



August 16, 2011

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, Aug. 16, 2011 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 Jimmy Cobb, Parrish Womble, Tim Sack and Chet VanFossen and Councilwoman Linda Hunt Williams

Council Members Absent: None.

Staff Members Present: Chuck Simmons, assistant town manager; John Schifano, town attorney; Joni Powell, town clerk (recording the minutes); Linda Harper, deputy town clerk; Len Bradley, director of parks and recreation; Gina Clapp, planning and zoning director; Mark Zawadski, planner I; Laura Powell, planner I; Daniel Weeks, project analyst; Elizabeth Goodson, development review engineer; John Herring, police chief; Jenny Mizelle, economic development director; Stephanie Sudano, director of engineering; Aaron Levitz, engineering project coordinator; Kendra Parrish, senior engineer; Jeff Wilson, information technology director; Niki Litts, communications specialist; and Drew Holland, finance director.

2 and 3. The Pledge of Allegiance was recited, and the meeting opened with an invocation by Bishop Mark Savoldi of the Church of Jesus Christ of Latter Day Saints.

4. Agenda Adjustment: The Aug. 16, 2011 meeting agenda was adopted with changes, if any, as listed below.

Motion By: Sack

Second By: VanFossen

Vote: Unanimous

Items added to Agenda: None.

Items removed from Consent Agenda: None.

Items removed from the 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: None.

6a. Grigsby Avenue Sidewalk – Charles and Christine Kelly, 201 Grigsby Ave., addressed the Council about the Grigsby Avenue sidewalk project and their concerns about its impact on their property. The Kellys own the large historical house at Grigsby and Raleigh Street.

Condemnation proceedings have begun to obtain sidewalk easement.

The Kellys would like to propose an alternative sidewalk plan that supports the goal of keeping the sidewalk away from the church wall but also support their goals and addresses their

concerns. The Kellys' proposal is to continue the sidewalk along Raleigh Street past the stop sign, shifting the crosswalk to be on the other side of Grigsby. Then position the sidewalk in the easement of the empty lot across the street from the Kellys' house, continuing until past their driveway. At that point, provide a crossing to the Kellys' side of the street, past their driveway and continue the sidewalk on their property per the current town plan.

This plan, they said, would address many issues which they believe will benefit them and additionally help the residents of Holly Springs: keep the sidewalk traffic away from their house; preserve a tree in front of the house; improve the walking experience to the Hunt Center because the Kellys also want the Town to clean up the empty lot across from their house; and eliminate the need for the town to work around obstacles on their property like moving the water main, removing the tree, improving the drainage in the ditch in front of the house, compensate for the sidewalk crossing the driveway and removing an MV marker at the corner of the lot.

The Kellys said moving forward with the existing sidewalk plan creates the following concerns for them: the ditch in the corner of the lot has a drainage problem that will endanger the safety of pedestrians using the walk; the maintenance of the ditches will be much harder with the current town plan because the location of the sidewalk will reduce the area that grass can be cut using the lawn mower and a larger area will need to be weed wacked by hand at the Kellys' time and expense; and the Kellys recently experienced extensive damage due to the tornado in April causing them to lose a very large tree in the front yard, and the town's plan would require the removal of another tree.

Lastly, the Kellys expressed concerns with how this proposal has transpired. They said they believe the town laid plans without their knowing the sidewalk alignment because all preliminary meetings referred to the alignment as "potential" and "proposed." The next thing they knew, they said, the Town was asking for their property without opportunity to discuss their concerns.

They added that they hoped the Town Council would consider their new proposal.

Ms. Parrish said the Kelly plan would create two street crossings instead of one, which would not be ideal, especially because it would be a mid-block crossing. To change the plan now would cause the Town to lose its federal grant funding and the Town would have to spend local funds to complete the project.

Council discussed some of the difficulties in the project, including mid-block crossings, impact to the tree, storm water drainage and the impact to properties overall when sidewalk is being installed.

Ideally, sidewalk is designed along one side only of a street, but in this case, it has to cross at least once or it would cut through either the church property or the Jones home. The added difficulty is losing the grant funds, amounting to \$94,000.

Councilman VanFossen said the Council is between a rock and a hard place because none of them would say to Holly Springs taxpayers that they have to come up with the shortfall in losing the grant. At the same time, he understands how the Kellys feel.

The Council also asked the Kellys to address their comments regarding their dealings with the Town. Basically, the Kellys said, the project started a year ago and they had voiced concerns then that the sidewalk be moved and the next thing they knew their easement was being acquired.

Council members agreed how difficult the decision was going to be in any case.

Mayor Sears said he did not feel the Council could make a decision to change the plan because of the potential for losing the grant; however, he said – and Councilman VanFossen agreed – that staff should take another look at trying to construct the sidewalk without removing or damaging the tree.

Ms. Parrish said the Town has an arborist on retainer for another project who could be consulted.

Consensus: Council consensus was that the project resume as designed with efforts made to save the tree and improve drainage.

Action: At this time, the Council recused Councilman VanFossen from the meeting due to his financial considerations involving the subject property of agenda item 7a.

Motion By: Sack

Second By: Cobb

Vote: Unanimous

7a. Public Hearing: Annexation A11-03 – The Town has received a petition for voluntary annexation of approximately .81 acres located at 928 N. Main Street. The property owner is Stalvey Properties, LLC.

The petition meets all the statutory requirements for annexation.

With that explanation completed, Mayor Sears opened the public hearing to accept input. The following comments were recorded: None.

There being no comments, the public hearing was closed.

Action: The Council approved a motion to adopt Annexation Ordinance A11-03 annexing approximately .81 acres owned by Stalvey Properties, and more particularly described as Wake County PIN: 0649.02-86-9655, into the corporate limits of the Town of Holly Springs.

Motion By: Womble

Second By: Cobb

Vote: Unanimous

A copy of Annexation Ordinance A11-03 is incorporated into these minutes as addenda pages.

At this time, the Council readmitted Councilman VanFossen into the meeting.

Motion By: Sack

Second By: Cobb

Vote: Unanimous

7b. Public Hearing: Comprehensive Plan Amendment 11-CPA-02 – Ms. Laura Powell said the Town has received a Comprehensive Plan Amendment request to change the future land use designation of the subject parcels on Avent Ferry Road near Cotten Lane from Residential to Community Commercial as specified in the Village District Area Plan.

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

George Smith, 229 Stonehedge Ct. – Mr. Smith explained that the petitioner wants to provide office space in the vicinity of Rex Healthcare. He noted that there are not a lot of small properties available for the development of medical offices, and these would be ideal.

He added that the petitioner is proposing conditions on the zoning and that plans are for low-volume professional uses that would complement the Rex development.

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

Action: The Council approved a motion to adopt Resolution 11-29 to approve and enact Comprehensive Plan Amendment #11-CPA-02 amending the Village District Area Plan future land use designation of 2.6 acres of Wake County PINs # 0648895865, 0648893975, 0648894606 and 0648894763 from Residential designation to Community Commercial as submitted by George Smith.

Motion By: VanFossen

Second By: Womble

Vote: Unanimous

A copy of Resolution 11-29 is incorporated into these minutes as addenda pages.

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7c. Public Hearing: Rezoning Petition 11-REZ-06 – Ms. Laura Powell said town staff has received a request to rezone four parcels totaling approximately 2.6 acres from R-15: Residential to LB-CU: Local Business Conditional Use. The subject parcels are located along Avent Ferry Road between GB Alford Highway and Elm Street.

With that explanation completed, Mayor Sears opened the public hearing to accept input. The following comments were recorded: None.

There being no comments, the public hearing was closed.

Action #1: The Council approved a motion to accept the following statement as true: *“The requested zone map change from R-15 to LB-CU is consistent with Vision Holly Springs: Comprehensive Plan since the plan designates this area for small scale commercial uses.”*

Motion By: VanFossen

Second By: Cobb

Vote: Unanimous

Action #2: The Council approved a motion to adopt Ordinance 11-REZ-06 to change the zoning of approximately 2.6 acres of Wake County PINs# 0648895865, 0648893975, 0648894606 and 0648894763 from R-15: Residential to LB-CU: Local Business Conditional Use as submitted by George Smith with the following conditions offered by the petitioner:

A. The following uses, otherwise permitted in the LB zoning district (pursuant to Section 3.02 of the Town of Holly Springs Unified Development Ordinance), shall be prohibited upon the property:

1. Automotive sales, service or repair, or automotive parts sales;
2. Neighborhood recycling collection point;
3. Arcade;
4. Convenience store;
5. Bar or tavern, or liquor store;
6. Drive-in restaurant or drive-through restaurant;
7. Mortuary, funeral home or crematory;
8. Quick-change oil facility.

B. Landscape Provisions

1. IF this property has a common border with a single-family residential property, and IF this property is developed for commercial use, then a condition of development shall be that this property must have landscape screening along the residential border that meets the requirements of a C-75 planting buffer, as described in Section 7.01 of the Town of Holly Springs Unified Development Ordinance.

2. IF the property along Cotten Lane is developed for commercial use, an A-50 landscape standard shall be utilized as described in Section 7.01 of the Town of Holly Springs Unified Development Ordinance.

Motion By: VanFossen

Second By: Womble

Vote: Unanimous

A copy of Ordinance 11-REZ-06 is incorporated into these minutes as addendum pages.

7d. Public Hearing: Special Exception Use Petition 11-SEU-04 – Ms. L. Powell said the Town has received a Special Exception Use request for a private recreation center for the existing Forest Springs subdivision. The recreation center proposal includes a swimming pool, pool house, tot lot and the associated required parking.

With that explanation completed, Mayor Sears opened the public hearing to accept sworn testimony. The following testimony was recorded under oath administered by the Deputy 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 #11-SEU-04 for Forest Springs Recreation Center to allow for private recreation at the property located at 4325 Old Holly Springs Apex Road, Wake County PIN 0649282434.

Special Exception Use Findings of Fact:

A special exception use may be granted only 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: Cobb

Second By: Womble

Vote: Unanimous

A copy of Special Exception Use Petition 11-SEU-04 addressing the findings of fact is incorporated into these minutes as addenda pages.

Action #2: Having made findings of fact that the project meets the requirements to be granted a Special Exception Use, the Council approved a motion to approve Special Exception Use Petition #11-SEU-04 for Forest Springs Recreation Center as submitted by Spaulding & Norris, PA, project number 517-04, dated Revised 7/11/11 with the following conditions:

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1. All previous approval conditions for *Forest Springs Development Plan (04-DP-06)* will apply to this plan as well.
2. Prior to construction drawing submittal the following items need to be addressed or provided with the 1st construction drawing:
 - a. A recorded plat showing the property boundary. Note that all grading and improvements must be within the boundary of the lot or offsite easements obtained.
 - b. It appears that the proposed grading will obstruct access to the existing sewer easement. Staff will need additional cross-section information between manholes 8 and 9 to verify grading will allow access for maintenance equipment to the sewer line. Please note that if changes in grading require a retaining wall, all requirements for retaining walls will need to be met.
 - c. The sewer easement will need to be revised and recorded to reflect a 30' sewer easement where additional grading has been added and the cover is greater than 20'.
3. A fee-in-lieu of upgrade will be required for this project for the Pump Station and/or Force Main.

Motion By: Cobb

Second By: Womble

Vote: Unanimous

7e. Public Hearing: Development Plan Amendment 04-DP-06-A01 – Ms. L. Powell said this plan originally was approved in 2005, the Forest Springs subdivision chose to take advantage of design flexibility found in the Unified Development Ordinance, Development Options. This option in the UDO was designed to provide developers with an opportunity to be more creative with their development without going through the Planned Unit Development process. The incentives allow for a specified reduction in the minimum lot size, lot width, and the front and side setbacks, and potential additional density with the utilization of townhomes in a single-family zoning district, provided that certain additional development requirements and architectural and design features are furnished.

She said it is those design features that the current amendment submitted for consideration, seeks to amend. Specifically, the amendment seeks to modify the approved townhome elevations to allow for the use of vinyl siding (instead of the originally approved fiber-cement siding) because multi-family in Development Options must follow R-MF-15 which prohibits vinyl. A waiver request for relief of this requirement accompanies this amendment.

Ms. Powell noted that the single-family homes in the development are allowed to have vinyl siding, and the request is for the townhome portion of development.

Joe Orsak, planning board – Mr. Orsak, a member of the planning board, addressed the Council to say he voted for the developer but he is cognizant of the danger of the precedent that would be set by it.

Tom Hughes, planning board – Mr. Hughes, a member of the planning board, addressed the Council to say he voted against the request because of the precedent it would set and because he is not sure that concerns about the economy constitutes “unusual” or “unnecessary” hardship as required by the UDO. He asked if that would be enough to allow the Town to depart from the UDO. If so, he said, all developments would ask for the same thing and he believes the Council would find itself re-writing its UDO in the process.

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

Tom Spaulding, 972 Trinity Road – Mr. Spaulding, representing the developer, addressed the Council to speak in favor of the waiver and to show illustrations of how the finished product would appear.

Mr. Spaulding pointed out the developers have made a lot of investment into the community and into the development, including a new recreational center and swimming pool and the extension of utility lines, including reuse water lines.

He noted that the development is bordered on one side by a powerline easement to the south; a high-pressure gas line and power substation to the north; the closed BFI landfill property to the west; and the Forest Springs development itself with homes with vinyl siding to the east.

The multi-family portion of the development in question is blocked from view from Holly Springs Road by additional landscaping that will be required and a 10-foot berm.

Because the change would impact no one but the development itself, Mr. Spaulding said he would think a waiver to allow vinyl siding would be appropriate.

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

Councilman Sack said the growing development is on property that has issues and he feels the developers have done a good job improving the property.

Councilman VanFossen said there would be no precedent set because vinyl siding is no longer allowed on single-family homes. While he does not like vinyl siding, he would not buy in that development, but he knows there are those who would.

He said he would be hard pressed to say it would not be allowed but that it is allowed 50 feet away.

Councilwoman Williams agreed with Councilman VanFossen and said that this property was unique.

Councilman Sack said he did not like vinyl siding.

Action #1: The Council approved a motion to make and accept the findings of fact to be recorded in the minutes for a waiver of regulations of UDO Section 2.07, D., 2. a. Building Design and Appearance Requirements for Development Plan Petition #04-DP-06-A01 for Forest Springs Major Amendment to allow vinyl siding on proposed townhomes as submitted by Tom Spaulding of Spaulding & Norris, PA., project Royal Oaks Forest Spring Townhomes, dated revised July 19, 2011.

Waiver of regulations of UDO findings of fact:

- 1) The proposed development represents an innovative use of building materials, site design features or landscaping which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Architectural and Site Design Requirements set forth in the R-MF-8/R-MF-15 District; or
- 2) The strict application of the terms of the Architectural and Site Design Requirements set forth in the R-MF-8/R-MF-15 District represents an unusual or unnecessary hardship when applied to the proposed development;
- 3) The proposed development is consistent with and compatible with other development located within the R-MF-8/R-MF-15 District and the surrounding area;
- 4) The proposed development is consistent with the intent and purpose of this UDO.

Motion By: VanFossen

Second By: Cobb

Vote: The motion carried, following a 4-1 vote. Councilmen Cobb, Womble and VanFossen and Councilwoman Williams voted for the motion. Councilman Sack voted against.

Action #2: Having made the necessary findings of fact, the Council approved a motion to approve a waiver of regulations of UDO Section 2.07, D., 2. a. Building Design and Appearance Requirements for Development Plan Petition #04-DP-06-A01 for Forest Springs Major Amendment to allow vinyl siding on proposed townhomes as submitted by Tom Spaulding of Spaulding & Norris, PA., project Royal Oaks Forest Spring Townhomes, dated revised July 19, 2011.

Motion By: VanFossen

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Second By: Cobb

Vote: The motion carried, following a 4-1 vote. Councilmen Cobb, Womble and VanFossen and Councilwoman Williams voted for the motion. Councilman Sack voted against.

Action #3: The Council approved a motion to approve Development Plan Amendment #04-DP-06-A01 for Forest Springs as submitted by Tom Spaulding of Spaulding & Norris, PA, project Royal Oaks Forest Spring Townhomes, revised July 19, 2011, with the following conditions:

1. All previously approved conditions shall apply.
2. For lots that are adjacent to Old Holly Springs Apex Road, the developer shall supplement the required thoroughfare buffer beyond the required type B-225 to a type C-225.

Motion By: VanFossen

Second By: Williams

Vote: The motion carried, following a 3-2 vote. Councilmen Womble and VanFossen and Councilwoman Williams voted for the motion. Councilmen Cobb and Sack voted against the motion.

7f. Public Hearing: Ordinance 11-07 – Mr. Zawadski said that these amendments are the second and final round of Town-initiated Unified Development Ordinance amendments for 2011.

This round of amendments includes:

- Sections 2.01-2.07 (All Residential zoning districts) Eliminate all “including but not limited to” in front of all permitted uses.
- Section 2.08 A.,3.,c. Remove patios from Patios, Decks, Gazebos-Patios are considered ground level improvements covered in Section 2.08, A.3.
- Section 2.08 B.3. Allow residential sales offices to be extended by applying for a UDO Permit annually for good cause shown.
- Section 2.08, B.6. Add performance standards for removal of sales offices.
- Section 3.03 Update primary uses, setbacks, and Architectural and Site Design requirements for the Town Village District.
- Section 3.07 Add requirements to allow for temporary non-seasonal sales outside a structure or building so long as stipulated performance standards are adhered to. Also adds requirements for temporary non-seasonal sales not contained within a structure or building.
- Section 3.08 Change applicability of architectural design standards to apply to all building additions.
- Section 4.05 Change applicability of architectural design standards to apply to all building additions.
- Section 7.01 Update TV:Town Village zoning district landscape requirements.
- Section 9.10 Special Exception Uses-Changes perimeter landscape regulations for SEUs to match Local Business requirements instead of residential.
- Section 11 Definitions: Add and update miscellaneous definitions.

With that explanation completed, Mayor Sears opened the public hearing to accept input. The following comments were recorded: None.

There being no comments, the public hearing was closed.

Action #1: The Council approved a motion to accept the following statement as true:
“The requested UDO Text Amendment is consistent with the Vision Holly Springs Comprehensive Plan Executive Summary ‘Using the Plan to Implement the Town’s Vision’ and ‘Adopting and Implementing the Plan.’”

Motion By: VanFossen

Second By: Womble

Vote: Unanimous

Action #2: The Council approved a motion to adopt Ordinance 11-07 approving and enacting UDO Text Amendments 11-UDO-03 to modify the text of UDO Sections 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 3.03, 3.07, 3.08, 4.05, 7.01 and 11.

Motion By: VanFossen

Second By: Cobb

Vote: Unanimous

A copy of Ordinance 11-07 is incorporated into these minutes as addenda pages.

8. 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 Councilwoman Williams and a unanimous vote. The following actions were affected:

8a. Minutes – The Council approved minutes of the Council 's regular and special meetings held June 21 and June 28, 2011.

8b. Wastewater Treatment Plant Contract Change Order #13 – The Council approved wastewater treatment plant construction contract change order No. 13, a final adjusting change order in the amount of \$22,865.

8c. Athletic Facilities Modular Restroom Unit - The Council approved purchase of a modular restroom unit for the Holly Grove Middle School and Holly Springs High School athletic facilities used by the town.

8d. ASCAP License Agreement - The Council approved to enter license agreement with the American Society of Composers, Authors and Publishers (ASCAP) for music performances at the Cultural Center.

9a. Mims Property Master Plan – Mr. Bradley said that on Aug. 11 and 12, the Town met with the firms of Withers and Ravenel, Haden-Stanziale and Alta Greenways Inc. for the purpose of selecting a company to lead the Town’s efforts in master planning the 17-acre Mims property.

After interviews, Mr. Bradley recommended that the Council enter a contract with Alta Greenways for \$50,393. He said much public input would be sought during the planning.

Councilman Womble noted that town-owned property located across the street from this property should be included. Mr. Bradley agreed.

Action: The Council approved a motion to award the Mims Property master plan project to Alta Greenways in a contract amount of \$50,393 and to adopt amendments to the FY 2011-12 budget in the amount of \$50,000 to cover the cost of the contract.

Motion By: Sack

Second By: Cobb

Vote: Unanimous

Copies of the budget amendments are incorporated into these pages as addenda pages.

9b. Cotten Lane Road Project – Ms. Parrish said that the Town was awarded Community Block Development Grant funds toward the construction of Cotten Lane, including public water and sewer lines. The project was bid, and four bids were received, and they are as follows:

Company:	Bid Amount:
Pacos Construction Co.	\$208,506.75

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Barnhill Contracting, Co. \$208,994.20
Triangle Grading & Paving \$239,669.00
Holmes Contracting Inc. \$350,000.00

Ms. Parrish said staff recommends that the Council enter a contract with Barnhill Contracting Co. in a contract amount of \$208,994.20.

Action: The Council approved a motion to award the Cotten Lane road project to Barnhill Contracting Company in the amount of \$208,994.20 and to authorize funds for construction in the amount of the contract plus a contingency, for a total of \$225,000.

Motion By: Womble

Second By: Cobb

Vote: Unanimous

Copies of the budget amendments are incorporated into these minutes as addenda pages.

10. Other Business: Councilman Womble asked if the timing of the streetlight at Holly Springs Road and Main Street could be examined. Ms. Parrish said yes, and she added that the light would be changed in the next few months to add a protected turn signal.

Councilman Womble said there are trees down on Town-owned property on Turner Street. Mr. Bradley said the trees came down during the tornado, and the Hunt Center contractor is going to remove them but hasn't yet. He said he would address the issue the next day.

Councilman VanFossen said he feels the Town's ordinances are written in such a way that everything is starting to look the same. He said he hoped changes could be made to improve architectural standards.

11. Manager's Report: Mr. Simmons reminded Council members of the hard hat tour at Rex Healthcare and the Aug. 30 candidate orientation. He thanked the town attorney for developing a town website for the holly springs parks and recreation bond referendum, hsparkbonds.info.

12. Closed Session: The Council approved a motion to enter into Closed Session, pursuant to NCGS 143-318.11(a)(5), to discuss a matter of personnel.

Motion By: Sack

Second By: VanFossen

Vote: Unanimous.

General Account Closed Session – Aug. 16, 2011

In Closed Session, the Council received a report regarding a personnel matter.

-- End of the General Account

No further action was taken in Closed Session other than the motion to return to Open Session.

13. Adjournment: There being no further business for the evening, the Aug. 16, 2011 meeting of the Holly Springs Town Council was adjourned.

Respectfully Submitted on Tuesday, Sept. 6, 2011.



Joni Powell, MMC, Town Clerk

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

