



**Board of Commissioners
Regular Meeting**

February 6, 2024 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571
(Town Board Photos before Meeting)

MINUTES

Present: Mayor Ronnie Currin
Commissioner Dan Alston
Commissioner Michael Paul
Interim Town Manager Eric Marsh
Town Attorney Dave Neill
Police Chief David Simmons
Mayor Pro Tem April Sneed
Commissioner Lenwood Long
Commissioner Paul Vilga
Town Clerk Robin Peyton
Finance Director Amy Stevens
Planning Director Meredith Gruber

1. Call to Order
Mayor Currin called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance and Invocation
Mayor Currin led the Pledge of Allegiance

Commissioner Long gave the invocation.
3. Proclamations and Awards
 - 3.a. Recognition of Mary Ka Powers, Parks & Recreation Advisory Board.
Mayor Currin read aloud the list of commitments Mary Ka has made on behalf of the Town of Rolesville over the past twenty-one years. Mayor Currin presented Mary Ka with a plaque of appreciation. In attendance with Mary Ka was her husband Mark Powers who was a long-term Planning Board member and Planning Board chairperson.
 - 3.b. Proclamation Recognizing Black History Month.
Mayor Currin read aloud the proclamation prepared to recognize Black History Month in Rolesville.
4. Consider Approval of the Agenda.
Moved by Commissioner Alston to approve the agenda with the following revisions: Item 10.b. Consider Request to Reschedule ANX22-05/MA22-08 Harris Creek Farms - continuance to March 5th at 7:00 p.m. and Item 10.c. Consider Request to Reschedule ANX23-01 Woodlief Assemblage to the March meeting – continuance to March 5th at 7:00 p.m.; seconded by Commissioner Vilga. Motion to approve agenda with noted revisions carried by unanimous vote.
[ANX23-01 Woodlief Assemblage advertised in Wake Weekly on January 12, 2024]
5. Consider Approval of the Consent Agenda:
Moved by Commissioner Vilga to approve the Consent Agenda as presented and consisting of the following:

Minutes of the January 4th meeting

Motion to approve the Consent Agenda seconded by Mayor Pro Tem Sneed and carried by unanimous vote.

6. Public Invited to be Heard.

John Lupfer, 112 Terrell Drive, Rolesville, NC

Mr. Lupfer came asking about the property reassessment by Wake County and the revenue-neutral tax rate.

Scott Wagoner, 205 Teresa Drive, Rolesville, NC

Mr. Wagoner commented on the library for Rolesville. Asking that a remote location be sited where Wake County Public Libraries could do holds and drop-offs to start a presence in the town.

Asked if Mayor Currin's office is still in the Police Station. Asked the Town Board to visit the topic of the mayor's office being in the Police Station. Mr. Wagoner questions the appropriateness of having a part-time, non-police, elected official occupying space in the Police Department. He is asking for a cease of the practice.

Betty Freeman, 524 Averette Road, Rolesville, NC

Ms. Freeman came to speak on the tax rate increase.

Chris Wilkins, Workout Anytime, 411 S. Main Street C., Rolesville, NC

Mr. Wilkins, owner/proprietor of Workout Anytime, came to provide information on the upcoming Grand Opening.

7. Town Board Liaison Reports

7.a. Commissioner Alston – Veterans

- M.Sgt. retired Jerry Mangum held a Veterans Breakfast on January 31st at the I Hop in Knightdale. The next breakfast will be held on February 28th.
- The next Veterans Coffee will be held on February 17th at Arise beginning at 9:00 a.m. Volunteers are needed.
- Commissioner Alston provided a recommendation Letter for a local teen to the Naval Academy . The teen was accepted to seven different colleges.
- Commissioner Alston provided information on the upcoming Joel Fund Coffee Connection.
- Waiting to hear back from the US Navy regarding the Cadet Corps at Rolesville High School.

7.b. Commissioner Long – Public Safety

- Unification of the Rolesville Rural Fire Department into the Town is progressing.
- The Department made 120 calls in January. Fifty-one of those calls were for fire and fifty-nine EMS.
- Further updates will come under Chief Simmons' Communication from Staff later in the meeting.
- Mayor Currin asked Commissioner Long to respond to Mr. Scott Wagoner's comments made earlier under Public Comment and regarding the mayor's office in the Police Department.

- 7.c. Commissioner Paul – Senior Citizens
- Residents are still moving out of The Grande apartments following the significant rate increase.
 - Anyone needing assistance in finding senior living is asked to contact State Senator Mary Wills Bode's office at (919) 733-5850
 - Commissioner Paul has been involved in exploring an affordable senior housing project in Rolesville. More details to come in future months.
 - Local seniors may be eligible for financial assistance following the recent property evaluation increase. Log on to www.wake.gov and search for tax help for more information.
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- 7.d. Commissioner Sneed – Planning Board
- The January 22nd Planning Board meeting was canceled due to no zoning applications scheduled for review and recommendation.
 - The next Planning Board meeting is scheduled for February 26th.
- 7.e. Commissioner Vilga – Parks & Recreation Advisory Board
- A meeting was held on January 24th at which a new Chair, Vice-Chair, and Secretary were chosen.
 - An update was received on the gates and camera installation at Millbridge Nature Park.
 - New fencing has been installed along Carlton Pointe Greenway.
 - An update was received on progress on the Farm.
 - A request for revision of the PARAB by-laws is coming before the board this evening.
 - Discussion is being held on a mission statement for the Parks & Recreation Department.
 - An update was received on the Pearce Farm property.
 - All Capital Improvement Projects (CIP) being looked at by Parks & Recreation were shared. Board members were asked to rank the projects to assist with focus in the coming year.

8. Communication from Town Staff

Receive Report Regarding the Rolesville Police Department

Police Chief David Simmons provided a report on year-end statistics comparing 2022 to 2023.

Mr. Philip Carter, Executive Director, Rolesville Chamber of Commerce.

Mayor Currin recognized Philip Carter, the new Executive Director of the Rolesville Chamber of Commerce and invited him to the podium to say a few words of introduction.

9. Old Business

9.a. Consider Approval of Parks & Recreation Advisory Board By-Law revisions.

The Parks & Recreation Director was not in attendance to present so this agenda item will need to be rescheduled.

9.b. Consider Approval of the Appointment of Tracy Goss to the Board of Adjustment.

Moved by Commissioner Vilga to approve the Appointment of Tracy Goss to the Board of Adjustment and recommendation to Wake County Board of

Commissioners for its appointment of Mr. Goss as an ETJ member; seconded by Mayor Pro Tem Sneed. Motion to approve carried by unanimous vote.

10. New Business

Hearings

- 10a. Consider Approval of REZ23-06 – 4124 Burlington Mills Road (Rolesville Rural Fire Department).

Planning Director Meredith Gruber provided a staff report on the hearing prior to its being opened.

Commissioner Michael Paul asked to be recused as he is the attorney for the Rolesville Rural Fire Department

Mayor Currin opened the evidentiary hearing on REZ23-06 – 4124 Burlington Mills Road (Rolesville Rural Fire Department) at 7:53 p.m.

As there was no one to speak in the hearing, Mayor Currin closed the hearing at 7:54 p.m.

Mayor Pro Tem Sneed expressed concerns to Chief Donnie Lawrence that there is an inconsistency with the town's comprehensive plan and asked that a condition be put in writing that the land can only be used for fire department use in the event the property is sold in the future. Attorney Neill clarified that, with agreement from the applicant, a condition can be included to say that the warehouse use is limited to fire protection services.

Rolesville Rural Fire Department Board Member Frank Pearce reported that permits have been obtained from Wake County Environmental Services for the use of the well and septic located on the property under hearing and that work began on the provision of a fire station for that fire station area prior to adoption of the town's Land Development Ordinance (LDO).

Moved Commissioner Alston to approve Rezoning REZ23-06 with the addition of the condition warehousing uses shall be limited to public fire department services; seconded by Commissioner Vilga. Motion carried with a 4-0 vote.

Moved by Commissioner Vilga to adopt a Plan Consistency Statement and Statement of Reasonableness for REZ23-06; seconded by Commissioner Long. Motion to adopt carried by a 4-0 vote.

- 10.b. ~~Consider Request to Reschedule ANX22-05/MA22-08 Harris Creek Farms to a future meeting.~~
- 10.c. ~~Consider Request to Reschedule ANX23-01 Woodlief Assemblage to the March meeting.~~

End of Hearings

11. Communications

11.a. Town Attorney

Town Attorney Dave Neill called for a Closed Session if the Town Board sees fit.

11.b. Interim Town Manager

11.b.1. Review of and update from Strategic Planning Retreat.

11.b.2. A Budget Amendment will be placed on the agenda for Budget Work Session on February 20th. The amendment will come at the beginning of the meeting.

11.c. Town Board

Mayor Currin reported on the upcoming Mayors Show.

12. Closed Session

Moved by Mayor Pro Tem Sneed that the Board go into Closed Session to consult with the Town Attorney to preserve the attorney-client privilege. The Board would enter Closed Session pursuant to Chapter 143, Section 318.11(a)(3) of the North Carolina General Statutes. The Board expects to receive counsel regarding the following eminent domain proceedings:

- Edens Family, LLC;
- Khalil;
- Privette Properties, LLC; and
- Woods.

Motion seconded by Commissioner Vilga and carried by unanimous vote. The Board entered Closed Session at 8:12 p.m.

13. Return to Open Session

The board returned to Open Session following no action being taken in Closed Session.


14. Adjourn

There being no further business before the Town Board, Mayor Currin adjourned the meeting at 9:15 p.m.



Ronnie I. Currin, Mayor

ATTEST:



Robin E. Peyton, Town Clerk



