



April 3, 2012

## MINUTES

The Holly Springs Town Council met in regular session on Tuesday, April 3, 2012 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 and Councilmen Jimmy Cobb and Tim Sack and Councilwomen Cheri Lee and Linda Hunt Williams. Councilman Chet VanFossen arrived at 7:05 p.m.

**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; Gina Clapp, director of planning and zoning; Mark Zawadski, planner; Jeff Wilson, information technology director; Niki Litts, communications specialist; Julia Meder, parks and recreation office manager; Jenny Mizelle, director of economic development; Kendra Parrish, senior engineer; Elizabeth Goodson, development review engineer; and Drew Holland, finance director.

**2 and 3.** The Pledge of Allegiance was recited, and the meeting opened with an invocation by Rev. Doug Parlin.

**4. Agenda Adjustment:** The April 3, 2012 meeting agenda was adopted with changes, if any, as listed below.

**Motion By:** Sack

**Second By:** Williams

**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.

Tappan Vickery, Wake Up Wake County – Ms. Vickery said the Council has exhibited good planning by providing infrastructure for the future, and she asked the Council to use the same sensibilities in considering the Wake County Transit plans. She said she and her organization support the Wake County Transit Plan.

She asked the Council to support the half-cent sales tax increase referendum and to let voters decide.

**6a. Wake County Transit Plan** – Ms. Parrish addressed the Council, explaining Town of Holly Springs staff's role in helping to develop the Wake County Transit Plan. She said Holly Springs

staff served in a technical support capacity and to ensure that if the Wake County Transit Plan is ever implemented, that Holly Springs residents would have some benefits, including bus transportation from Holly Springs to Research Triangle Park, downtown Raleigh, and to rail terminals in Cary and Raleigh.

She said those needs were included in the plan. The next step following the Council presentation, she said, would be to invite Wake County staff to return to Holly Springs to hold a public information meeting for Holly Springs citizens to learn about the plan and to ask questions.

Ms. Parrish then introduced Wake County Manager David Cooke who explained that the Wake County Transit Plan was developed by Wake County with the participation of all 12 municipalities and transportation agencies, including the Capital Area Metropolitan Planning Organization (CAMPO), the City of Raleigh Capital Area Transit (CAT), the N.C. State University Wolfline, the Regional Transportation Alliance, the Town of Cary C-Tran and the Triangle Transit Authority. In the Wake County Transit Plan, Holly Springs would receive expanded and new bus services along with the capital improvements needed to support them. These new services initially would be paid for by a half-cent sales tax (if passed in the November 2012 referendum) and an increased vehicle registration fee.

Mr. Cooke then gave the Council an overview of the specifics of the proposed transit plan, which includes future bus and rail services. He characterized the plan as conservative, adding that the county wants to “under-promise” and “over-deliver.”

Mr. Cooke then introduced David King, executive director of the Triangle Transit Authority who outlined the plan specifics.

In closing, Mr. Cooke said, the County anticipates a November 2012 referendum when voters will have the chance to authorize or not a half-cent sales tax increase to pay for implementation of the plan.

**Action:** None.

**6b. John Locke Foundation Response** – Mr. Michael Sanera, Research Director and Local Government Analyst with the John Locke Foundation, addressed the Council. He said the Foundation commissioned a review of the Wake County Transit Plan report, and has provided several Wake County town councils with a brief summary of that report.

He said the draft Wake County Transit Plan, released in November 2011, proposes a doubling of bus service, new commuter rail service between East Garner and Durham, and light rail service between Cary and northeast Raleigh. The expanded service is proposed to be funded by a ½-cent sales tax, a \$10 increase in vehicle registration fees, increased vehicle rental fees, transit bonds, State and Federal funds, and rider fares.

The estimated cost of the expanded bus and commuter rail plan is \$2.8 billion, and the full Plan (including light rail) would be \$4.6 billion through 2040.

Mr. Sanera said the JLF agrees that the near-term focus of improved transit service in Wake County must be improved bus-based service. He said the Foundation lauds the Plan’s recognition of that reality; however, the Foundation also finds that the Plan, as proposed, is not technically or financially feasible and is unreliable as the basis for decisions regarding transit investment in Wake County.

**Action:** None.

**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 20, 2012.

7b. Budget Amendment, \$54,600 - The Council adopted an amendment to the FY 2011-12 budget in the amount of \$54,600 for several administrative expenses. *A copy of the budget amendment is attached to these minutes.*

7c. Town's Pump Station Standards and Specifications Contract – The Council approved to retain Diehl & Phillips for \$9,000 to modify and expand the Town's pump station standards and specifications.

**8. 12-MAS-01 Newspaper Way** – Mr. Zawadski said the Town has received a request for a subdivision plan for property located at the intersection of Newspaper Way and Irving Parkway in the Holly Springs Business Park. The project area is 2.07 acres in size, and the applicant proposes to subdivide the property into two lots.

He said the eastern lot has been developed and is the location of the News and Observer distribution center. The western lot located at the intersection is vacant and would require a detailed development plan to be submitted for review and approval prior to development.

Normally, Mr. Zawadski said, a subdivision of two lots would be a minor subdivision and would be handled by staff, but in this case a major subdivision is needed because of the extension of utilities through lot 2 to the new lot 3.

**Action:** The Council approved a motion to approve Preliminary Plan #12-MAS-01 for Newspaper Way as submitted by John A. Edwards & Company, dated revised 3/12/12.

**Motion By:** VanFossen

**Second By:** Sack

**Vote:** Unanimous

**9. Other Business:** Mayor Sears announced a fun run to benefit the Juvenile Diabetes Foundation.

**10. Manager's Report:** Mr. Simmons noted the Southwest Area Study open house on April 7. He also commended staff for winning first place awards in the NC3C Excellence in Communications competition for submissions in the Citizen Participation and Community Visioning categories.

**11. Closed Session:** The Council approved a motion to enter Closed Session, pursuant to General Statute 143-318.11(a)(5) to discuss the acquisition of real property.

**Motion By:** Sack

**Second By:** VanFossen

**Vote:** Unanimous

### ***General Account of Closed Session – April 3, 2012***

Minutes of the closed session will be sealed until such time as the purpose of the closed session would no longer be frustrated by the release of the information. What follows, is a general account of this portion of the meeting, which is required by state law.

In general, the Council discussed the possibilities for property the Town owns downtown. No action was taken.

The Council approved a motion to return to open session.

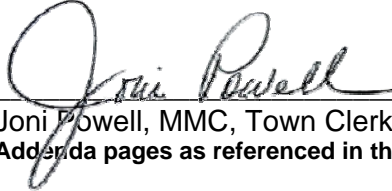
In open session, the Council heard a report from the town manager on how an existing annexation agreement between the Town of Holly Springs and the Town of Apex is about to expire. The Council received the report but took no action by motion.

The Council approved a motion to enter Closed Session, pursuant to General Statute 143-318.11(a)(6) to discuss a personnel matter. No action was taken but the Council received a report from the assistant town manager regarding the vacant fire chief position.

The Council approved a motion to reenter open session.  
**-- End of General Account**

**12. Adjournment:** There being no further business for the evening, the April 3, 2012 meeting of the Holly Springs Town Council was adjourned following a motion by Councilman VanFossen, a second by Councilman Sack and a unanimous vote.

Respectfully Submitted on Tuesday, April 17, 2012.



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Joni Powell, MMC, Town Clerk

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

