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**MINUTES**

The Holly Springs Town Council met in a workshop session on Tuesday, June 9, 2020 at the Holly Springs Law Enforcement Center and via video conferencing. Mayor Sears presided, calling the meeting to order at 6:00 p.m. A quorum was established as the mayor and five councilmembers were present as the meeting opened.

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

**Council Members Absent:** none

**Staff Members Present in the room:** Randy Harrington, Town Manager; Linda McKinney, Town Clerk (recording the minutes); Daniel Weeks, Assistant Town Manager; Scott Chase, Assistant Town Manager; Patty Dressen, Interim Finance Director; LeeAnn Plumer, Director, Parks & Recreation; Adam Huffman, Parks & Recreation; Jay Bratschi, Parks & Recreation; Kendra Parrish, Director, Engineering; Jeff Wilson, IT director; John Schifano, Town Attorney

**Staff Members Present by Zoom:** Gina Clapp, Planning and Zoning Director; Cassie Hack, Communications and Marketing Director; Irena Krstanovic, Economic Development Director; Leroy Smith, Fire Chief; Erika Phillips, Human Resources Director; Jessica McMillan, Interim Chief of Police; Seann Byrd, Water Quality Director; Luncie McNeil, Public Works director; Daniel Pope, Code Enforcement director.

**2. Workshop Overview**

**Staff Resource:** Randy Harrington, Town Manager  
Mr. Harrington gave an overview of the items on the agenda.

**3. Park Policies Update**

**Staff Resource:** LeeAnn Plumer, Parks and Recreation

LeeAnn Plumer, Director of Parks and Recreation, said the purpose of this item was to discuss establishing general park ordinances and to recommend alignment with other sections in the municipal code. She explained that Chapter 10 in the Holly Springs Municipal Code is reserved for Parks and Recreation, but currently is mostly “reserved.” Existing park related policies are scattered in the Code across several sections. There is a goal to clarify them and make them easier for the public to find. Some of these will remain where they are, for example under UDO, or Public Safety, but be referenced in Chapter 10. Others will be replaced in Chapter 10 by the new ordinances. She said that this needed to be done to ensure safe, equitable and consistent use of Town parks, by establishing general park rules that will be incorporated into Chapter 10 of the municipal code. She described the process by which she identified needs and gaps, staff researched best practices, and input meetings were held with various stakeholders including the Town Attorney, Assistant Town Manager Daniel Weeks, and the Holly Springs Police Department as well as the Parks and Recreation Advisory Committee. Ms. Plumer highlighted some recommended changes, such as moving the opening of parks from “dawn” to “5:00 am,” including “vaping” in the prohibition of smoking in Town parks, clarifying language around “amplified sound” as it pertains to what is allowed in parks, and

recreational and commercial drone use. The recommendation regarding concealed weapons is not in this draft, because Council had requested to address it at their July meeting.

Private, for profit, activities in the Park are discouraged for the most part, but there are exceptions around approved rentals, photography, and commercial ventures at Ting Park.

Ms. Plumer said the next steps would be to update the draft with input received from Council tonight, and seek final approval at a future Council meeting. At that point they would work with the Police Department, and train staff to ensure knowledge of policies and how to apply them with consistency, update park signage, the website, and use other communication tools to get the word out to the public.

Discussion was held about the enforcement mechanism, and staff said the current practice, and plan for the future, is for park staff to educate visitors and only elevate to the status of HSPD involvement and a citation if cooperation could not be obtained by other means. There was also discussion of regulations needed for the new dog park, the Town's liability if people are on park property when it is closed, signage to clearly hold harmless the Town and identify what constitutes trespass, the availability of space at Sugg for radio-controlled airplane and drone flying, and the use of lights at the various parks.

#### 4. Ting Park Business Plan

**Staff Resource:** LeeAnn Plumer, Adam Huffman, and Jay Bratschi Parks and Recreation

LeeAnn Plumer, Parks and Recreation, introduced Jay Bratschi, the new Ting Park Manager. She said the purpose of this item was to discuss the need for and objective of a Ting Park Business Plan and receive feedback and guidance from Council.

Adam Huffman said that the Strategic Plan initiatives that apply to this are Initiative 1.1 under *Healthy, Active and Engaged Community* which references expanding community events and programs at Ting Park and strengthening relationships with local and regional sports, recreational, and cultural organizations; and Initiative 3.2 under strategic priority *Economic Prosperity and Diversity* which references seeking partnerships to drive economic development. He said that Ting is a unique asset and with strategic thinking the Town can maximize its potential. In the beginning the town had 2/3 of the use time and the Salamanders and Wake FC had the other third. How do we get to the next level, devoting more resources and getting more things at the venue? Jay Bratschi, Parks and Recreation, outlined the assets at Ting Park. He said that visitors had grown from 274,140 in 2017 to 540,922 in 2019. He said the business plan will be developed from a vision, that leads to goals, which are followed up with performance measures. He asked for guidance on where Council wants Ting to be in the next 5 to 10 years. Staff has sought stakeholder input from the Parks and Recreation Advisory Committee, Wake FC and the Salamanders. Areas identified by the stakeholders for attention, and that this business plan would address are:

- Economic driver;
- Naming partnership
- Collegiate sporting event destination;
- Spectator/fan safety;
- More high level, competitive play;
- More variety of event types; and
- Continued investment to stay competitive.

Mr. Huffman said that we now need to decide how this defines our vision. Stakeholders would like Ting to become a destination for local, regional, and national sports and entertainment; a premier park for Holly Springs residents to enjoy, support, and use; part of the brand identification for Holly Springs, which drives economic development; and a venue with a diverse event schedule. Ms. Plumer said that Mr. Huffman had outlined things that are critical and important to the stakeholders, but we want to reinforce that we want this to be a premier

park for the residents. She said that recommended goals for the park include improving customer service, managing it for regional and national sports and entertainment activities, maximizing facility use, measuring cost-recovery targets, and preserving and enhancing the Town's investment in the Park. Mr. Huffman said at the end of each year staff would want to come back to Council to report on how they are doing. He outlined some potential measure of success including cost recovery, attendance/participation, annual economic impact, commercial tax-base growth, facility usage hours and program and event satisfaction levels. Ms. Plumer outlined that the next steps would be to use feedback to develop a 3-5 year plan which can be implemented, collect data for performance measures, and report back to Council in the summer of 2021.

Council discussed making Ting more available to residents for activities that do not have admission costs, bringing in more diverse activities, including Town sponsored activities. The desire was expressed to receive as much community input as possible, especially as we move forward with the Parks and Recreation Master Plan. There was discussion about the current debt service on the stadium, and what maintenance issues could come up in the near term. Staff was asked what investments would need to be made to make Ting a truly regional destination. Staff advised that there were two parts to that equation. One was investing in equipment and physical maintenance (for example, sound and lighting components necessary to bring concerts to the venue) and upfront operating costs necessary, as many larger events, sporting and otherwise, require the Town to front the costs and be repaid by ticket sales.

Council asked about the current state on naming rights and were told that the original agreement is expiring, and it is being renegotiated at this time, but the process was slowed down by the COVID-19 situation.

## **5. Hydrology Study**

**Staff Resource:** Kendra Parrish, Engineering

Kendra Parrish, Engineering, said that the purpose of this agenda item was to review the water supply and demand for water in Holly Springs and discuss potential future water supply sources. Next to Police and Fire, providing water is our most important service. It is vital to our growth. No matter how great your incentive package is, companies looking to move to Holly Springs ask what the water availability is. It is also necessary to keep the water amount and pressure to keep the fire departments ISO rating. She outlined historic milestones in Holly Springs in regards to Town water, from 1969 when two wells supported the Town's water supply, to the implementation of the reclaimed water program in 2010 which reduced the reliance on potable water. The reclaimed water program reduced the overall use of potable water by 15%-20%. She explained that the current capacity for water is 12 MGD, with 10 MGD capacity from Harnett County, and 2 MGD from our Jordan Lake Allocation, although the Jordan Lake Allocation requires improvements before the Town can access that water. We have mutual aid agreements to receive 2 MGD (from Cary and Apex) and to deliver 2 MGD (to Fuquay Varina) in place at this time. She said that current average daily use is 3.89 MGD, with a maximum daily use of 5.24 MGD. Current elevated storage is 2.5 MGD. This water supports 41,000 residents and supporting commercial/industrial users. Right now only the western side of town has access to reclaimed water. But there is a secondary benefit for all residents, because when not as much potable water is used, the rates can stay lower for everyone.

Future needs are anticipated to be 16 MGD according to predictions in the Future Land Use Plan, which means there is an additional 4 MGD needed for the future. There have been studies completed in past years such as the System Development Fee Report, Hydraulic Modeling, Local Water Supply Plan, and Water Demand Modeling. These studies informed the short, mid, and long term projects needed. She outlined project needs as follows:

**Short Term** (2-3 years) Harnett County Booster Pump Station Upgrade, and finalize mutual aid agreements with Apex and Cary

**Mid Term** (5-8 years) Infrastructure upgrades to allow 2 additional MGD from Cary or Harnett County, and additional tang storage, to meet the statutory requirement of one-half day's supply of the average annual daily demand

**Long Term** (10-20 years) Receive up to 4 MGD to serve the increased population.

Ms. Parrish described possible partnerships with Harnett County, Sanford, or others, as well as the possibility of exploring our own water supply from the Cape Fear River. She expressed that growth in the region, not just Holly Springs, means that we need to plan ahead and move quickly, because there will be competition for water. Ms. Parrish outlined some potential sources for increasing our water supply. There are options of Raleigh, Cary/Apex, Harnett County, Sanford, or building our own water treatment plant on the Cape Fear River.

She outlined potential next steps, of advancing on short term projects, evaluating the scope on mid-term projects, and continuing discussion to pursue long term projects. She said that what staff would like to bring back to Council is information on water quality, rates, and options, so that they can then pursue the option Council desires.

Council discussed the timing on these projects and the redundancies that are built in to the system to make sure Holly Springs always has enough water. There was discussion of ways to ensure that any purchased water is up to the quality Holly Springs residents expect, and the funding sources available for water projects.

## **6. Open Discussion:**

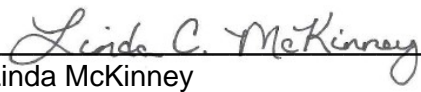
Councilwoman Kelly said that in this particular historical moment there are lots of discussions going on in town about our police, our schools, and it makes her want to go back and look at the priorities we have set and evaluate them in light of current situations.

Randy Harrington, town manager, said at the budget workshop Councilman McGrath asked for the number of contracts in the \$15,000 to \$50,000 range that have come before Council in the past. There were 22 Consent Agenda items in 2019, and 11 of them (one half) were in the \$15,000 to \$50,000 range, and three were in the \$50,000 to \$100,000 range.

Second, in light of the conversations and demonstrations over the past week, as a way to be transparent and open, there is a transparency portal on the web page that will be up by tomorrow or Thursday with data and information about our police department. He said also that he will be reviewing the Holly Springs Police Department's use of force policies with them as well.

**7. Adjournment:** Motion to adjourn was made by Councilman Berry, second by Councilwoman Kelly, and passed with a unanimous vote. The June 9, 2020 workshop meeting of the Holly Springs Town Council was adjourned at 7:46 pm.

Respectfully Submitted on Tuesday, June 16, 2020.

  
Linda McKinney  
Town Clerk