



Town Board Regular Meeting
March 17, 2020 – 7:30 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Ronnie Currin, Mayor
Jacky Wilson, Commissioner
Paul Vilga, Commissioner
Danny Johnson, Planning Director
David Simmons, Police Captain
Robin Peyton, Town Clerk
Michelle Medley, Mayor Pro Tem
Sheilah Sutton, Commissioner
Kelly Arnold, Town Manager
Mical McFarland, Economic Development Manager
Dave Neill, Town Attorney

A. CALL TO ORDER

Mayor Currin called the meeting to order at 7:30 PM. Mayor Currin explained the reasoning for the meeting starting later being a Work Session was scheduled immediately prior to the meeting but had been cancelled due to the COVID-19 outbreak. The Mayor asked Commissioner Jacky Wilson to provide an invocation.

1. Continued Public Hearing: A20-01 Chandler’s Ridge Annexation

Planning Director Danny Johnson provided a brief reintroduction of the hearing.

Comments from Public in Favor

Teddy Whitley, Developer with Wright-Whitley Development was present to answer any questions. (Steven Carson, Engineer with Bateman Civil Survey). Mr. Whitley explained poor soils and open space requirements contributed to his not developing an outlying area in question. A smaller portion of the undevelopable land is still available to the Town in lieu of impact fees if agreed.

Commissioner Sutton reiterated the board’s questions on the small portion, referred to as “the dip”, with regard to the Town’s authority to annex the land. Attorney Dave Neill stated that land being offered via voluntary annexation could be annexed by the Town. The existing policy with the City of Raleigh and merger agreement between Rolesville and the City of Raleigh precludes water and sewer being extended into the watershed areas like that of the land area in question. This policy would be applicable to the land area under discussion therefore annexation is made possible were annexation proposed.

Property taxes could not be collected on areas lying outside municipal limits. Were the area to be dedicated to open space and deeded to a homeowners association or conservancy it would be tax exempt.

Comments from Public in Opposition

George Garcia, 524 Averette Road, Rolesville, NC

Mr. Garcia reiterated his concern regarding surveyors, etc. trespassing on his property.

Rebuttal to Opposition

Mr. Whitley stated that he has spoken to his surveyors, geotech personnel, etc. with regard to refraining from trespassing upon Mr. Garcia’s property.

There being no one remaining to speak, Mayor Currin closed the public hearing at 7:43 PM.

In response to Commissioner Sutton's question on the area referred to as "the dip" being used as open space, Attorney Dave Neill stated that it could if the owner/developer subjected it to such conservation.

Moved by Commissioner Wilson to approve Case A20-01 Chandler's Ridge Annexation Request, seconded by Commissioner Vilga. Motion carried by unanimous vote.

2. Consideration of Letter of Intent with Cobblestone Crossing LLC

Town Manager Kelly Arnold introduced the agenda item which has sustained three extensions for continuing negotiations towards an agreement. A Letter of Intent (LOI) is the last remaining deliverable to be provided and agreed upon. It is this LOI that the board is being asked to consider. The requirement for a Purchase Agreement and Development Agreement being submitted together to staff for review and ultimate presentation to the Town Board to follow the LOI should it be approved. Staff is recommending approval of the LOI.

Moved by Commissioner Wilson to approve the Letter of Intent (LOI) between Cobblestone Crossing LLC and the Town of Rolesville; seconded by Commissioner Vilga. Motion carried by unanimous vote.

3. COVID-19 Update – K. Arnold.

Town Manager Kelly Arnold provided the following update on efforts to combat the pandemic:

- Daily conference calls are conducted with representatives of Wake County and Wake County municipalities.
- Wake County Managers met and decided to take our lead from Wake County to provide a uniform response.
- Town functions continue but Town Hall is now available to the general public by appointment only.
- Parks are currently open. Restrooms and playgrounds are closed.
- Rolesville consented to be a part of the Wake County Declaration of State of Emergency.
- Town Manager Kelly Manager introduced items to be voted upon by the Town Board:
 - Ordinance to Amend the Code of Ordinances – Emergency Powers and Duties. This ordinance amendment would provide the Mayor with the power to act once the Town Board has issued a declaration of a local state of emergency.

Moved by Commissioner Sutton to approve the ordinance to provide emergency powers and duties to the Mayor: Case TA20-00; seconded by Commissioner Vilga. Motion carried by unanimous vote. It was suggested this be revisited in future.

- Declaration of State of Emergency.

Moved by Commissioner Wilson to approve the Declaration of a State of Emergency; seconded by Commissioner Sutton. Motion carried by unanimous vote.

- Remote Participation Policy for Town Board Meetings.

Moved by Commissioner Wilson to approve the Remote Participation Policy with a sunset provision that the policy be revisited at the end of the year; seconded by Commissioner Vilga. Motion carried by unanimous consent.

- The March 24th Town Board meeting was cancelled as well as the March 23rd Planning Board meeting.
- Town Manager Kelly Arnold requested a vote on the Strategic Plan

- Moved by Commissioner Sutton to approve the Strategic Plan 2020/2022 to include the vision, key focus areas, goals within the key focus areas, the mission and core values; seconded by Commissioner Wilson. Motion carried by unanimous vote.

ADJOURN

Moved by Commissioner Wilson to adjourn; seconded by Commissioner Sneed. Motion to adjourn carried by unanimous vote. The meeting adjourned at 9:09 PM.

The Town of Rolesville will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (919) 556-3506 by noon on the Thursday prior to the meeting to make arrangements.

