

# Holly Springs Town Council Minutes

## Regular Meeting June 5, 2007

The Holly Springs Town Council met in regular session on Tuesday, June 5, 2007, in the Council Chambers of Holly Springs Town Hall, 128 S. Main Street. Mayor Dick Sears presided, calling the meeting to order at 7 p.m. A quorum was established as the mayor and four council members were present as the meeting opened.

**Council Members Present:** Councilmen Vinnie DeBenedetto, Parrish Womble, Chet VanFossen, and Hank Dickson, and Mayor Sears.

**Council Members Absent:** Councilman Peter Atwell (arrived at 7:51 p.m.)

**Staff Members Present:** Carl Dean, town manager; Chuck Simmons, assistant town manager; John Schifano, town attorney; Joni Powell, town clerk (recording the minutes); Jenny Mizelle, economic development director; Gina Clapp, director of planning and zoning; Mark Zawadski, planner I; Stephanie Sudano, director of engineering; Kendra Stephenson, senior engineer; Elizabeth Goodson, development review engineer; Len Bradley, parks and recreation director; Daniel Weeks, project analyst; John Herring, police chief; Drew Holland, finance director; Cecil Parker, fire chief; Luncie McNeil, director of public works; Ricky Blackmon, director of code enforcement; Erika Phillips, director of Human Resources; 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, pastor of Holly Springs United Methodist Church.

**4. Agenda Adjustment:** The June 5, 2007 meeting agenda was adopted with changes, if any, as listed below.

**Items Added to the Agenda:** Resolution 07-24 opposing HB 1587, pending legislation that would restrict a town's ability to provide communications services.

**Items Removed from the Agenda:** None.

**Consent Agenda Items Moved to New Business:** None.

**Other Changes:** Item 6b, a public hearing on the FY 2007-08 budget was moved on the agenda to follow New Business so that Councilman Atwell would have time to make it to the meeting from a business trip in Charlotte.

Councilman Dickson explained that he had heard that afternoon from Councilman Atwell who said he would, because of the importance of the budget, drive in from Charlotte and then drive back after the meeting.

Councilman Womble expressed reluctance at making audience members wait until so late in the meeting.

Councilman Dickson pointed out that Councilman Atwell was going to the trouble of driving in from his business trip expressly for the budget and then he would have to drive all the way back to Charlotte. He said he felt the Council should grant Councilman Atwell the favor of waiting for him to arrive.

Councilman Womble relented and said he would hope the Council would do likewise for him if he ever requested it. Council members agreed that it would grant all members the same consideration.

**Motion By:** Dickson

**Second By:** VanFossen

**Vote:** Unanimous

At this time, Mayor Sears introduced Public Works Director Luncie McNeil and Dean Gaster,

executive director for the North Carolina Rural Water Association. Mr. Gaster presented Mr. McNeil with a Legislative Award recognizing Mr. McNeil's years of efforts to convince federal legislators to adopt laws and fund programs to benefit North Carolina's smaller communities and water systems.

**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:

Gerald Holleman, 5625 Easton Street – Mr. Holleman addressed the Council on the topic of land owned by Progress Energy.

**6a. Public Hearing: Annexation Ordinance A07-04** - Mr. Zawadski said the Town has received a petition for voluntary annexation of approximately 65.14 acres located at the intersections of NC Hwy. 55 Bypass, Avent Ferry Road, Ralph Stephens Loop Road and South Main Street. 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 input, the public hearing was closed.

**Action:** The Council approved a motion to adopt Annexation Ordinance A07-04 annexing approximately 65.14 acres owned by Stephens Properties Limited Partnership, and more particularly described as Wake County PINs: 0648.08-88-9184; 0648.08-88-0524; 0648.08-78-6081; 0648.12-97-5411; and 0648.08-78-9458, into the corporate limits of the Town of Holly Springs.

**Motion By:** VanFossen

**Second By:** Dickson

**Vote:** Unanimous.

*A copy of Ordinance A07-04 is incorporated into these minutes as addendum pages.*

**6b. Public Hearing: Proposed FY 2007-08 Budget** – This item was moved on the agenda to follow Item 8e.

**6c. Public Hearing: Closing a Portion of Main Street** – Mr. Schifano said the Town has received a request to abandon unused road right-of-way located between NC Hwy. 55 Bypass and property owned by MSS Development, LLC (developers of Main Street Square.) The right-of-way formerly served the Town as a portion of Main Street, but was unused by NCDOT with the alignment of the Hwy. 55 Bypass. Recently, NCDOT abandoned the right-of-way, assigning it to the Town's jurisdiction.

Mr. Schifano said staff recommends closure/abandonment of the described length of right-of-way with property transfers to adjacent property owners as prescribed by law.

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

There being no input, the public hearing was closed.

**Action:** The Council approved a motion to adopt Resolution 07-20, a street closing order for a portion of former Main Street near its intersection with the NC 55 Bypass.

**Motion By:** Womble

**Second By:** VanFossen

**Vote:** Unanimous.

*A copy of Resolution 07-20 is incorporated into these minutes as addendum pages.*

**6d. Public Hearing: Reclaimed Water Project** – Ms. Stephenson said that a public hearing is required by the funding agency for the Town's planned reclaimed water project. The Town received a \$750,000 State and Tribal Assistant Grant (STAG) for this project several years ago and completed an engineering report and environmental assessment. The North Carolina Division of Water Quality Construction Grants and Loan Division has completed its review of the Town's proposal.

Ms. Stephenson said the Town Council's approval of the project and authorization to proceed with the grant application is the final step before the Environmental Protection Agency reviews the project and issues an environmental permit – Finding of No Significant Impact (FONSI) -- for the project.

Ms. Stephenson introduced Mike Schlesher of Davis-Martin-Powell, the town's consultant on the project, who addressed the Council, giving an overview of the project.

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

Van Crandall, 4813 Salem Ridge Road – Mr. Crandall said he was curious to understand the percentage of reclaimed water that would be used on a per project basis. He said he also wondered if the electrical cost of pumping the reclaimed water had been figured into cost projections. He also asked who pays that electrical bill and how much would it be.

He said he wonders why the main users of the reclaimed water would not also pay for the off-site infrastructure of the system.

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

**Action:** The Council approved a motion to adopt Resolution 07-21 supporting the reclaimed water project and authorizing the Town to proceed with grant application processes.

**Motion By:** VanFossen

**Second By:** Womble

**Vote:** Unanimous.

*A copy of Resolution 07-21 is incorporated into these minutes as an addendum page.*

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

7a. Minutes - The Council approved minutes of the Council's regular meetings held on May 1 and 15, 2007.

7b. Park and Recreation Advisory Committee Appointments – The Council approved to appoint Gerald Holleman to fill a vacancy on the Parks and Recreation Advisory Committee with a term expiring June 30, 2009; and to reappoint Jeff Buser for a term beginning July 1, 2007 and ending on June 30, 2010.

7c. Resolution 07-22 – The Council adopted Resolution 07-22 reinstating mandatory observance of the Town's annual water conservation season. *A copy of Resolution 07-22 is incorporated into these minutes as addendum pages.*

7d. Budget Amendment, \$12,500 – The Council adopted an amendment to the FY 2006-07 budget in the amount of \$12,500 to allocate funds from ticket sales to cover contract services at Holly Springs Cultural Center. *A copy of budget amendment is incorporated into these minutes as an addendum page.*

7e. Budget Amendment, \$125 – The Council adopted an amendment to the FY 2006-07 budget in the amount of \$125 to accept a Wake County equipment grant for the fire department. *A copy of the budget amendment is incorporated into these minutes as an addendum page.*

7f. Budget Amendment \$6,800 - The Council adopted an amendment to the FY 2006-07 budget in the amount of \$6,800 to allocate insurance proceeds for the police and fire departments. *A copy of budget amendment is incorporated into these minutes as an addendum page.*

7g. Budget Amendment, \$7,325 – The Council adopted an amendment to the FY 2006-07 budget in the amount of \$7,325 to allocate funds from the N.C. Governor's Highway Safety and the Wake County School Resource Officer programs. *A copy of budget amendments is incorporated into these minutes as an addendum page.*

7h. Budget Amendments, \$18,700 – The Council adopted amendments to the FY 2006-07 budget in the amount of \$18,700 and awarded the contract to Kimley-Horn for the design and other services for a traffic light at the intersection of Sunset Lake Road and Optimist Farm Road. *A copy of budget amendments and contract are incorporated into these minutes as addendum pages.*

7i. Budget Amendments, \$21,450 – The Council adopted amendments to the FY 2006-07 budget in the amount of \$21,450 and award contract to Kimley-Horn for the design and other services for a traffic light at the intersection of Avent Ferry Road and Cass Holt Road. *A copy of the budget amendments and contract are incorporated into these minutes as addendum pages.*

7j. Transportation Priorities to CAMPO – The Council endorsed a list of transportation needs for submittal to the Capital Area Metropolitan Planning Organization.

7k. Resolution 07-23 – The Council adopted Resolution 07-23 declaring certain real property to be surplus to the needs of the Town. *A copy of Resolution 07-23 is incorporated into these minutes as an*

*addendum page.*

7l. Resolution 07-24 – The Council adopted Resolution 07-24 opposing HB 1587, pending legislation that would restrict a town's ability to provide communications services.

**8a. Parkside Village, Phase 3, 07-MAS-01** – Mr. Zawadski said the Town has received a request for a preliminary subdivision plan for Parkside Village Phase 3. This project was granted vested rights on August 2, 2005 to develop under the zoning regulations that were in place at the time of original approval, April 1998. This means this project will follow the zoning regulations for the old TN: Traditional Neighborhood district.

He said the proposed subdivision contains 11 single-family lots located on 2.6 acres at a density of 4.21 units per acre. The subdivision would be accessed from the existing Waterpoint Road, located off of Grigsby Avenue. A perimeter landscape buffer and sidewalks on both sides of the street are proposed to match the previous phases.

Mr. Zawadski said the applicants are asking for two engineering exceptions. Staff has had several discussions and has received additional information from the developer and engineer in considering their requests that requirements for road improvements for Grigsby Avenue and waterline installation along the property frontage be waived. Staff maintains, however, that constructing these improvements would be best for the Town.

Mr. Zawadski said that staff and the Planning Board recommend approval of the site plan.

Don Mizelle, Stafford Land Company – Mr. Mizelle addressed the Council to clarify the developer's request. He said the developer had widened Grigsby Avenue along the project's property frontage in previous phases. With this phase, he explained, the developer is being required to do much more than is usually requested.

At this time, 7:51 p.m., Councilman Atwell arrived.

Mr. Mizelle went on to say that the developer is asking that the scope of the improvements be more commiserate with the project. The developer is proposing an alternative, and that the developer not be required to realign Grigsby Avenue, build a new intersection and provide a 35-foot back-to-back roadway as illustrated on the town's Thouroughfare Plan. He said cost is a factor. Mr. Mizelle added that the developer had just begun talks with the town's engineering department regarding alternative improvements or possible cost-sharing opportunities.

Councilman VanFossen suggested that the developer meet with the engineering department to work out a compromise.

Councilman DeBenedetto said he was not opposed to alternatives, but his preference would be that the Town's Thoroughfare Plan be followed.

**Action:** The Council approved a motion to defer action on 07-MAS-01 and related engineering design standard waivers until the developer meets with the Town's engineering department to hash out any potential mutually agreeable options.

**Motion By:** VanFossen

**Second By:** Womble

**Vote:** The motion carried following a 4-1 vote. Councilmen DeBenedetto, Womble, VanFossen and Atwell voted for the motion. Councilman Dickson voted against.

**6b. Public Hearing: Proposed FY 2007-08 Budget** – Mr. Dean reviewed the proposed budget ordinance and a proposed ordinance setting the water and sewer rates for FY 2007-08. He said the revised budget document takes into account comments received at the Council's budget work session.

Mr. Dean then shared detailed information with the Council on the Town's level of services.

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

The Town Clerk reported to the Council that her office, in response to a notice of the public hearing on the budget, had received one set of written comments from a citizen. Copies of the comments were provided to Council members and are entered into the record, she added.

Rick Jones, 701 Holly Springs Road – Mr. Jones' written comments urging that more firefighters be

included in the budget in order to operate apparatus are incorporated into these minutes as addendum pages.

Smedes York -- Mr. York addressed the Council, asking that the Town consider a financial grant to Hospice of Wake County for the construction of a 20-bed facility in Cary. He said Hospice already has raised more than \$6 million in private contributions. He said the facility would serve to allow families to live together during the final days of a loved one. He, on behalf of Hospice, requested that the Town consider funding in the amount of \$50,000 over a period of five years.

He said he believes all 12 municipalities in Wake County would participate.

Mayor Sears asked what the procedure would be to take into account additional budget considerations.

Mr. Dean said the Council could wait to adopt the budget ordinance, or the Council could adopt the ordinance and then amend the budget after July 1.

Councilman VanFossen suggested the Council also could take the request to the FY 2008-09 budget since \$10,000 could be made available July 1, 2008.

The Council directed that the item be added for individual consideration at one of the meetings to be held in July. Council asked that more information about the project also be provided.

Gerald Holleman, 5625 Easton Street – Mr. Holleman addressed the Council and asked that the Council consider cutting the tax rate.

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

Council members expressed thoughts on Mr. Dean's presentation, particularly in the areas of the town's healthy debt service, foresight of town leaders in the late 1990s and commendable police statistics.

Councilman DeBenedetto suggested that the Council schedule a work session in the near future to discuss upcoming projects and associated debt.

**Action #1:** The Council approved a motion to adopt Ordinance 07-08 enacting the FY 2007-08 operating budget, effective July 1, 2007.

**Motion By:** VanFossen

**Second By:** Atwell

**Vote:** Unanimous.

*A copy of Ordinance 07-08 is incorporated into these minutes as addendum pages.*

**Action #2:** The Council approved a motion to adopt Ordinance 07-09 setting the water and sewer rates for the fiscal year beginning July 1, 2007.

**Motion By:** Womble

**Second By:** VanFossen

**Vote:** Unanimous

*A copy of Ordinance 07-09 is incorporated into these minutes as an addendum page.*

**8b. Walgreens and Bank Site, 07-DP-04** – Mr. Zawadski said the Town has received a request for a development plan for 2.85 acres located on the southern corner of the intersection of Sunset Lake Road and Holly Springs Road. The properties are located within the Northeast Gateway Area Plan. This is the first development plan to be submitted to the Town since the adoption of the Northeast Gateway Area Plan on March 21, 2006, he noted.

He said the proposed development plan is for the construction of an integrated center that would include a 14,600-square-foot Walgreens pharmacy and a 4,180-square-foot RBC bank.

He said the site would include one right-in and right-out access drive located off of Holly Springs Road and a second right-in and right-out access drive located on Sunset Lake Road. The plan includes a total of 75 parking spaces located throughout both of the sites.

Mr. Zawadski said the pharmacy site includes one drive-through lane located on the southwest façade of the building while the bank site includes a total of four drive-through lanes located on the southeast side of the building. Three pedestrian connections are proposed to connect the site to the adjacent public sidewalks along Holly Springs Road and Sunset Lake Road. In addition, park benches located on stamped concrete pads are proposed near the pedestrian connections to satisfy the UDO open space requirement for the integrated center.

This project would be located within a Gateway Corridor and is therefore subject to a higher degree

of architectural requirements. Since this project would be an integrated center, both of the buildings are required to use similar building colors and materials. The two buildings are proposed to be constructed primarily of a red colored brick along with secondary building materials that include a light brown stone and EIFS colored to match the stone. The pharmacy plan includes a dark green metal roof while the bank includes a charcoal colored shingle roof.

He said various architectural elements such as façade and roofline modulation, stone columns and foundation, metal canopies, multiple brick patterns, and multiple cornices are proposed for the pharmacy.

The bank plans includes architectural elements such as façade and roofline modulation, stone foundation, hipped roof with eave details, multiple brick patterns, and a covered entryway. Both building plans include matching gooseneck lights along the street-facing facades.

Mr. Zawadski said that staff and the Planning Board recommend approval with conditions.

Councilman VanFossen asked if the developer of Walgreens would consider incorporating some of the design elements of the bank into the Walgreens design.

A spokesman for the developer said the developer would be receptive to making changes as feasible to the Walgreens design to make it more complimentary to the bank building.

Councilman DeBenedetto asked if the parking featured on the plan was adequate.

Mr. Zawadski responded that the number of parking spaces was within the town's ordinances and policy that encourage as few parking spaces as possible in order to minimize the visual impact of large parking areas.

Loftee Smith of Withers and Ravenel – Mr. Smith addressed the Council saying that the developers had reduced the number of parking spaces, which also resulted in better internal circulation on the site.

**Action:** The Council approved a motion to approve Development Plan #07-DP-04 for Walgreens and bank site as submitted by Withers and Ravenel, Project Number 2061523, dated Revised 5/7/07 with the following conditions:

1. Within 10 days of Town Council approval, a revised set of plans that includes the following shall be submitted:
  - a. Building elevations shall be revised to include the following:
    - i. Cornice shall be added to the columns on the side and rear of the pharmacy.
    - ii. Correct building materials and colors indicated for the bank to match the pharmacy.
  - b. Reduce parking lot screening along Holly Springs Road by half and provide a minimum of one tree and 8 shrubs in the two empty islands along holly springs road and minimum of eight shrubs in the island adjacent to the pharmacy entrance.
  - c. Provide a minimum of one tree and four shrubs in the empty parking lot island adjacent to the Sunset Lake Road driveway.
  - d. Correct the amount of foundation landscaping around the pharmacy to match the table.
  - e. Revise lighting plan to match the number of gooseneck lights shown on the building elevations and verify building lights will be a full-cutoff design.
  - f. Extend the cross-access easement on the southwest side of the property to the property line for the full length of that property line.
  - g. Clarify cross-section for Sunset Lake Road to show actual dimensions measured from the centerline to the back of curb and/or right of way. Staff has recently discovered that Sunset Lake Road is a 69' btb cross-section in front of this project. Clearly show the actual cross-section dimensions on the plans.
2. Style of benches must be submitted to and approved by the Department of Planning and Zoning.
3. Fee-in-lieu of pump station upgrade will be required.
4. The following items are to be included with the 1<sup>st</sup> construction drawing submittal (later in the approval process):
  - a. Provide hydraulic grade line calculations for the downstream existing system with proposed addition from this site development.
  - b. Show and label backwater easements (to be recorded) at storm drainage inlets; provide 100 year calculations accordingly.
  - c. Provide a comprehensive drainage area map and supporting calculations.
  - d. A Traffic Impact Analysis is required – this has been submitted for review during preliminary plan review and will need to be resolved prior to 1<sup>st</sup> construction drawing submittal.

**Motion By:** Atwell  
**Second By:** Dickson  
**Vote:** Unanimous.

**8c. Jim Wright House Conversion, 07-DP-08** – Mr. Zawadski said the Town has received a request for a development plan to convert the existing Jim Wright house located on Avent Ferry Road from a residential to a commercial use.

Mr. Zawadski said that currently, the property is being used as a commercial use and is in violation of the Unified Development Ordinance and State Building Code.

He said in order for the house to be properly converted to a commercial use, parking, landscaping and interior building modifications must be provided in accordance with the UDO and State Building Code. The plan proposes to use the existing house as an office space with no exterior building modifications at this time. A total of 10 parking spaces along with foundation, parking lot, and perimeter landscaping are provided in accordance with the UDO.

He said the applicant is requesting two engineering exceptions: waivers of road widening improvements to Avent Ferry Road and for water line construction along the property frontage on Avent Ferry Road.

Mr. Zawadski said that staff and the Planning Board recommend approval of the development plan with conditions.

Don Mizelle, Stafford Land Company – Mr. Mizelle addressed the Council to state the developer's case for requesting waivers. He explained that his company, although it has sold the property to new owners, is responsible for providing the improvements. He said the town's 2001 Thoroughfare Plan does not show Avent Ferry Road Extended.

Ms. Goodson responded that this portion of roadway is not on the 2001 Thoroughfare Plan but is approved on the Village District Area Plan. Mrs. Sudano also noted that the Town requires that all streets be brought up to town standards with development.

Tom Spaulding, 972 Trinity Road, Raleigh – Mr. Spaulding addressed the Council on the topic of the Center Street intersection. He said the answer is not the widening of Avent Ferry Road, but the realignment of the extension. He said if widening is done now, it may have to change with the development of Monument Park.

Mr. Mizelle also asked the Council to treat this site in the same way it has treated property conversions in the past. Generally, he said, simple conversions of residential properties to commercial use have been excepted from road widening requirements.

**Action #1:** The Council approved a motion to deny an exception to the Engineering Design and Construction Standards Section 3.02 and UDO Section 7.07-B14 in association with Development Petition #07-DP-08 for the Wright House, to waive road improvements along Avent Ferry Road as submitted by Spaulding and Norris, project number 596-05, date revised 5/3/07.

**Motion By:** Atwell  
**Second By:** Dickson

**Vote:** The motion carried following a 4-1 vote. Councilmen DeBenedetto, Womble, Atwell and Dickson voted for the motion. Councilman VanFossen voted against.

**Action #2:** The Council approved a motion to deny an exception to the Engineering Design and Construction Standards Section 6.03-A in association with Development Petition #07-DP-08 for the Wright House, to waive water line construction along the property frontage on Avent Ferry Road as submitted by Spaulding and Norris, project number 596-05, date revised 5/3/07.

**Motion By:** Atwell  
**Second By:** Dickson

**Vote:** The motion carried following a 4-1 vote. Councilmen DeBenedetto, Womble, Atwell and Dickson voted for the motion. Councilman VanFossen voted against.

**Action #3:** The Council approved a motion to approve Development Plan #07-DP-08 for Wright House as submitted by Spaulding and Norris, Project Number 596-05, dated Revised 5/3/07 with the following conditions:

1. A building permit, fire inspection, sign permit, and privilege license for the current location must all be obtained within 90 days of Town Council approval in order to legally convert the property from a residential to a commercial use.
2. Within 10 business days of Town Council approval, revised plans will need to be submitted addressing the following items (unless otherwise approved with an exception by Town Council):
  - a. Road improvements (including sidewalk) in accordance with the Town standards shall be shown on the plan and completed with this project for Avent Ferry Road (half of a 41' btb on 65' ROW).
  - b. Waterline shall be extended to and along the entire roadway frontage of this project.

**Motion By:** Atwell

**Second By:** DeBenedetto

**Vote:** Unanimous

**8d. Veterans Park Picnic Shelter** – Mr. Bradley said staff had received information on a picnic shelter to be constructed at Veterans Park.

The 30x44 shelter is of modest size to serve family events and would have restrooms.

**Action:** The Council provided direction and consensus that the footprint and concept of the proposed Veterans Park picnic shelter illustrated was acceptable in design.

**8e. Downtown Parking Options** – Mrs. Stephenson said the Holly Springs United Methodist Church is preparing to expand in the future. A preliminary master plan has been completed, and church officials anticipate a +/- 100-space parking lot.

She said it has been proposed that this parking lot be a joint venture between the Town and the Holly Springs United Methodist Church.

Mrs. Stephenson explained that due to future building locations, a +/- 76 space parking lot could be constructed at this time. The lot would serve the Village District and the Cultural Arts Center during the week and the church on Sundays. This is a unique opportunity to provide additional parking without the expense of purchasing the property, she said, adding that a ball park figure for construction of this project is \$275,000, or approximately \$3,600 per space. A more reliable construction estimate can be provided after a survey is completed, she noted.

She said at a previous meeting, the idea of a parking deck was discussed and staff was instructed to investigate the option further. The Town of Cary spent \$7,290,000 for a 486-space parking deck, which is approximately \$15,000 per space, she reported.

Mrs. Stephenson said, using this estimate as a basis and assuming there would be +/- 150 spaces, the parking deck parking lot would cost the Town \$2,250,000. If the Council decides to pursue the parking deck option, an architectural firm would need to be hired to design the deck. Design costs are usually 15% to 20% of construction cost; therefore, this design would cost approximately \$450,000, she estimated. She added that this would bring the total cost of the parking deck to \$2,700,000.

Mrs. Stephenson explained to the Council that staff is seeking direction from the Council as to whether to pursue design of a parking deck as opposed to a single-level parking lot.

Councilman Atwell urged the Council to provide for as much parking as possible for the future. At the same time, he said it would be nice if increased parking also could be designed in a multi-level fashion so that it could be disguised as buildings to avoid the visual impact of too many parking lots.

Both Councilman VanFossen and Atwell touched on the importance of the town's providing adequate parking downtown not only for serving existing businesses and the Cultural Center but also for attracting new businesses and to serve the new community center, which is planned for a block on Main Street.

Councilman Atwell said, as a sidebar, that he is having second thoughts about the Town's plans to provide reverse-angle parking on Main Street. He said the unfamiliarity with this type of parking and the volume of traffic on Main Street concern him. He said he feels reverse-angle parking might be more appropriate for a less-intense environment like in a park parking lot.

Councilman VanFossen said he feels reverse angle parking will be safer because motorists can see oncoming traffic better before pulling out.

Councilman Atwell said he realizes the town's objective is to provide as much parking as possible;



however, he asked if parallel might be better or no parking at all on Main Street.

Mayor Sears asked if adjustments could be made to the plan so that if the reverse angle parking does not work, the striping could be covered and redrawn.

Mrs. Stephenson said that was a possibility, but the town's grant for the project may expire if construction of landscaped islands and other features is not commenced.

Councilman VanFossen said he feels strongly that parking on Main Street needs to be placed in front of the Village Office Condos, and he said he feels strongly that the current reverse angle parking design is a good plan.

Councilman Atwell said he admires innovative ideas, but he feels this type of parking would be best and safest in a less intense traffic environment.

**Council Direction:** Mrs. Stephenson clarified what Council is seeking from staff: to investigate and report back in July on whether the town can simply provide reverse angle striping for a six-month trial period without construction of other features without losing NCDOT grant funds for the project; to amend the current design to provide parking in front of the Village Office Condos; and to keep pursuing the deck parking option for the Methodist Church property and determine if more firm cost estimates can be figured after a survey is done to provide information on wetlands and topography in order to determine the actual feasibility of such a project.

**9. Other Business:** Councilman DeBenedetto asked about the interim code of ethics that he had proposed for the night's agenda. He said his interest is to put forth a replacement code of ethics that would ensure full and timely disclosure by elected officials. He read a lengthy prepared statement outlining his reasons for submitting for consideration his version of a new interim code of ethics that he would hope would provide more disclosure of information of private business practices of elected officials than is currently called for in the Council's current Code of Ethics.

Councilman DeBenedetto's request was scheduled for the June 19 agenda when it was communicated to the Town Clerk that Councilman Atwell would not be present at the June 5 meeting.

Councilman Atwell, said, from his perspective, he feels that the current policy is adequate and that all council members have exhibited strong ethical behaviors. He said he would support any efforts to improve any policies or practices of the Town, but he feels Councilman DeBenedetto's methods and intentions are suspect.

Councilman Dickson said he would prefer, rather than replacing the current code with Councilman DeBenedetto's version, to take the current code and go through it paragraph by paragraph and making amendments throughout it. He pointed out that any time the Council amends an existing policy, it does so in this fashion.

The request is schedule for June 19 discussions.

Councilman Womble addressed the Council, reading a prepared letter requesting specific disclosure.

Councilman VanFossen addressed the Council regarding specialty street name signs and whether the Council should revisit its policy prohibiting them.

Councilman Atwell complimented staff for the successful Farmers Market.

Councilman Womble said he was amazed to see the new ladder truck and new vacuum truck at work at the scene of a fatal construction accident. He also mentioned that the town needs to invest in lightweight trench shoring.

**10. Manager's Report:** Mr. Dean also commended staff for the Farmers Market and staff's handling of the trench accident; he reported that the Chamber of Commerce's State of the Town address was Thursday; he reported that the town had been awarded a \$1 million EDA grant for infrastructure in relation to the Novartis development; and he reminded the Council of the June 28 Avent Ferry Road fire station dedication.

He then provided an overview of the entire landfill process in timeline fashion. The presentation takes the complex issue of the landfill and condenses it into an easy to follow and understandable way.

**11. Closed Session:** None.

**12. Adjournment:** There being no further business for the evening, the June 5, 2007, meeting of the Holly Springs Town Council was adjourned following a motion by Councilman Atwell, a second by Councilman Dickson and a unanimous vote.

Respectfully Submitted on Tuesday, Aug. 21, 2007,

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Joni Powell, CMC, Town Clerk

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