobb

Vote: Unanimous

8b. Public Hearing: Development Option Plan Petition #16-DO-02, The Townes on Main – Mr. Ryan said the Town has received a request for an infill development options subdivision. This is the first project requesting approval under the new infill development options standards added to the Unified Development Ordinance in December 2015. Eight units (a combination of one, 2-family dwelling and six townhouse dwellings) are proposed with a total density of 15.23 units per acre. Under infill development options subdivision requirements, the developer has voluntarily agreed to provide certain architectural, site and public infrastructure in exchange for being able to use smaller minimum lot sizes, multi-family residential products, and higher density than a traditional R-8 subdivision.

He said this project previously was submitted to the Town Council for consideration on June 21. At the meeting, Town Council raised several concerns regarding the project and tabled the decision until this meeting. Concerns were raised regarding the intensity of the project, available parking, and overall issues with the architectural design of the project. Since the Town Council meeting, staff has met to discuss the issues raised by the Town Council and has also reached out to the project engineer with suggested modifications.

Staff would like to provide the following information in response to issues raised by the Town Council:

1. Density/intensity of the development: While the project appears to be quite dense the density of this project is akin to all townhome projects, except that this is only two buildings instead of an entire development where amenity centers, perimeter landscape yards and stormwater lowers the overall density of the project. Once this project is built and adjacent parcels begin to redevelop, this project will blend in and be a part of the urban fabric and traditional downtown that we all have envisioned. For a comparable example – Main Street Square Element G is a townhome project currently under construction will feature similar density (14.58 units per acre) and a 3-story product with front building setbacks less than five feet.
2. Parking: The plan is providing close to twice the required amount of parking. Each unit is required to have two parking spaces plus an additional 10% for the project for guest parking (1.6 spaces or 2 full spaces). Each unit has a 2-car garage and a two-car-wide driveway with a minimum depth of 25 feet allowing for an additional 2-3 vehicles depending on type of vehicles parked and parking configuration. This plan is also showing 2 on-street parking spaces on W. Elm Street. A total of 18 spaces is required and 34 spaces are being provided. This plan provides more parking than is available in some neighborhoods with single-car garages and single car driveways where the HOA does not allow for on-street parking. Those neighborhoods remain viable and residents do have guests over to their homes and have figured out how to accommodate the necessary parking for these guests. In addition, additional on-street parking will be available along W. Elm Street as the downtown area continues to redevelop.

Architectural design: The proposed project meets the minimum requirements, however, since the developer has requested to receive Downtown Development Investment policy assistance, staff has reached out to the project developer with suggested modifications to the building elevations to achieve the the Town's vision and goal for a more traditional downtown façade with greater design variation between the units. Attached is a very preliminary sketch showing that the developer is willing to utilize brick, however more refined elevations will be provided before or at the meeting for consideration that will show a more diversified unit design and multiple building colors to create the appearance of individual row homes that is more urban in design and keeping with the Village District Area Plan goals for Main Street.

The applicant addressed the Council to provide more detail into the design of housing product that is being planned.

With that explanation completed, Mayor Sears the public hearing is opened for public input. The following input was recorded: None.

There being no further input, 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 #16-DO-02 for The Townes on Main to allow for infill development options to be used in the R-8 residential zoning district as submitted by BBM Associates, Inc., Project Number CBI010.000, dated 05/09/2016.

A petition for waiver of regulations of UDO Section 2.05: R-8 Residential District to allow for the use of infill development options may be granted only upon the presentation of sufficient evidence to enable a written determination that:

- a. The use of area properties will not be adversely affected;
- b. The proposed development is appropriate to the site and its surroundings;
- c. The proposed development is consistent with the policy statements of the Comprehensive Plan;
- d. The proposed development is consistent with the intent and purpose of this UDO; and
- e. The proposed development will enhance or preserve the natural and/or environmental features on the property, utilize sustainable building and construction practices, and sustainable water efficiency standards;

Motion by: Dickson

Second by: O'Brien

Vote: Unanimous

A copy of the waiver of regulations are attached to these minutes.

Action #2: The Council, having made findings of fact that the petition meets the requirements to be granted a development options waiver, motion to approve Development Options Plan #16-DO-02 for The Townes on Main as submitted by BBM Associates, Inc., Project Number CBI010.000, dated 05/09/2016 with the following conditions:

1. Runoff from the site must be directed to the storm drainage system.
2. Prior to 1st construction drawing submittal:
 - a. Decorative light fixtures and street signs consistent with the Village District Area Plan and ED&CS shall be required and shown on construction drawings.
 - b. Offsite right-of-way must be dedicated for this project for tapers that extend past property line where Right of Way is not already existing.
 - c. Provide Stamped approval from the post master of CMU Location.

Motion by: Williams

Second by: Cobb

Vote: Unanimous

8c. Public Hearing: Annexation Ordinance A16-01 – Ms. Clapp said the Town has received a petition for voluntary annexation of approximately 2.03 +/- acres located along Piney-Grove Wilbon Road. The property owners are Steve Scarabin and Sandra Scarabin, and the property is contiguous with city limits.

The petition meets all the statutory requirements for annexations.

With that explanation completed, Mayor Sears opened the public hearing. The following input was recorded: None.

There being no input, the public hearing was closed.

Action: The Council approved a motion to adopt Annexation Ordinance A16-01, annexing 2.03 +/- acres owned by Steve Scarabin and Sandra Scarabin, and more particularly described as Wake County Pin's: 0648.75-2333, into the corporate limits of the Town of Holly Springs.

Motion by: Dickson

Second by: Cobb

Vote: Unanimous

A copy of Annexation Ordinance 16-01 is attached to these minutes.

8d. Public Hearing: 16-UDO-02 United Development Ordinance Amendment – Mr. Ryan said the Town has received a request for a Unified Development Ordinance text amendment to the Local Business zoning district to allow self-storage (mini-warehouse buildings) by Special Exception Use. A special exception use is a permitted use within a specific zoning district that may not necessarily fit in with the surrounding areas and uses and is subject to further review. Applicants requesting a special exception use must be able to demonstrate that all required findings of fact are being met during a public hearing in front of the Town Council.

He said the Local Business zoning district was established to create pedestrian-friendly environments for the provision of a full range of convenience goods and services, which are necessary to meet the daily needs of nearby residential neighborhoods. Permitted uses within the LB Districts are regulated in character to assure harmonious development with the nearby residential districts served and are limited in size and scale to promote pedestrian access.

The self-storage mini-warehouse use is permitted by Special Exception Use in the Business & Technology zoning district. The BT Districts are established to provide for the development of office/warehouse, warehouse/distribution, wholesale and assembly business establishments which are: clean, quiet, free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare; and, operated entirely within enclosed structures. The BT District is also intended to function as a transitional district between the more intense industrial districts and other less intense commercial / mixed use districts and is mainly found in the Business Park.

Representing the applicant, attorney John Adcock of Fuquay-Varina addressed the Council to request that no action be taken on the request for 30 days.

With that explanation completed, Mayor Sears opened the public hearing. The following input was recorded: None.

There being no input, the public hearing was closed.

Action #1: The Council approved a motion to defer action on an ordinance amendment that would modify the text of UDO Section 3.02: Local Business, to add as a Special Exception Use self-storage mini-warehouses.

Motion by: Williams

Second by: Cobb

Vote: Unanimous

8e. Public Hearing: Special Exception Use Petition 16-SEU-01, 116 Collins Street - Mr. Ryan said a Special Exception Use is a permitted use within a specific zoning district that may not necessarily fit in with the surrounding areas and uses and is subject to further review. Applicants requesting a special exception use must demonstrate that all required findings of fact are being met. The Town Council, through the public hearing and sworn testimony, must make findings that these facts will be met and/or adhered to as part of the motion. If the Town Council determines that a fact cannot be met or adhered to, then the special exception should be denied.

He said in December 2015, the Town Council adopted an amendment to the Unified Development Ordinance regarding future land uses and appropriate residential densities in the Town's Village District. The Department of Planning & Zoning is gearing up for an update to the Town's Village District Area Plan and preparing an implementation program to bolster development interest and to align development proposals with the Town's plan for the area. During this evaluation period, all new single-family homes in the R-10 and R-15 residential zoning districts are required to obtain approval through the special exception use process so that the development of that parcel can be evaluated through the special exception use findings of fact to ensure that it is appropriate for the neighborhood.

The applicant is requesting special exception use approval for one single-family dwelling located at 116 Collins Street. Since the parcel is zoned R-15 Residential and is located within the boundaries of the Village District Area Plan, a special exception use is required to evaluate the appropriateness of a single-family home in this location.

The applicant also is asking that Condition 3b not be applied, requiring them to provide a payment in lieu of construction of sidewalk.

With that explanation completed, Mayor Sears opened the public hearing. The following testimony and evidence was submitted by those who had been administered the oath by the deputy town clerk:

Paela Pani, owner of 116 Collins Street-- Ms. Pani addressed the Council to explain why she feels paying a fee-in-lieu of construction of a sidewalk should not be required. She said it would be premature to collect this fee since there is no plan to build the sidewalk; the sidewalk should be on the other side of the street to avoid water and sewer lines; and houses on the other side of Collins Street did not pay a payment-in-lieu.

Amon Atwater, 412 Holly Springs Road – Mr. Atwater had questions since he owns adjacent property. He asked if he would be required to remove his house and build a house of equal size and style. Staff and Council members assured Mr. Atwater that the petition would not require anything of him or his property.

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

Mayor Sears asked what options there would be. Mr. Simmons said the Town could use the assessment procedure in the future. If and when the sidewalk is to be constructed, all the homeowners could share in the cost.

After much discussion, the Council agreed that it was probably unreasonable to require a fee in lieu of construction of a sidewalk that will likely be built one day but that has not yet been designed, planned or funded.

Members agreed that the sidewalk assessment process could be implemented in the future if and when the sidewalk is constructed.

Councilman Dickson said he felt the homeowner should have to pay the fee since all developers of property have to pay the fee, and all other homebuyers pay the fee as part of the purchase price of their home.

Action #1: The Council approved a motion to make and accept the findings of fact as submitted by the petitioner to be recorded in the minutes for Special Exception Use Petition #16-SEU-01 as specified in Unified Development Ordinance Section 2.03 R-15 Residential District to allow for a single-family dwelling within the adopted Village District Area Plan boundary as indicated in the Comprehensive Plan, in the R-15 District at the property located at 116 Collins Street, Wake County PIN 0659024966, as submitted by Timeless Properties.

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: O'Brien

Second by: Williams

Vote: Unanimous.

A copy of Special Exception Use Application 16-SEU-01 addressing the findings is attached to these minutes.

Action #2: The Council did not approve motion to approve Special Exception Use #16-SEU-01 as specified in Unified Development Ordinance Section 2.03 R-15 Residential District to allow for a single-family dwelling within the adopted Village District Area Plan boundary as indicated in the Comprehensive Plan, in the R-15 District at the property located at 116 Collins Street, Wake County PIN 0659024966, as submitted by Timeless Properties, LLC with the following conditions (to include 3b as originally presented by staff):

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 16-SEU-01.
2. Minor modifications to the height, bulk, orientation of the structure on the lot, and the location of the structure on the lot may be authorized by the Director of Planning & Zoning. If the Director determines that the proposed minor modifications are of such a nature as to adversely impact the purpose or intent of this approval, the petitioner shall be required to file a new petition for Special Exception Use approval
3. Prior to issuance of Building Permit, the following must be completed:
 - a. Right-of-way dedication will be required with the building permit for this house.
 - b. A fee-in-lieu for the sidewalk that will be required along the frontage of the lot. A cost estimate shall be submitted for review and approval to determine this amount.

Motion by: Williams

Second by: Dickson

Vote: The motion failed to carry, following a 4-1 vote. Councilman Dickson voted for the motion. Council members Williams, Cobb, Lee and O'Brien voted against.

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 #16-SEU-01 as specified in Unified Development Ordinance Section 2.03 R-15 Residential District to allow for a single-family dwelling within the adopted Village District Area Plan boundary as indicated in the Comprehensive Plan, in the R-15 District at the property located at 116 Collins Street, Wake County PIN 0659024966, as submitted by Timeless Properties, LLC with the following conditions (to include 3b as amended):

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 16-SEU-01.
2. Minor modifications to the height, bulk, orientation of the structure on the lot, and the location of the structure on the lot may be authorized by the Director of Planning & Zoning. If the Director determines that the proposed minor modifications are of such a nature as to adversely

impact the purpose or intent of this approval, the petitioner shall be required to file a new petition for Special Exception Use approval

3. Prior to issuance of Building Permit, the following must be completed:
 - a. Right-of-way dedication will be required with the building permit for this house.
 - b. Owner agrees to participate in the future if and when the Town initiates the assessment process to build sidewalk on Collins Street.

Motion by: Cobb

Second by: Lee

Vote: The motion carried, following a 4-1 vote. Council members Williams, Cobb, Lee and O'Brien voted for the motion. Councilman Dickson voted against the motion.

8f. Public Hearing: Special Exception Use Petition 16-SEU-02, 250 Premier Drive - Mr. Beard said a Special Exception Use is a permitted use within a specific zoning district that may not necessarily fit in with the surrounding areas and uses and is subject to further review. Applicants requesting a special exception use must demonstrate that all required findings of fact are being met. The Town Council, through the public hearing and sworn testimony, must make findings that these facts will be met and/or adhered to as part of the motion. If the Town Council determines that a fact cannot be met or adhered to, then the special exception should be denied.

The applicant is requesting special exception use approval for an athletic training facility located at 250 Premier Drive. Since the property is zoned RT Research & Technology, a special exception use is required to evaluate the appropriateness of an athletic training facility at this location.

With that explanation completed, Mayor Sears opened the public hearing. The following testimony and evidence was submitted by those who had been administered the oath by the deputy town clerk:

Erika Lyons, Cary – Ms. Lyons is the applicant and addressed the Council to explain the type of business KAT Volleyball is.

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

Action #1: The Council approved a motion to make and accept the findings of fact as submitted by the petitioner to be recorded in the minutes for Special Exception Use Petition #16-SEU-02 as specified in Unified Development Ordinance Section 4.02 RT Research & Technology to allow an athletic training facility within the RT District at the property located at 250 Premier Drive, Wake County PIN 0649128266, as submitted by Erika Lyons.

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: Lee

Second by: Cobb

Vote: Unanimous.

A copy of Special Exception Use Application 16-SEU-02 addressing the findings 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 #16-SEU-02 as specified in Unified Development Ordinance Section 4.02 RT Research & Technology to allow an athletic training facility within the RT District at the property located at 250 Premier Drive, Wake County PIN 0649128266, as submitted by Erika Lyons with the following condition:

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 16-SEU-02.

Motion by: Cobb

Second by: Dickson

Vote: Unanimous.

8g. Public Hearing: Downtown Development Investment Reimbursement – Ms. Mizelle said upon a recommendation from the Downtown Development Investment Committee, the Town Manager is recommending an expenditure of \$2,325 to reimburse David Bryan PA for development and permit fees he paid toward the renovation of the former Fidelity Bank building.

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

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

Action: The Council approved a motion to enter downtown development incentive agreement in the amount of \$2,325 with David Bryan, PA, for development and permit fees.

Motion by: Dickson

Second by: O'Brien

Vote: Unanimous

At this time, individual Council members expressed their appreciation, admiration and best wishes to Ms. Mizelle who is retiring after 20 years with the Town of Holly Springs.

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

- 9a. Minutes – The Council approved the minutes of the Council's regular meeting June 7, 2016.

9b. Monthly Budget Report – The Council received the monthly report of budget amendments approved by the town manager. *A copy of the budget amendment report is attached to these minutes.*

9c. Budget Amendment, \$13,842 - The Council adopted amendment to the FY 2016-17 budget in the amount of \$13,842 for a truck bed. *A copy of the budget amendment is attached to these minutes.*

9d. Budget Amendment, \$18,975- The Council adopted an amendment to the FY 2016-2017 budget in the amount of \$18,975 to cover the costs of fire department consulting. *A copy of the budget amendment is attached to these minutes.*

9e. Gymnasium Space and Land Needs Analysis – The Council approved to enter a professional services agreement with Freese and Nichols, Inc., in the amount of \$15,000 for a gymnasium space and land needs analysis.

9f. Ting Lease Excess Fiber Capacity Agreement – The Council accepted a proposal to lease excess fiber capacity as submitted by Ting with rates set for a five-year rate lock.

9g. Budget Amendment, \$200,000 – The Council authorized an amendment to the FY 2016-2017 budget in the amount of \$200,000 to cover the costs of extending the fiber optic network along Avent Ferry Road to connect to a pump station. *A copy of the budget amendment is attached to these minutes.*

9h. Resolution 16-20 – The Council adopted Resolution 16-20 declaring certain surplused personal property to be retained and used by the Town. *A copy of Resolution 16-20 is attached to these minutes.*

9i. Resolution 16-21 – The Council adopted Resolution 16-21 authorizing the continuation of the Governor’s Highway Safety Program grant supporting the traffic safety unit. *A copy of Resolution 16-21 is attached to these minutes.*

9j. Parks and Recreation Fee Schedule Corrections – The Council approved Parks and Recreation fee schedule corrections.

9k. Industrial Development Incentive Policy – The Council approved amendments to the Town’s Industrial Development Incentive Policy to take into account utility rate adjustments.

9l. Resolution 16-22 – The Council adopted Resolution 16-22 declaring certain personal property to be surplus to the needs of the Town. *A copy of Resolution 16-22 is attached to these minutes.*

9m. Resolution 16-23 – The Council adopted Resolution 16-23 declaring certain personal property to be surplus to the needs of the Town. *A copy of Resolution 16-23 is attached to these minutes.*

10. Other Business: None that resulted in Council action.

11. Manager’s Report: None that resulted in Council action.

12. Closed Session: None.

13. Adjournment: There being no further business for the evening, the July 19, 2016 meeting of the Holly Springs Town Council was adjourned.

Respectfully Submitted on Tuesday, August 2, 2016.



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minutes follow and are a part of the official record.