



**Town Board Meeting**  
May 5, 2026 – 6:30 PM  
502 Southtown Circle, Rolesville, NC 27571

## **Agenda**

1. Call to Order
2. Pledge of Allegiance
3. Invocation Pastor Jason Byler of New Light Baptist Church
4. Proclamations:
  - 4.a. Proclamation for National Public Works Week
  - 4.b. National Police Appreciation Week
  - 4.c. Older Americans Month
  - 4.d. National Small Business Week
  - 4.e. Proclamation for Municipal Clerks Week
5. Consider Approval of the Agenda
6. Consider Approval of the Consent Agenda
  - 6.a. Adoption of Minutes for April 7, 2026 & April 21, 2026
  - 6.b. Economic Development Incentive Policy Resolution – Mical McFarland, Economic Development Manager
7. Public Invited to be Heard
8. Town Board Liaison Reports
9. Communication from Town Staff
  - 9.a. June Greene, Parks & Recreation Director
  - 9.b. Isaac Poelman, Public Works Director
10. Old Business
11. Legislative Hearing
  - FY26-27 Proposed Budget Public Hearing – Eric Marsh, Town Manager
  - FY26-27 Budget Consideration – Eric Marsh, Town Manager
  
  - TA-26-0002 Required Perimeter Buffer Correction – Stephen Wensman, Planning Director
  - TA-26-0003 Minor Subdivision Correction - Stephen Wensman, Planning Director
  - TA-26-0004 Fence Height - Stephen Wensman, Planning Director
12. New Business - NONE

13. Communications  
Town Attorney  
Town Manager

14. Adjourn



## Proclamation of the Town of Rolesville

### National Public Works Week Proclamation May 17-25, 2026

#### “Rooted in Service, Powered by Community”

**WHEREAS**, public works professionals serve in their communities every day, and meeting people's needs is what gives public works its sense of purpose. Focusing on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of North Carolina; and,

**WHEREAS**, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

**WHEREAS**, it is in the public interest for the citizens, civic leaders and children in North Carolina to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

**WHEREAS**, the year 2026 marks the 66<sup>th</sup> annual National Public Works Week sponsored by the American Public Works Association, be it now,

**RESOLVED**, I, Ronnie Currin, Mayor of Rolesville, North Carolina, do hereby designate the week May 17-23, 2026 as National Public Works Week; I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

**IN WITNESS WHEREOF**, I have set my signature and the seal of the Town of Rolesville, North Carolina on the 5<sup>th</sup> day of May 2026.

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Ronnie I. Currin, Mayor

ATTEST:

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Christy Frazier, Town Clerk



## Proclamation of the Town of Rolesville

### POLICE WEEK

**WHEREAS**, Police Officers of the Rolesville Police Department stand watch over our citizens, selflessly risking their lives to protect individuals, families, neighborhoods, and property against crime; and

**WHEREAS**, it is important that all citizens recognize the duties, responsibilities, hazards, and sacrifices of local law enforcement agencies; and

**WHEREAS**, Thursday, May 15, 2026, is observed Nationally as Peace Officers Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty; and

**WHEREAS**, the Rolesville Police Department, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered dedicated service to the community.

**NOW, THEREFORE, I, Ronnie Currin**, as Mayor of the Town of Rolesville do hereby declare May 11-16, 2026, as:

### POLICE WEEK

in the Town of Rolesville, North Carolina, and hereby publicly salute the service of law enforcement officers in our community.

**IN WITNESS WHEREOF**, I have set my signature and the seal of the Town of Rolesville, this 5<sup>th</sup> day of May 2026.

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Ronnie Currin, Mayor

Attest:

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Christy Frazier, Town Clerk



## Proclamation of the Town of Rolesville Older Americans Month

**WHEREAS**, the month of May is nationally recognized as Older Americans Month, a time to recognize the contributions of older adults and to reaffirm our commitment to serving older residents in our communities; and

**WHEREAS**, the Town of Rolesville values the wisdom, experience, and lifelong contributions of older adults who have strengthened our neighborhoods, enriched our civic life, and helped shape our community's character; and

**WHEREAS**, older Americans play vital roles as mentors, volunteers, caregivers, community leaders, and active participants in the workforce, sharing their knowledge and talents across generations; and

**WHEREAS**, Rolesville is committed to fostering an age-friendly community that promotes health, independence, inclusion, and opportunities for meaningful engagement for residents of all ages; and

**WHEREAS**, during Older Americans Month, we celebrate the resilience and diversity of older adults and recognize the importance of accessible services, social connection, and community support to ensure that all residents can age with dignity and purpose;

**NOW, THEREFORE**, BE IT PROCLAIMED BY THE BOARD OF THE TOWN OF ROLESVILLE, NORTH CAROLINA, that Rolesville recognizes the month of May as Older Americans Month. We encourage community members to honor older adults, recognize their ongoing contributions, and support efforts that promote positive aging and community engagement.

ADOPTED THIS 5th DAY OF MAY 2026. TOWN OF ROLESVILLE, NORTH CAROLINA BY ROLESVILLE BOARD OF COMMISSIONERS IN WITNESS WHEREOF, I have set my signature and the seal of the Town of Rolesville.

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Ronnie I. Currin, Mayor

ATTEST:

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Christy Frazier, Town Clerk



## Proclamation of the Town of Rolesville

### Recognizing National Small Business Week 2026

**WHEREAS**, from the storefront shops that anchor Main Street to the high-tech startups that keep America on the cutting edge, small businesses are the backbone of our economy and the cornerstones of our nation's promise; and

**WHEREAS**, when we support small business, jobs are created, and local communities preserve their unique culture; and

**WHEREAS**, because this country's 33 million small businesses create nearly two out of three net new jobs in our economy, we cannot resolve ourselves to create jobs and spur economic growth in America without discussing ways to support our entrepreneurs; and

**WHEREAS**, the President of the United States has proclaimed National Small Business Week every year since 1963 to highlight the programs and services available to entrepreneurs through the U.S. Small Business Administration and other government agencies; and

**WHEREAS**, Rolesville supports and joins in this national and regional effort, along with Wake County and other communities in the Triangle Region, to help small businesses do what they do best - grow their business, create jobs, and ensure that our communities remain as vibrant tomorrow as they are today.

**NOW THEREFORE**, I, Ron Currin, Mayor of the Town of Rolesville do hereby proclaim **May 3-9, 2026** as Small Business Week and encourage our citizens to Shop Small and support their local small businesses here in Rolesville.

**IN WITNESS WHEREOF**, I do hereby set my hand and cause the seal of Rolesville to be affixed this 5th Day of May, 2026.

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Ronnie I. Currin, Mayor

ATTEST:

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Christina Ynclan, Town Clerk



**Proclamation of the Town of Rolesville**  
**57th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK**  
*May 3 - 9, 2026*

**Whereas**, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

**Whereas**, The Office of the Professional Municipal Clerk is the oldest among public servants, and

**Whereas**, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies, and agencies of government at other levels, and

**Whereas**, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

**Whereas**, The Professional Municipal Clerk serves as the information center on functions of local government and community.

**Whereas**, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county, and international professional organizations.

**Whereas**, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

**Now, Therefore, I**, Ronnie Currin, Mayor of the Town of Rolesville, North Carolina, do recognize the week of May 3 through 9, 2026, as Professional Municipal Clerks Week, and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Proclaimed this 5<sup>th</sup> day of May 2026.

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Ronnie I. Currin, Mayor

ATTEST:

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Christy Frazier, Town Clerk



## **MINUTES**

**Present:** Mayor Ronnie Currin  
Mayor Pro Tem Dan Alston  
Commissioner April Sneed  
Commissioner Lenwood Long  
Commissioner Jenn Bernat  
Commissioner Michael Paul  
Economic Development Manager Mical McFarland  
Town Attorney Dave Neill  
Town Manager Eric Marsh  
Town Clerk Christy Frazier  
Police Chief David Simmons  
Planning Director Stephen Wensman

### **1. Call to Order**

Mayor Ronnie Currin called the regular business meeting of the Rolesville Board of Commissioners to order on Tuesday, April 7, 2026, at 6:30 PM at 502 Southtown Circle, Rolesville, NC 27571.

### **2. Invocation & Pledge of Allegiance**

Pastor Stewart of Neuse Baptist Church delivered the invocation. The Pledge of Allegiance followed.

### **3. Proclamations**

#### **3.a. Arbor Day**

Commissioner April Sneed read the proclamation designating April 24, 2026, as National Arbor Day in the Town of Rolesville, citing the environmental and community benefits of trees, including erosion control, air quality improvement, wildlife habitat, and enhanced property values.

#### **3.b. Mayor's Monarch Pledge**

Mayor Currin read the proclamation designating April 7, 2026, as Mayor's Monarch Pledge Day, noting the significant decline of both Western and Eastern Monarch butterfly populations. The Mayor highlighted the Town's ongoing commitments, including pollinator gardens at Town Hall and in several parks, as well as requirements for pollinator gardens in certain subdivision approvals. Mayor Currin acknowledged Town Clerk Christy Fraser, Parks staff, and Communications staff member Candice for their contributions to this initiative and encouraged residents to visit the Town website to volunteer.

#### **3.c. National Volunteer Week**

Commissioner Michael Paul read the proclamation designating April 19–25, 2026, as National Volunteer Week in the Town of Rolesville, urging residents to seek volunteer opportunities, including litter sweeps, youth athletic coaching, and school involvement, and directing them to [volunteernc.org](http://volunteernc.org) for more information.

#### 4. Consider Approval of the Agenda

The agenda, comprising twelve items plus a closed session, was presented. Mayor Currin noted a request for a closed session had been added.

**A motion to approve the agenda was made by Mayor Pro Tem Dan Alston and seconded by Commissioner Jenn Bernat. The motion carried unanimously.**

#### 5. Consider Approval of the Consent Agenda

5.a. Minutes for March 3, 2026, and March 17, 2026

5.b. Fowler Road Ext Right-of-Way Acquisition

5.b.08. Resolution In Support Of Roadway Reimbursement Agreement

**Mayor Currin presented the three consent agenda items. Commissioner Michael Paul requested that item 5.b.08. The Fowler Road Extension Right-of-Way Acquisition will be pulled for separate discussion.**

5.a. Minutes for March 3, 2026, and March 17, 2026

**A motion to approve items 5.a. and 5.b. was made by Mayor Pro Tem Dan Alston and seconded by Commissioner Jenn Bernat. The motion carried unanimously.**

5.b. Fowler Road Ext Right-of-Way Acquisition

Town Manager Eric Marsh provided background on the Fowler Road Extension, describing it as a future four-lane road with a median, multi-use path, and sidewalk — characterized as a "business parkway" — intended to serve the developing area on the other side of US-401 and reduce traffic congestion on Rolesville Road. The proposed developer agreement with Merit Development (a 55-and-up community) would require the developer to construct a two-lane road and donate right-of-way for future additional two lanes, in exchange for transportation development credits. Manager Marsh noted that since the last discussion, the total credit amount had been reduced by approximately \$160,000 — from approximately \$632,000 — after a portion of the remaining land's original owners agreed to donate their right-of-way, bringing the net cost of credits down to a more favorable figure.

Commissioner Paul asked whether approving the right-of-way acquisition constituted a binding commitment to build the full four-lane road. Manager Marsh confirmed the original commitment traces back to the Community Transportation Plan (CTP) adopted in 2021, and that the acquisition aligns with that plan. He added that if the Town ultimately decided not to build, the land could be sold, and that pursuing alternative funding through CAMPO — similar to the Main Street LAP project — was the intended financing strategy for the full road construction. Commissioner Paul confirmed that acquiring the right-of-way does not, in and of itself, obligate the Town to build the road.

Town Attorney Dave Neill noted that if the Town's vision for Fowler Road had changed, it would be beneficial to formally amend CTP, as it informs numerous planning and development conversations. Manager Marsh affirmed that CTP serves as a cornerstone document in all developer discussions. Commissioner Bernat confirmed the four-lane road is included in the CTP and would connect to US-401 near Neuse Baptist Church.

5.b.08. Resolution In Support Of Roadway Reimbursement Agreement

**A motion to approve items 5.b and 5.b.08 was made by Commissioner Michael Paul and seconded by Commissioner April Sneed. The motion carried unanimously.**

## 6. Public Invited to be Heard

Mayor Currin reminded those wishing to speak that remarks were limited to three minutes due to the full agenda.

Kim Cohen, 252 Cavanaugh Road, addressed the Board with a proposal for a Rainbow Bridge Pet Memorial along the Greenway connecting the Perry Farms and Elizabeth Springs neighborhoods, near 1513 Sweet Clover Drive. Ms. Cohen described the project as a low-impact initiative to paint an existing wooden bridge in soft rainbow tones as a symbolic tribute to deceased pets. She stated the project would be fully self-funded. She noted that she had identified appropriate exterior-grade, non-slip, and UV-resistant materials to ensure safety and durability for approximately 2 to 4 years. She indicated there had already been meaningful community interest and that voluntary contributions from neighbors could be incorporated.

Mayor Currin thanked Ms. Cohen for her attendance, acknowledged ongoing communication with Town Clerk Christy Frazier, and noted that Parks staff was following up on related questions.

## 7. Town Board Liaison Reports

Commissioner Jenn Bernat reported on the Emergency Services Q1 meeting held on March 24, which included representatives from the Police Department, Fire Department, Public Works, and EMS. Key highlights included the filling of a new PD community liaison position, the Fire Department reporting full staffing at 17.5 paid staff and 28 volunteer positions, and several upcoming community events: Parks and Rec Day on April 11 at Redford Place Park (with a police car on display for autism awareness), Picnic with Police on May 1 at Main Street Park, and Camp K.I.D.D.S. scheduled for June 22–26 for up to 40 middle school-aged children. On the EMS front, Commissioner Bernat noted that as of March 30, more calls are being directed to the Wake County nurse navigation line, and that 270 EMS calls had already been recorded for Rolesville in the period covered. She directed the public to the Wake County website for further EMS updates.

Commissioner Lenwood Long noted he had been out of town for work at the prior Planning Board meeting and reviewed the minutes afterward. He flagged that fence height and tree/wall buffer discussions at that meeting would be important to the Town. He then reported on his attendance at the National League of Cities conference in Washington, D.C., noting that cybersecurity and AI governance were prominent topics, along with programs supporting small-town broadband infrastructure and digital security. He noted several programs were identified as advantageous for small municipalities like Rolesville.

Commissioner April Sneed reported on the Parks and Recreation Board meeting of March 25. Upcoming events include: Parks and Rec Day on April 11 at Redford Place; baseball, softball, and soccer season openers; an Arbor Day celebration on April 24 at Mill Bridge Park featuring 100 free trees (50 red buds and 50 dogwoods), a white oak planting, the Garden Club, and a screening of *The Lorax*; the annual Trail Art program beginning June 1; and the Memorial Day Mile on Memorial Day at 11:00 AM. Commissioner Sneed also introduced Quincy Williams as the new Cultural Program Coordinator and noted that summer camp is fully booked with a waitlist. She recognized Boy Scout Will Phillips for his work restoring pollinator gardens at Town Hall and Redford Place as part of his Distinguished Conservation Award project. Parks and Recreation also welcomed a new administrative assistant, Carla Edwards, who began on April 7.

Mayor Pro Tem Dan Alston reported on his attendance at the National League of Cities conference in Washington, D.C. alongside Commissioner Long. He highlighted the signing of a national stability pledge emphasizing ethics training and respectful discourse, noting that ethics training is due every two years and must be recorded with the Town Clerk. He

reported meetings with Senators Tom Tillis and Ted Budd on Capitol Hill, with discussions centered on securing grant funding for parks, recreation, and the new Town campus veterans/first responders memorial. The Veterans Committee held its first meeting on March 6, reviewing design renderings from ADW and Joe Graham and discussing public donation and grant funding strategies. Mayor Pro Tem Alston also noted the upcoming inaugural Military Ball for Rolesville High School's National Defense Cadet Corps, Operation Arts summer session classes running June 1–26 with registration opening April 15, the Rolesville Chamber of Commerce Military Appreciation Luncheon on May 14, and an update from American Legion Raleigh Post 1 on youth programs, including a gaming initiative linking veterans and youth for mental wellness. He noted veteran suicide rates have declined from 22 to 17 per day, attributing the reduction in part to such programs.

Commissioner Michael Paul reported on a March 11 visit to the Intergenerational Center for Arts and Wellness in Winston-Salem, attended by representatives from Rolesville, Youngsville, Wake Forest, DHHS, AARP, and other organizations. The 62,000-square-foot facility houses an aging daycare, a child daycare, a full-service performance stage, and event rooms. He said the group returned believing that Northeast Wake County should explore a similar facility. Commissioner Paul also noted that the Rolesville senior center is nearing its opening on Monday, May 11, with promotional fliers to go out on April 10. Finally, he reported that the Rolesville Downtown Development Association (RDDA) received a \$25,000 grant from the Duke Energy Foundation to fund its façade improvement program, with awards of up to \$5,000 announced for five businesses: Artisan Beer and Cheese, Robbie Fleming Allstate Insurance, Doctor Amy See Dentistry, Bites on Main, and Privette Insurance.

## 8. Communication from Town Staff

### 8.a. Stephen Wensman, Planning Director

Planning Director Stephen Wensman presented the 2025 development report. In 2025, the Town approved 262 single-family attached homes and 366 detached homes. Development approvals included nine construction infrastructure drawings for subdivisions such as Broadmoor, Merit Reserve, and Walbrook; 18 final site plans, including Parker Ridge, The Point, and Walbrook commercial lots; and 11 site plans, including GLOWAAT Main, The Learning Center, and Chipotle at Walbrook. Director Wensman previewed a new development dashboard coming to the Town's planning website that will present this information in a regularly updated, concise format.

Text amendments currently in review include the buffer ordinance, a minor subdivision ordinance, the fence height standards, text amendments for the Town campus, and an overlay district for downtown. Rezoning applications currently under review include Atticus Woods, Opal at Main, WakeMed, 1101 Averette Road, and 408 E. Young Street.

### 8.b. Mical McFarland, Economic Development Manager

Economic Development Manager Mical McFarland provided an update on commercial activity. New construction underway includes a daycare near Sonic, new retail and restaurant space at the corner of Rogers Road, a new indoor recreation facility at the former Pine Globe site, 7-Eleven going vertically, and Chipotle coming to the Publix development area. Manager McFarland noted approximately 14 commercial land, and lease sites are currently listed on the Town's website. He reported attending the International Council of Shopping Centers (ICSC) conference in Charlotte, where he pitched Rolesville to national retailers and restaurant groups, many of whom were already familiar with the broader Raleigh market and expressed growing interest in Rolesville.

Regarding larger-scale economic development, Manager McFarland described the "Gateway 401" area — approximately 500 acres across six property owners — which is

already designated in the Town's comprehensive plan as a future business and innovation corridor. He has requested budget funds for a small area plan to provide a more tailored strategy for that corridor, covering land use, transportation (including the Fowler Road extension), and development vision, so the Town is positioned when property owners are ready to transact.

Additional updates included: attendance at the annual Main Street Conference in New Bern; the Launch Rolesville entrepreneurship program hosted by the Chamber at RISE Coworking; and a planned hotel feasibility study in partnership with the Chamber at an estimated cost of \$7,000–\$10,000, stemming from a February hotel summit attended by approximately 12–14 hotel developers who recommended the study as a prerequisite to active hotel recruitment. The prior year saw approximately \$15.8 million invested in new commercial construction, and 20 new businesses opened in 2025.

Discussion touched on population thresholds retailers use when evaluating new markets, with Manager McFarland noting the typical progression from fast food to fast casual (such as Chipotle) to fine dining as population grows. Commissioner Long and Mayor Currin noted that daily traffic counts — not just population — are a key threshold metric, with Main Street currently seeing approximately 12,000–14,000 average daily trips. Mayor Currin requested a future comparison of commercial versus residential construction investment trends. Commissioner Bernat emphasized the importance of attracting developers who build smaller commercial spaces suitable for local entrepreneurs, alongside national tenants, and Manager McFarland agreed that a mix is the goal, with incentives and small-area planning as tools to encourage that type of development.

## 9. Business

### 9.a. Resolution Adopting Artificial Intelligence Guidelines for Boards and Commissions

Finance Director Amy Stevens introduced Shannon Guaracino, a Finance Administrative Support Specialist pursuing a cybersecurity and digital forensics certificate through Wake Tech, who has taken on significant IT-related functions within the Town, including coordinating with IT partners, drafting IT policies, and managing cybersecurity assessments with state and federal partners.

Ms. Guaracino presented the context and substance of the proposed AI policy. She identified four primary challenges of AI use in local government: data security (AI platforms can incorporate user inputs into broader databases), transparency and ethics (the public has a right to know when AI is used), accuracy (AI can generate false information, as seen in instances of fabricated legal citations), and public records compliance (both prompts and AI outputs are subject to public records law under state statute).

The existing staff policy — which has already been adopted and signed by Town employees — addresses human accountability, data protection, public record integrity, acceptable usage, and disclosure. Key provisions require that a human always verify AI outputs; that sensitive information not be entered into AI tools; that AI accounts be created using Town email addresses to ensure public records access; and that employees disclose AI use through a citation or footnote. The resolution before the Board would adopt a high-level version of these guidelines applicable to the Board of Commissioners and advisory boards, written broadly to remain relevant as AI evolves.

Mayor Pro Tem Alston asked how prompts and outputs would be stored for public records purposes; Ms. Guaracino explained that requiring a Town email address would give the Town access to those records. He also asked about enforcement and potential consequences; Ms. Guaracino noted that staff violations can escalate to termination, and Town Attorney Neill clarified that elected officials cannot be removed from office for a policy

violation. Manager Marsh noted the Town is also beginning to implement tools to detect AI-generated content in documents received from outside parties.

Mayor Currin noted the resolution had been brought to the Board first and would be shared with advisory boards upon adoption.

**A motion to approve the Resolution Adopting Artificial Intelligence Guidelines for Boards and Commissions was made by Commissioner Lenwood Long and seconded by Commissioner April Sneed. The motion carried unanimously.**

#### 9.b. Rolesville Chamber of Commerce MOU Update

Malcolm Allen, Executive Director of the Rolesville Chamber of Commerce, provided a six-month update on the Chamber's progress and vision. He organized his remarks around a sports-and-fitness analogy, describing three phases: getting fiscally fit, revamping events to drive economic impact, and building strength through strategic partnerships.

On fiscal health, Mr. Allen reported the Chamber is now operating in the black, has reinstated its 501(c)(3) status, and has grown membership from 100 to 161 members in six months, with a goal of 300. On events, he noted the Chamber has restructured to maximize economic impact, combining Barbecue and Bands into a weekend of events — including the Rolesville Golf Tournament, Mingle on Main, and Business After Hours — projected to attract 30,000–35,000 visitors and generate \$30–\$45 million in economic impact annually. Additional programming includes the Healthy Rolesville 5K and health fair, as well as a Senior Showdown event for seniors. It plans to revive the Welcome Wagon program for new residents and the Youth Leadership Program, in partnership with a former program director who is now directing at Wake Forest.

Regarding partnerships, Mr. Allen described close coordination with Economic Development Manager McFarland and the RDDA and proposed submitting quarterly written reports and appearing before the Board every quarter. He noted that a grant writer has been retained to secure \$100,000 in annual grants, some of which may flow directly to the Town for programs the Chamber is not eligible to apply for. Looking ahead, he highlighted Rolesville's strong economic identity — noting a per capita income of approximately \$149,000, higher than Cary's \$123,000 — and stressed the importance of strategic, identity-driven development.

Board members praised the Chamber's transformation. Commissioner Bernat noted her personal experience renewing her membership and seeing tangible results. Commissioner Sneed and Commissioner Long both commended Mr. Allen's community-oriented approach and encouraged continued communication and modernization efforts, including potential digital signage sponsored by the Chamber. Mayor Pro Tem Alston summarized the Chamber's turnaround in one word: "180."

## [10. Legislative Hearing](#)

### 10.a. Continued Legislative Hearing – REZ-24-05 – Development Agreement - Atticus Woods

Mayor Currin opened the continued legislative hearing on REZ-24-05, the Atticus Woods rezoning and development agreement. He directed the discussion to focus on changes made since March 3, 2026, and on the hearing and items requested by the Board at that time.

Staff Report – Planning Director Stephen Wensman

Planning Director Wensman summarized the key changes from the prior hearing. The application proposes rezoning a parcel to Neighborhood Commercial Conditional (NC-C) to

allow a mixed-use development of single-family detached homes, single-family attached homes (townhouses), and commercial uses. Notable changes since the last hearing include:

- Prohibited uses added: Commercial parking, flex industrial, fulfillment centers, private lodge/club, and major transportation installations are now prohibited.
- Self-storage: Permitted only within the 2.4-acre commercial area in the northwest portion of the site near Wade Avenue.
- Unit cap: A maximum of 250 dwelling units, with no more than 140 being attached (townhouses), resulting in a density of approximately 3.3 units per acre — well below the maximum allowed 8 units per acre for the NC designation.
- Buffers: A 50-foot buffer along Elizabeth Springs lots adjacent to the commercial area, exceeding the 20-foot code requirement. No commercial buildings within 100 feet of Elizabeth Springs lots.
- Stonewater Pond: Any stormwater pond within 300 feet of Elizabeth Springs lots shall include a fountain.
- No vehicular access from the commercial area to Classical Way.
- Evergreen trees to be planted along Elizabeth Springs before vertical construction.
- \$200,000 donation to the Town's affordable housing fund, contingent on the fund being established.
- Open Space 5: Trees in this Elizabeth Springs common area will be preserved to the extent possible; any removed trees will be replanted at equal caliper inches.
- Classical Way: No longer connects to Wade Avenue, addressing a major concern from the prior hearing.

Staff found the proposal consistent with the comprehensive plan under the Mixed Residential future land use category and recommended approval of both the rezoning and the development agreement.

Applicant Presentation – Toby Coleman, Attorney, Smith Anderson

Attorney Toby Coleman, representing the applicant, addressed the Board's prior requests. He confirmed the team had carefully evaluated the Board's request for a 75/25 single-family-to-townhome ratio but concluded it was economically infeasible. Approximately one-third of the 105-acre site is open space, stream buffers, and wetlands, and the project involves high rock-blasting costs. Achieving a 75/25 split would increase individual lot costs by an estimated \$75,000–\$100,000, potentially making the development unattainable for many buyers. The team reduced the overall unit count to 250 and townhomes to a maximum of 140, which at 56% attached remains above the Board's 75/25 goal but was presented as the lowest feasible ratio. Attorney Coleman noted the density of 3.3 units per acre is at the very low end of the applicable comp plan designation range of 3–8 units per acre.

Regarding the grocery store, Attorney Coleman confirmed it had been removed from the development agreement entirely in response to clear feedback from the Board and neighbors. Under NC zoning, any single retail tenant exceeding 25,000 square feet would require a special use permit from the Board of Adjustment and, potentially, further action by the Town Board before it could proceed. Attorney Coleman clarified that a smaller grocery concept could still be permitted under the existing zoning framework, subject to the 25,000-square-foot limit.

The updated buffer exhibit was described in detail. The berm will be 5 feet tall, measured from the existing grade at the property line, 50 feet wide, with evergreen plantings concentrated on the residential-facing side, and topped by a 6-foot white vinyl fence — resulting in 11 feet of vertical separation above the Elizabeth Springs property lines. Attorney

Coleman noted the fence was added to neighbors' request during a March 26 neighborhood meeting.

Regarding Open Space 5, Attorney Coleman clarified that it is an existing Elizabeth Springs common area to the west of the Classical Way extension. The tree preservation condition was added to give the Town an enforcement mechanism if construction activity near the pond stabilization work affects trees on that side.

#### Developer's Representative – Corey Schmidt

Developer Corey Schmidt addressed the buffer and fence details, confirming that berm height would be measured from the Elizabeth Springs property line grade, ensuring the fence and berm collectively provide consistent screening regardless of topographic variation. He described the neighborhood meeting held on March 26 at RISE Coworking, where the 6-foot fence was added as a direct result of resident feedback. He also confirmed that the traffic impact analysis (TIA) was conducted based on the original 300 homes and 65,000-square-foot grocery store, meaning that the reduction to 250 units and the removal of the grocery store would result in fewer projected trips than analyzed.

#### Public Comment

Michael Gibbons, an Elizabeth Springs resident, addressed two concerns. First, he raised the question of the fence condition's flexibility — noting that residents had requested the fence as a precaution for the period before plantings mature, but would prefer the option to waive it if the berm and evergreens prove sufficient. He was advised that, because the fence could not be added back later if omitted now, both the planning staff and the developer recommended including it. Second, he expressed concern about potential tree removal within Open Space 5 if the developer needs to stabilize the pond slope from the Elizabeth Springs side, noting that such work could compress the effective buffer between the pond and adjacent lot lines.

#### Board Deliberation

Town Attorney Neill explained the challenge of writing a waivable fence condition, noting that any waiver mechanism must be objective and enforceable. He proposed that the fence be required by default, subject to waiver by the Town Board of Commissioners at the time of the site plan. This approach would avoid the ambiguity of a survey-based or HOA-controlled waiver and remove timing concerns around HOA turnover. Developer Schmidt noted that by the time commercial development begins, the Elizabeth Springs HOA would likely be turned over to residents. The Board accepted Attorney Neill's formulation.

Commissioner Bernat requested that gas station uses be excluded as a condition, noting traffic and neighborhood compatibility concerns. Attorney Coleman acknowledged the request, noting a gas station would require a special use permit regardless, but confirmed the applicant had not committed to excluding it. Commissioner Bernat indicated this was a concern she wished to raise formally.

Commissioner Bernat also sought clarification on the smaller pond in the southwest portion of the site, noting its proximity to existing residential backyards. Attorney Coleman and Schmidt confirmed that vehicular access to that area via Classical Way is prohibited under condition 9, effectively preventing commercial development in that location even absent an explicit prohibition. Schmidt further clarified that both ponds would be drained, subject to Army Corps review over multiple growing seasons to determine whether a blue-line stream is feeding them. The 50-foot riparian buffer will remain protected regardless.

Commissioner Long acknowledged the 56% attached ratio fell short of the Board's stated 75/25 preference and questioned the commercial vision for the site, noting he did not want a repeat of issues experienced near Sweetwater. Schmidt indicated he envisioned a social

district-style commercial area but acknowledged end users had not yet been determined. Commissioner Long and Schmidt agreed to schedule a separate one-on-one meeting.

Mayor Pro Tem Alston expressed reservations about the ratio and the undefined commercial vision, and concerns about ensuring that the new Atticus Woods HOA would not repeat the governance issues raised by Elizabeth Springs residents at the prior hearing.

Attorney Neill confirmed the only substantive change from the proposed conditions was the fence waiver mechanism. He noted the Board cannot unilaterally impose conditions beyond what the applicant agrees to.

#### Votes

**A motion to approve the rezoning request REZ-24-05 as presented, with the modification that the fence condition shall be required unless waived by action of the Town Board of Commissioners, was made by Commissioner April Sneed and seconded by Commissioner Lenwood Long. The motion carried 4–1, with Mayor Pro Tem Dan Alston voting nay.**

**A motion to adopt a statement of consistency and reasonableness finding REZ-24-05 consistent with Rolesville's Comprehensive Plan per the Mixed Residential future land use category, Community Transportation Plan network, and Bike and Greenway Plan network, and therefore reasonable, was made by Commissioner April Sneed and seconded by Commissioner Lenwood Long. The motion carried 4–1, with Mayor Pro Tem Dan Alston voting nay.**

**A motion to approve the Atticus Woods Development Agreement, authorizing a 5-foot side yard setback for detached single-family homes and a maximum self-storage building of up to 100,000 square feet in the designated northwest commercial area, was made by Commissioner April Sneed and seconded by Commissioner Lenwood Long. The motion carried 4–1, with Mayor Pro Tem Dan Alston voting nay.**

## 11. Communications

### 11.a. Town Attorney

Town Attorney Dave Neill presented a proposed engagement letter from Womble Bond Dickinson's public finance group to serve as Special Bond Counsel for the financing of the Town Hall campus project. Attorney Neill explained that, under the Board's recently adopted contracting policy, special counsel engagements are now subject to Board approval. He and Finance Director Stevens recommended engaging attorney John Myers, who limits his practice exclusively to public bond financing, to assess the appropriate financing structure — most likely a limited obligation bond or installment financing, rather than a general obligation bond — and to represent prospective bondholders in a capacity that would be a conflict of interest for Town Counsel. Attorney Neill clarified that this engagement is about structuring the financing mechanism, not securing new funding, as the Town has confirmed its funding sources. Mayor Currin noted the Town's operational budget has crossed the \$20 million threshold, and that taking on new buildings and assets will significantly increase the Town's real estate portfolio.

**A motion to engage Womble Bond Dickinson as Special Bond Counsel was made by Commissioner Michael Paul and seconded by Mayor Pro Tem Dan Alston. The motion carried unanimously.**

Attorney Neill also noted that he would be traveling overseas the following day and would return for the next work session. During his absence, colleagues Timberly Sutherland and former Town Attorney Beth Trejos would be covering.

#### 11.b. Town Manager

Town Manager Eric Marsh reported that the Main Street project is entering its final resurfacing phase. All hardscape, median, water, and sewer work is complete. Milling and paving will begin the night of Sunday, April 12, and continue overnight to minimize disruption, starting at the main intersection and working toward Publix. Paving is expected to take 2.5 to 3 weeks, after which punch-listing and project close-out will begin, including finalizing local agreements with the City of Raleigh and preparing final cost documentation for CAMPO.

Manager Marsh advised that budget season is underway, with a Budget Committee meeting scheduled for Thursday and a regional municipal managers' budget sync the following day in Holly Springs. The budget presentation is scheduled for the April 21 work session. He described the budget as "very flat," with no major new expenditures, as the Town is focused on financing the municipal campus through debt. He noted the Town's operating budget has now exceeded \$20 million for the first time, a milestone that reflects the Town's growth and its increasing portfolio of buildings and assets.

Manager Marsh also noted that the final session of his Leadership North Carolina fellowship will take place the following week, focused on environmental issues. He highlighted a recent partnership win: a donation of 20 laptops from E2D (a Charlotte-based nonprofit) and the State Employees Credit Union to support technology education for seniors, with plans to incorporate cybersecurity awareness programming in coordination with the Police Chief.

Mayor Pro Tem Alston announced that the Town had secured a piece of steel from the World Trade Center Twin Towers, to be incorporated into the future Veterans/9-11 Memorial as part of the new Town campus. He credited resident Joe Graham and Town staff for locating and securing the artifact, calling it "a momentous win for our town."

#### 12. Closed Session

**A motion to enter Closed Session pursuant to NCGS § 143-318.11(a)(3), to consult with legal counsel to preserve the attorney-client privilege, and NCGS § 143-318.11(a)(5), to discuss the material terms for the acquisition of real property, was made by Commissioner April Sneed and seconded by Commissioner Lenwood Long. The motion carried unanimously.**

The Board recessed into Closed Session at 10 PM.

#### 13. Adjourn

The Board adjourned following the conclusion of the Closed Session without opposition.



## Board of Commissioners

### Work Session

**April 21, 2026**

**6:30 PM**

#### MINUTES

**Present:** Mayor Ronnie Currin  
Mayor Pro Tem Dan Alston  
Commissioner April Sneed  
Commissioner Lenwood Long  
Commissioner Michael Paul  
Commissioner Jenn Bernat  
Owner Representative Jessica Killian  
Town Attorney Dave Neill  
Town Manager Eric Marsh  
Town Clerk Christy Frazier  
Police Chief David Simmons  
Finance Director Amy Stevens  
WakeMed Presenter Andi Curtis

#### 1. Call to Order

Mayor Ronnie Currin called the Rolesville Board of Commissioners Work Session to order on Tuesday, April 21, 2026, at 6:30 PM. Mayor Currin thanked everyone in attendance, noting a good turnout for the evening.

#### 2. Consideration of Agenda

Mayor Currin outlined three main agenda items and introduced an additional urgent matter regarding a U.S. Postal Service zip code bill. He explained that representatives at the national level were reintroducing legislation from spring 2024 that would provide dedicated zip codes for municipalities. The original bill included 53 communities but excluded Rolesville. Mayor Currin noted the bill passed the House but stalled in the Senate during the last session.

Town Manager Eric Marsh provided additional context, explaining the town had been working with Duke University's Master's in Public Policy program, whose 12 students helped build a white paper on zip code impacts. Through this collaboration, Rolesville joined a national coalition spanning from California to Iowa, including municipalities seeking their own zip codes and those protecting existing ones from confusion caused by neighboring growth. Town Manager Marsh emphasized the good timing, noting that legislators in Colorado and Iowa were prioritizing this issue before their retirements.

Mayor Currin stressed the importance of residents having their physical address match their municipal identity, citing implications for municipal identity, resident and business clarity, data accuracy, and long-term market visibility. He noted this had been a priority for previous mayors as well.

**Motion: Commissioner Michael Paul moved to approve the agenda with the addition of the zip code resolution. Commissioner Jenn Bernat seconded. Motion passed unanimously.**

Mayor Currin then presented the ZIP Code Resolution for consideration, explaining it would be forwarded to Senator Thom Tillis, Representative Deborah Ross, and other representatives for support.

**Motion: Mayor Pro Tem Dan Alston moved to approve the resolution supporting inclusion in federal ZIP code legislation. Commissioner Lenwood Long seconded. Motion passed unanimously.**

Commissioner Long reminded Mayor Currin of a previous commitment to Senator Tillis during the National League of Cities conference to provide him with a personal copy of any such correspondence.

### [3. WakeMed Rolesville Health Plex Update](#)

Andi Curtis, WakeMed Manager of Government Affairs, presented an update on the planned WakeMed facility, accompanied by Tom Cavender, Vice President of Construction and Design, along with consultants Jake from Kimberly Horn and Toby Coleman from Smith Anderson.

Curtis began by explaining WakeMed's mission-driven culture, emphasizing its strategic plan, which is shaped like a pyramid with patients and families at the top. She described WakeMed's community origins, noting that Wake County Commissioners created the hospital system in the 1950s when St. Agnes could not sustain itself, establishing WakeMed's commitment to serving all residents regardless of ability to pay.

Curtis presented WakeMed as a comprehensive healthcare system with three hospitals, practices throughout the community, and four standalone emergency departments. She highlighted their high-quality care, 13,000 employees, and impressive patient volume statistics, including 354,000 emergency department visits in fiscal year 2025, making their Raleigh campus the thirteenth busiest emergency department in the country.

Mayor Currin inquired about WakeMed's service area boundaries. Curtis confirmed that while hospitals are located in Wake County, some practices extend into Clayton and Johnston County. She noted anticipation of serving Franklin County residents, as Rolesville would be the closest emergency department for communities like Youngsville, which was included in their state application catchment area.

Curtis explained WakeMed's hub-and-spoke service model, with hospitals as central hubs and satellite services at various levels extending outward. She noted the need gap that Rolesville would fill in their network coverage.

Commissioner April Sneed asked for clarification about the four existing standalone emergency departments. Curtis identified them as located in Apex, Briar Creek, Garner, and Wendell, with Rolesville becoming the fifth.

Curtis detailed WakeMed's community benefit work, including millions of dollars in free care annually, outreach programs, and health education initiatives like flu shot clinics and EKG screenings for youth athletes.

Explaining the HealthPlex concept, Curtis described it as more than just an emergency room - a full emergency department with supporting imaging services (X-ray, CAT scans), laboratory services, and outpatient capabilities. The facility would initially employ 75 staff members, including board-certified emergency physicians who work throughout the WakeMed system and maintain their skills through experience at the Level 1 trauma center.

Curtis noted that only 11 percent of HealthPlex patients arrive via ambulance, with most driving themselves or being driven by family. She emphasized that 90 percent of patients are evaluated, treated, and discharged without overnight stays. For patients requiring admission, WakeMed would transport them to their hospital of choice, whether WakeMed, Rex, or Duke, honoring existing physician relationships.

Curtis highlighted WakeMed's expertise in mental health care, noting that while under one percent of HealthPlex patients (approximately 1,900 across four locations last year) come with mental health concerns, they provide comprehensive crisis intervention and stabilization services.

Using Wendell HealthPlex as an example of community integration success, Curtis reported serving 30,000 unique patients since opening in 2024, with a net promoter score of 71, compared to the national hospital emergency department benchmark of 46.

Curtis mentioned WakeMed's tradition of commissioning local artists to paint murals in each HealthPlex X-ray suite that reflects the community character, asking commissioners to consider what would represent Rolesville.

Regarding the project timeline, Curtis presented an updated conceptual site plan showing the building location on Burlington Mills Road with various buffer areas. She explained the circular traffic flow with separate ambulance receiving and patient drop-off/pickup areas. Construction typically takes 12-15 months, with anticipated completion in the third quarter of 2028, pending rezoning approval.

Curtis described WakeMed's tradition of community open houses for new facilities, including games, face painting, and pancake breakfasts to celebrate grand openings.

Mayor Pro Tem Dan Alston raised concerns about ensuring surrounding residents understand the facility's limitations as a freestanding emergency department rather than a full-service hospital, particularly regarding ambulance usage. Curtis explained recent EMS protocol changes reducing lights-and-sirens usage to mitigate crash risks, noting that only the most high-level calls would use them. She emphasized the facility's clean, orderly, healing environment and predicted minimal neighborhood disruption, estimating perhaps five ambulance arrivals daily without necessarily using sirens.

Mayor Currin shared his experience with emergency services in residential areas, noting how first responders often minimize noise when entering neighborhoods. Curtis confirmed that WakeMed's transport vehicles use lights and sirens only if emergencies develop en route.

Commissioner Sneed suggested having EMS representatives speak directly with residents to address concerns, noting specific resident feedback about hearing ambulances at 2 AM. Curtis agreed to help coordinate such meetings, given WakeMed's strong EMS partnerships.

Town Manager Marsh asked about future expansion capabilities. Curtis acknowledged significant area growth and WakeMed's responsive approach to community needs, citing North Hospital's evolution from a standalone emergency department to a full-service hospital over approximately 20 years.

Tom Cavender provided specific operational details, noting the current projected volume of 18,000 patient visits annually compared to Garner's 40,000+ visits operating with 12 rooms, indicating substantial inherent capacity before physical expansion would be needed.

Commissioner Jenn Bernat inquired about the potential co-location of physician offices and other services on the property. Curtis confirmed that WakeMed's hub-and-spoke model prioritizes close access to physician practices and preventive services, indicating openness to such development based on community needs.

Mayor Currin noted the natural catalyst effect of medical facilities attracting related development, mentioning adjacent private offices and planned medical facilities in nearby developments.

#### Financial Impact & Community Benefit

While specific construction costs were not disclosed, the WakeMed HealthPlex represents a significant private healthcare investment funded by WakeMed's capital development program. The facility will employ 75 initial staff members and serve an estimated 18,000 patient visits annually, providing emergency medical services, imaging, and laboratory capabilities to eliminate the need for Rolesville area residents to travel to Raleigh, Garner, or other distant emergency departments. The project addresses a critical service gap in northeastern Wake County while supporting local economic development by creating jobs and attracting complementary medical practices to the area.

#### 4. FY26-27 Proposed Budget Presentation

Town Manager Eric Marsh presented the proposed FY26-27 budget, describing it as essentially flat, responding to various financial pressures while maintaining current service levels. He outlined the presentation structure covering town vision, budget overview, revenues and expenditures, and three primary budget drivers.

Town Manager Marsh began by connecting the budget to Rolesville's strategic plan, which envisions a dynamic, tight-knit community that fosters genuine connections, embraces change, and maintains unique local character. He announced this as a strategic plan refresh year, the midpoint of their five-year plan, requiring community engagement to adjust goals and priorities while maintaining the four core pillars: connected communities, abundant amenities, intentional growth, and strong organization.

The overall budget totals \$21.5 million with a general fund budget of \$21.3 million, representing a slight decrease from the previous year due to one-time revenues from fire unification and capital fund transfers. Town Manager Marsh noted a 7 percent increase in property tax valuation and explained that capital project funds fluctuate based on project-driven needs.

For general fund revenues, Town Manager Marsh explained that taxes remain the primary source, followed by fees and licenses. Intergovernmental revenue increased due to new Wake County Fire District funding, while other revenue grew from one-time Rolesville Rural Fire Department unification distributions. Sales tax grew 3 percent, lower than initially anticipated, with some municipalities projecting zero percent growth due to economic uncertainty affecting consumer confidence.

General fund expenditures showed public safety accounting for the largest share, followed by public works and solid waste, consistent with typical municipal spending patterns. Town Manager Marsh noted that capital improvements and debt service represent increasingly larger portions of expenditures as the town advances major projects.

Regarding specific revenue sources, Town Manager Marsh confirmed there will be no property tax rate increase, maintaining the current level, where each penny generates approximately \$280,000. The motor vehicle fee remains at \$30 per vehicle, the statutory maximum.

Town Manager Marsh recommended a 5 percent increase in the solid waste fee, the first in three years, explaining that, while GFL's contract allowed 3 percent annual increases, the upcoming contract renewal would likely result in significant cost increases due to rising fuel costs, operational expenses, and tipping fees. The increase serves as a proactive step-up to minimize future shock when the new contract takes effect.

Mayor Currin sought clarification about solid waste operations as a pass-through service. Town Manager Marsh confirmed the town doesn't profit from solid waste collection, typically running an annual deficit of \$40,000-\$70,000, which the general fund covers. The 5 percent increase aims to achieve a closer cost equilibrium while maintaining the service without requiring multiple trucks, facilities, and additional staff for in-house collection.

Town Manager Marsh discussed several grant funding sources, including the winding-down COPS grant supporting two years of staffing, HOOD grants for library site and Main Street park renovations, and a cybersecurity grant providing \$35,000 in federal funding, matched with \$15,000 in local funding, for a total of \$50,000 in cybersecurity improvements. Wake County hospitality taxes contributed \$3.8 million in revenue, with a three-year spending deadline, driving urgency to complete the farm project.

The budget reflects three primary drivers: sustaining capital investment and service levels, investing in people and organizational capacity, and strengthening the foundation for long-term growth.

Regarding capital investment, Town Manager Marsh explained that approximately one-third of revenues are targeted at capital savings in preparation for \$42 million in new debt issuance within 12 months. The resulting debt service of approximately \$4.2 million annually will require a one-cent property tax increase in FY27-28, as previously discussed during fire station redesign conversations.

Town Manager Marsh outlined authorized capital projects, including town campus land development, police and fire station schematic design, street and sidewalk improvements, downtown improvements, and various greenway and park projects. He noted the completion of the Millbridge Amphitheater and the Sanford Creek playground.

Mayor Currin questioned the status of the Granite Acres greenway project. Town Attorney Dave Neill explained an outstanding easement requirement for the bridge creek crossing, currently before the court of appeals, with project commencement dependent on a favorable resolution.

Commissioner Long inquired about potential cost increases from tariffs and current economic conditions. Town Manager Marsh acknowledged that construction costs increase every 3-6 months, driven by oil prices affecting asphalt and road construction, mobilization costs, and American steel requirements for infrastructure components. He confirmed built-in buffers and contingencies of 5-7 percent rather than the typical 2-3 percent, while noting that fixed funding requires scope adjustments when costs exceed projections.

Commissioner Bernat asked about the commission's grant-writing capacity. Town Manager Marsh explained that grant administration falls under the assistant town manager, with contract support from Central Pines at approximately \$9,000 annually. Central Pines provides grant identification and writing assistance, while department heads actively pursue grants in their specialties. Technical grants for stormwater and infrastructure involve assistance from engineering firms.

Strategic investments include establishing fire apparatus reserves for equipment costing \$1.5-2 million per truck, requiring four-year advance orders. Wake County contributes to this reserve, and the town will initiate the next fire engine purchase process during this budget year.

Powell funding supports annual street resurfacing and preservation, expanded in recent years to include stormwater, sidewalks, and greenway work. The town plans to address the Perry Street and William Street communities, focusing on resurfacing and stormwater improvements during the summer.

Operational increases include solid waste collection, street lighting costs from the Main Street project, new development, and expanded parks and recreation programming.

For people and organizational capacity investments, Town Manager Marsh outlined a 2.4 percent cost-of-living adjustment effective in July, with merit increases averaging 2 percent for top performers. Health insurance through the state plan increased 6 percent, while required retirement contributions increased for law enforcement officers and general staff.

Operational expansion includes one new police cadet position, temporary parks and recreation staffing to support expanded programming, continued career development support, and a new lease for additional office space adjacent to the police department to accommodate the relocation of engineering and planning staff from the current town hall space.

Mayor Pro Tem Alston inquired about police department staffing levels. Town Manager Marsh confirmed one part-time evidence specialist position, with plans to transition to full-time, combined with other duties, eventually. Police Chief David Simmons noted that, while not currently at the full-time threshold based on previous studies, they're working toward it.

Town Manager Marsh presented an updated organizational chart reflecting administrative services department recognition, engineering department establishment with four funded positions (town engineer, CIP project manager, stormwater technician, engineering inspector), and reporting relationship adjustments with economic development, parks and recreation, public works, and planning reporting to the assistant town manager.

The third budget driver focuses on strengthening service foundations through financial sustainability, operational efficiency, and strategic readiness. This includes aligning recurring revenues with expenditures, maintaining disciplined capital reserve contributions, and preparing for long-term operational impacts on facilities.

Operational efficiency continues transitioning external services to in-house capabilities, including engineering inspection, internalization of plan review, and fire unification benefits. Strategic readiness involves positioning the organization for future facility and service expansion while refining systems and processes before scaling operations.

Town Manager Marsh concluded by emphasizing the flat budget nature with scaling services and general inflation accommodations rather than new service lines. He scheduled the public hearing for May 5th, with budget adoption possible on May 5th, May 19th, or June 16th, and invited individual commissioner meetings for detailed questions.

#### Financial Impact & Community Benefit

The proposed \$21.5 million total budget (with \$21.3 million in general fund) maintains current property tax rates while increasing the solid waste fee by 5% to address a \$40,000-\$70,000 annual collection deficit. The budget anticipates \$42 million in capital debt issuance, requiring \$4.2 million in annual debt service beginning in FY27-28, necessitating a one-cent tax increase next year. Key investments include \$50,000 in cybersecurity improvements (\$35,000 federal grant, \$15,000 local match), fire apparatus reserves for \$1.5-2 million equipment purchases, and 2.4% cost-of-living plus 2% merit increases for staff retention. The budget reflects fiscal responsibility during economic uncertainty while positioning Rolesville for major infrastructure completion and continued service excellence, with \$3.8 million in hospitality tax funding driving urgent farm project completion within the three-year deadline.

#### [5. Town Campus Project Update](#)

Jessica Killian, Owner Representative from Turner & Townsend, provided a comprehensive update on the town campus project, covering site development, police station, and fire station progress since her January presentation.

For site development, Killian explained that construction drawings were temporarily paused to complete prerequisite work, including rezoning, recombination, and wetlands determination. The rezoning application received first-round comments with no major issues. At the same time, text amendments for business zoning setbacks and buffers were scheduled for the April 27th planning meeting and May commissioners meeting.

The recombination process involves consolidating multiple residential and farm properties into one site, then subdividing into seven lots: library, fire station, police station, the collector road itself, western park area for stormwater management, and combined community center/town hall space.

Killian addressed the wetlands challenge, explaining that the area consists of an old irrigation ditch rather than a connected stream or running waterway. While it holds water intermittently, it doesn't function as a full wetland. The team requested that the Army Corps of Engineers redesignate wetlands on the east side of the connector road, which are impeding development of the police station, future town hall, and community center spaces.

Removing the wetlands designation would eliminate special construction requirements and bridge construction over wetlands, and would provide greater flexibility for development and open space utilization. Killian noted they would maintain park areas and walking trails while gaining better access to the library, more room for fire station operations, and improved positioning for future town hall seating.

Mayor Currin questioned the Army Corps' typical response timeframe. Killian explained that because this involves a small, non-contributing waterway rather than "waters of the US," the review should take only 1-2 months, rather than the typical 9-month to 2-year process for major waterway impacts. The team felt 98 percent confident in approval, given the engineer's previous experience with similar requests.

Town Manager Marsh noted the engineer's assessment of a 98 percent likelihood of approval, with the team advancing the design, assuming approval, while preparing for the little possibility of adjustment.

Killian described how wetlands removal would enable moving the library access driveway to provide more direct entry, addressing Wake County Library concerns about sharp turns for their service vehicles.

The site construction start was anticipated for later 2026 or early 2027, depending on permitting resolution, with completion targeted for summer 2027. The site development represents its own construction package separate from the building construction phases.

For the police station, Killian reported 40% design completion, with design development drawings delivered on April 21st. The team would conduct a comprehensive "page flip" review meeting with the police chief, engineers, architects, and town staff to finalize design elements before advancing to construction documents, as changes become costly after this phase.

Interior finishes review sessions were completed with town staff and Police Chief Simmons at the current police station, working with ADW's interior designer on ceiling, wall, and floor selections.

Construction start was planned for early spring 2027, with completion anticipated for late spring 2028. The 14,900-square-foot single-story facility includes a main entrance, training room, offices, detective bullpen, sally ports for vehicle entry, interview rooms, evidence storage core, and support spaces, including lockers, showers, and a fitness room.

Killian noted that the fire station runs approximately one month behind the police station by design to stagger decision-making demands. The team met with the new fire chief to review

and modify plans, adjusting bay layouts and office configurations, and reducing square footage to control costs.

An interior finishes review was scheduled for Thursday, with physical samples for final selections. The fire station might be bid together with the police station to achieve economies of scale and attract more contractor interest.

The 19,532-square-foot fire station would feature four bi-fold bay doors for faster response times, a departure from the traditional roll doors found in newer fire stations. The design includes apparatus bays for full engines, smaller trucks, and brush fire trucks, plus a small mezzanine for storage and training above the bay area.

The building layout includes a training room, offices, bedrooms, showers, a fitness room, and support spaces, with a decontamination room accessible from both the outside and the apparatus bay. The facility includes a museum display area for the old fire truck in the main lobby with public access, positioned for visibility from the collector road rather than East Yonge Street.

Commissioner Long confirmed inclusion of the decontamination area, which Killian verified as located off the apparatus bay with dual access points.

Mayor Currin sought clarification on building orientation relative to East Yonge Street and the new collector road, which Killian confirmed.

Regarding project budgets, Killian provided updated figures showing positive developments. The site budget totals approximately \$13 million, with a \$9.6 million guaranteed maximum price, but June 2025 estimates reached \$10.6 million, resulting in a \$1 million overage. Wetlands de-designation would significantly reduce this gap, combined with adjustments to street parking, lighting, and other elements through alternative pricing and allowances.

Commissioner Bernat asked about the savings from wetlands removal. Killian indicated hundreds of thousands of dollars in savings, though likely not the full million, and emphasized their commitment to eliminating the budget variance at multiple decision points before advancing design.

Killian confirmed that the town provides "pad-ready" site preparation for Wake County Library, including parking and utilities to the library's building site, with the library handling its own construction. Town Manager Marsh noted that the only external site funding comes from \$345,000 in federal community project grants.

The police station budget showed improvement, with a \$178,000 under budget position, a total budget of \$13.55 million, a guaranteed maximum price of \$10.2 million, and a current estimate of \$9.97 million. Killian attributed this to refined information and design development, while noting that tariffs haven't significantly impacted projects despite earlier concerns. Labor costs and long equipment lead times remain the primary cost pressures.

Fire station estimates were being updated following floor plan revisions, with anticipated savings of \$400,000-\$500,000, bringing the project under budget based on current progress.

Killian emphasized treating individual project budgets separately while noting the potential to reallocate savings toward site improvements, such as undergrounding power along East Yonge Street or additional street lighting.

Mayor Currin inquired about subdivision developer contributions for road connections. Town Attorney Neill confirmed the approved fee-in-lieu agreement language, though payment timing depends on specific triggers in the development process.

Next steps include obtaining Army Corps wetlands determination, advancing text amendments for both the site and the buildings, completing constructability reviews and value engineering analyses for all plans, reviewing police station drawings for additional

value engineering opportunities, and finalizing fire station estimates while continuing design development.

Killian identified site development and associated entitlements (recombination, rezoning, wetlands resolution) as the primary hurdles, expressing confidence in the design team and contractor to address cost impacts. The financing timeline requires careful coordination between bidding, guaranteed maximum price establishment, and Local Government Commission approval processes, adding approximately three months between bid opening and construction start.

The project uses a construction manager at risk delivery method, with Sam as the construction manager and ADW as the architect, to provide early contractor involvement for ongoing cost estimates and transparency. Killian illustrated this benefit with a generator sizing example in which an early cost review identified underestimated requirements, allowing corrections during design rather than discovering overages during September bidding.

Mayor Currin questioned upcoming board decisions. Town Attorney Neill noted the town-to-town rezoning petition as the next major consideration, with Killian indicating text amendments in early May and rezoning potentially following shortly after, though both processes might conclude simultaneously depending on scheduling coordination.

Killian confirmed the resolution of DOT issues through an accepted traffic impact analysis and noted upcoming coordination with Duke Energy regarding undergrounding preferences for power lines along East Yonge Street, as well as with the City of Raleigh for water and sewer infrastructure review and installation.

#### Financial Impact & Community Benefit

The town campus project represents a \$43 million total investment funded through municipal debt issuance, with positive budget developments, including the police station at \$178,000 under budget and anticipated fire station savings of \$400,000-\$500,000. Site development faces a \$1 million challenge requiring wetlands de-designation and value engineering to achieve the \$13 million budget target. The project benefits from \$345,000 in federal community project grants and fee-in-lieu payments from adjacent development. This comprehensive municipal campus will consolidate essential services, enhance emergency response capabilities, and provide modern facilities for police and fire operations, while creating a central civic hub that strengthens service delivery and community identity for Rolesville's growing population.

#### [6. Closed Session](#)

Town Manager Marsh reminded the board of the scheduled special meeting for Thursday, April 30th, at 6:30 PM for closed session matters only. Town Attorney Neill requested formal board action to schedule and announce the special meeting, noting the requirement to publish 48 hours' advance notice.

**Motion: Commissioner Lenwood Long moved to schedule a special meeting for Thursday, April 30, 2026, at 6:30 PM for closed session purposes only. Mayor Pro Tem Dan Alston seconded. Motion passed unanimously.**

Town Attorney Neill clarified that, while the meeting would begin in open session before moving to closed session, the special meeting statute requires that the meeting be announced as having closed session as its sole purpose. Mayor Currin noted the possibility of adding open session items if needed, provided 48-hour notice requirements are met.

## 7. Adjourn

Town Manager Marsh reminded everyone about the upcoming Barbecue and Bands festival weekend, with festivities beginning Friday night on Main Street and continuing Saturday. He noted additional community events, including a car show at Rolesville Baptist Church on Saturday morning and a golf tournament, encouraging residents to enjoy the busy weekend of activities.

Rolesville Chamber of Commerce Director Malcolm Allen emphasized WakeMed's significance for economic development, explaining that emergency healthcare access ranks highly among factors people consider when choosing where to live, alongside schools and community convenience. He noted that standardized hospital care with available beds provides important reassurance for residents and helps attract new families to the growing community, particularly during the current slower real estate market.

**Motion: Commissioner Lenwood Long moved to adjourn. Commissioner April Sneed seconded. Motion passed unanimously.**

The meeting adjourned at approximately 8:30 PM.



# Memo

**To:** Mayor Currin and Rolesville Town Board  
**From:** Mical McFarland, Economic Development Manager  
**Date:** May 5, 2026  
**Re:** **Consent Agenda** Update Economic Development Incentive Policy

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## Introduction

N.C. General Statute (G.S. 158-7.1) allows local governments to offer incentives under certain conditions to attract commercial development and recruit industry.

In February, the Town Board heard a presentation from staff providing a general overview of economic development incentives, touching on what municipalities like Rolesville can and cannot do regarding providing incentives to a private company or developer. The existing Town of Rolesville incentive policy itself recommends periodic updates and was last approved in 2012.

Staff have revised and updated the policy to reflect easier-to-read and more concise language in the Purpose, Review, Written Agreement, and Amount of Incentive sections. Key revisions include replacing an "Incentive Committee" as the reviewing entity with the entire Town Board of Commissioners and updating the recoupment/payback timeframe to reflect a clearer and more realistic five-year recovery horizon, which is easier to administer and explain. The guideline for the amount of incentives is unchanged at 1% of the total new investment.

## Recommended Action

Approve the updates to the Town's Economic Development Incentive Policy.

## Attachments

1. Rolesville's Existing Incentive Policy
2. A redlined version of the updated/revised policy
3. A clean copy of the revised policy (with redlined changes accepted)
4. Resolution to Adopt an Economic Development Incentive Policy

**RESOLUTION TO ADOPT AN  
ECONOMIC DEVELOPMENT INCENTIVE POLICY**

**WHEREAS**, North Carolina General Statute (N.C.G.S. 158-7.1) authorizes each county and city in the state to make appropriations for economic development purposes; and

**WHEREAS**, N.C.G.S. 158-7.1 requires that economic development appropriations must be determined by the governing body of the city or county to increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the city or county; and

**WHEREAS**, these appropriations may be funded by a levy of property taxes pursuant to N.C.G.S. 153A-149 and 160A-209 and by the allocation of other revenues whose use is not otherwise restricted by law; and

**WHEREAS**, the specific activities allowed by law are listed in N.C.G.S. 158-7.1 subsection (b); and

**WHEREAS**, the Town of Rolesville desires to attract commercial development and recruit industry, create jobs, diversify the tax base and otherwise improve the quality of life for residents

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Town of Rolesville:

**Section 1.** That the Town of Rolesville, North Carolina hereby adopts an economic development incentive policy to provide a framework for the Town to consider economic development incentives that encourage new investment, support job creation, expand the local tax base, and enhance the overall quality of life for residents.

**Section 2.** That this resolution shall become effective upon its adoption.

Approved this 5<sup>th</sup> day of May 2026.

[SEAL]

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Ronnie I. Currin  
Mayor

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Christy Frazier  
Town Clerk

## ***Town of Rolesville Business Incentive Policy***

### **Purpose**

The Town of Rolesville wishes, when necessary, to promote economic development by assisting in the location and expansion of industry and business in the Town. The Town desires such industry and business that will provide new employment opportunities, aid or encourage the location of new business or industry in Rolesville, and enhance the overall quality of life in Rolesville.

### **Disclaimer**

Appropriations for economic development are not made as a matter of right but are made as a privilege to the industry or business in the sole discretion of the Town of Rolesville Board of Commissioners. This policy provides guidance but is not binding upon the Town Board of Commissioners. Even if the industry or business meets all the requirements, the Town is not obligated to give an incentive. Changes in economic conditions may necessitate the Town Board of Commissioners to modify, amend, or even terminate this incentive policy, subject to compliance with any incentive agreements in effect at the time. This policy will be reviewed for possible updates at least every two years. Requests for incentives will be evaluated and negotiated on a case by case basis by the Town of Rolesville Board of Commissioners.

### **Review**

The Incentive Committee, comprised of those appointed annually by the Mayor, shall review the request and information on an individual basis. The Town Manager shall present the Incentive Committee recommendation to the Mayor and Town Board of Commissioners.

In reviewing requests, among the things the Town will consider are:

- Amount of new investment in the community.
- Number and type of new jobs being created.
- Average wage rate.
- Level of state or county participation.
- Timeframe for investment/job creation.
- Potential for expansion and/or additional investment in Rolesville.
- Reputation of the company.
- Competition for the project.
- Impact on the quality of life for Rolesville citizens.
- Corporate headquarters.
- Past record of community involvement.

The Incentive Committee may recommend full, partial, or no incentive based upon its review of the application, the applicant's consistency with the criteria described in this policy, and any other criteria the Incentive Committee deems appropriate.

### **Written Agreement and Performance Requirements**

All Incentive agreements approved under this policy will be in the form of a written agreement approved by the Town Board of Commissioners in consultation with the Town Attorney and Town Auditor. The written agreement shall clearly state the respective responsibilities of the parties under the agreement. The written agreement shall further provide remedies for breach of the agreement by the recipient business or industry, including the recapture of sums appropriated or expended by the Town if the recipient business or industry fails to meet performance requirements in the agreement. Performance requirements shall specify, at a minimum, the number of jobs to be created within a period of time specified in the agreement, the amount of capital investment expected, the level of operations to be maintained for a period of time specified in the agreement. Additional performance requirements shall address, to the satisfaction of the Town Board of Commissioners, the following items:

- 1) That the industry or business will locate within the Town limits or an area to be annexed into the Town;

- 2) That the industry or business will build or expand its proposed facility within a time specified;
- 3) That the industry or business will exist and operate its facility at a stated employment capacity for a time specified;
- 4) That the industry or business will identify the size, type and cost of its capital investment (of a proposed facility and equipment), the anticipated uses therefore, the number of employees to be hired, the number of work shifts and the term of such employment;
- 5) That the remuneration paid to employees shall be equal to or greater than the median wage then existing in Wake County as computed by the Department of Commerce;
- 6) That the Town will recoup all appropriations within 36 months from the beginning date of operation. Recoupment shall mean town tax revenue generated by the industry equal to the appropriation of funds, services or other form;
- 7) That the industry or business will adopt an internal policy whereby, it will be (i) a "community involved" industry or business and (ii) will encourage its employees to reside in Rolesville and to become involved in community organizations and programs;
- 8) That the industry and/or business repay the Town for appropriations upon default of any contractual obligation.

#### **Amount of Incentive**

A benchmark of one percent (1%) of the total investment of new or expanded tax base will be used by staff to guide discussions and make recommendations to the Town Board of Commissioners. (These funds will be budgeted in the long-range financial plan and be paid by the new or expanded tax base from an Economic Development Fund.) Other incentives will be considered.

#### **Public Hearing**

The Town Board of Commissioners will advertise and conduct a public hearing as required by G.S.158-7.1(a) prior to approving any incentive authorized by this Policy. After review and recommendation by the Incentive Committee and compliance with notice and public hearing requirements, the Town Board of Commissioners may approve in full, in part or decline to offer an incentive, in its sole discretion.

#### **Indemnity**

All incentive agreements approved by the Rolesville Town Board of Commissioners shall require the recipient to indemnify and hold harmless the Town of Rolesville from legal challenges to the agreement.

**This policy was adopted and approved by the Town of Rolesville Board of Commissioners on January 3, 2012.**

# **Town of Rolesville**

## **Economic Development Incentive Policy**

### **Purpose**

The purpose of this Economic Development Incentive Policy is to provide a framework for the Town of Rolesville to consider economic development incentives that encourage new investment, support job creation, expand the local tax base, and enhance the overall quality of life for residents. This incentive policy serves as a baseline and could be amended and/or expanded.

### **Disclaimer**

Appropriations for economic development are not made as a matter of right but are made as a privilege to the industry or business in the sole discretion of the Town of Rolesville Board of Commissioners. This policy provides guidance but is not binding upon the Town Board of Commissioners. Even if the industry or business meets all the requirements, the Town is not obligated to give an incentive. Changes in economic conditions may necessitate the Town Board of Commissioners modify, amend, or even terminate this incentive policy, subject to compliance with any incentive agreements in effect at the time. This policy will be reviewed for possible updates at least every two years. Requests for incentives will be evaluated and negotiated on a case-by-case basis by the Town of Rolesville Board of Commissioners.

### **Review**

Requests for an economic development incentive grant shall be directed to the Town Manager or his/her designee. In accordance with State of North Carolina eligibility requirements, the business or developer must produce evidence that “but for” the assistance from the Town, they would not make the investment within the Town of Rolesville.

In reviewing requests, among the things the Town will consider are:

- Amount of new investment in the community
- Number and type of new jobs being created
- Average wage rate of new jobs being created
- Amount of state and/or Wake County incentives
- Timeframe for investment/job creation
- Potential for expansion and/or additional investment in Rolesville
- Reputation of the company
- Competition for the project
- Impact on the quality of life for Rolesville citizens
- Corporate headquarters
- Past record of community involvement
- Compatibility of proposed development with Comprehensive Plan and/or other adopted Town Plans

The Board of Commissioners may recommend full, partial, or no incentive based upon its review of the application, the applicant’s consistency with the criteria described in this policy, and any other criteria the Board deems appropriate.

## **Written Agreement and Performance Requirements**

All incentives approved under this policy will be in the form of a written agreement approved by the Board of Commissioners in consultation with the Town Attorney and Finance Director. The written agreement shall clearly state the respective responsibilities of the parties and shall include provisions for recapture of funds if performance requirements are not met.

Performance requirements shall specify, at a minimum:

1. The number of jobs to be created within a period specified in the agreement.
2. The amount of capital investment expected, and the level of employment and operations to be maintained, for a period specified in the agreement.
3. Location within Town limits or an area to be annexed into the Town.
4. Time specified for construction or expansion of the proposed facility.
5. Identification of the size, type and cost of the capital investment (of a proposed facility and/or equipment).
6. Employee wages shall be equal to or greater than the Wake County median wage.

## **Amount of Incentive**

A benchmark of one percent (1%) of the total investment of new or expanded tax base will be used by staff to guide discussions and make recommendations to the Town Board of Commissioners. This benchmark serves as a guideline and does not guarantee that an incentive will be granted.

The incentive percentage will be applied to the project's value as presented on the first tax bill after completion of the project, unless otherwise negotiated. The Town shall recover the value of the incentive through new tax revenue within five (5) years of project completion. The incentive will be paid out until the maximum incentive is reached or 5 years have elapsed, whichever occurs first. Investment information will be gathered from the Wake County Revenue Administrator.

*Example:* For a project increasing the tax base by \$25 million, 1% equals \$250,000

## **Public Hearing**

The Town Board of Commissioners shall advertise and conduct a public hearing as required by North Carolina General Statute §158-7.1(a) prior to approving any incentive authorized by this policy.

## **Indemnity**

All incentive agreements approved by the Rolesville Town Board of Commissioners shall require the recipient to indemnify and hold harmless the Town of Rolesville from legal challenges to the agreement.

This policy was adopted and approved by the Town of Rolesville Board of Commissioners on \_\_\_\_\_.

# **Town of Rolesville**

## **Economic Development Incentive Policy**

### **Purpose**

The purpose of this Economic Development Incentive Policy is to provide a framework for the Town of Rolesville to consider economic development incentives that encourage new investment, support job creation, expand the local tax base, and enhance the overall quality of life for residents. This incentive policy serves as a baseline and could be amended and/or expanded.

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### **Review**

Requests for an economic development incentive grant shall be directed to the Town Manager or his/her designee. In accordance with State of North Carolina eligibility requirements, the business or developer must produce evidence that “but for” the assistance from the Town, they would not make the investment within the Town of Rolesville.

In reviewing requests, among the things the Town will consider are:

- Amount of new investment in the community
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- Amount of state and/or Wake County incentives
- Timeframe for investment/job creation
- Potential for expansion and/or additional investment in Rolesville
- Reputation of the company
- Competition for the project
- Impact on the quality of life for Rolesville citizens
- Corporate headquarters
- Past record of community involvement
- Compatibility of proposed development with Comprehensive Plan and/or other adopted Town Plans

The Board of Commissioners may recommend full, partial, or no incentive based upon its review of the application, the applicant’s consistency with the criteria described in this policy, and any other criteria the Board deems appropriate.

## **Written Agreement and Performance Requirements**

All incentives approved under this policy will be in the form of a written agreement approved by the Board of Commissioners in consultation with the Town Attorney and Finance Director. The written agreement shall clearly state the respective responsibilities of the parties and shall include provisions for recapture of funds if performance requirements are not met.

Performance requirements shall specify, at a minimum:

1. The number of jobs to be created within a period specified in the agreement.
2. The amount of capital investment expected, and the level of employment and operations to be maintained, for a period specified in the agreement.
3. Location within Town limits or an area to be annexed into the Town.
4. Time specified for construction or expansion of the proposed facility.
5. Identification of the size, type and cost of the capital investment (of a proposed facility and/or equipment).
6. Employee wages shall be equal to or greater than the Wake County median wage.

## **Amount of Incentive**

A benchmark of one percent (1%) of the total investment of new or expanded tax base will be used by staff to guide discussions and make recommendations to the Town Board of Commissioners. This benchmark serves as a guideline and does not guarantee that an incentive will be granted.

The incentive percentage will be applied to the project's value as presented on the first tax bill after completion of the project, unless otherwise negotiated. The Town shall recover the value of the incentive through new tax revenue within five (5) years of project completion. The incentive will be paid out until the maximum incentive is reached or 5 years have elapsed, whichever occurs first. Investment information will be gathered from the Wake County Revenue Administrator.

*Example:* For a project increasing the tax base by \$25 million, 1% equals \$250,000

## **Public Hearing**

The Town Board of Commissioners shall advertise and conduct a public hearing as required by North Carolina General Statute §158-7.1(a) prior to approving any incentive authorized by this policy.

## **Indemnity**

All incentive agreements approved by the Rolesville Town Board of Commissioners shall require the recipient to indemnify and hold harmless the Town of Rolesville from legal challenges to the agreement.

This policy was adopted and approved by the Town of Rolesville Board of Commissioners on \_\_\_\_\_.



## **Executive Summary: Senior Center Without Walls**

**To:** Mayor and Board of Commissioners

**From:** Parks & Recreation Director, June Greene

The Town of Rolesville Parks & Recreation Department is excited to launch our Senior Center Without Walls initiative beginning May 11. This pilot program is designed to create a welcoming space for our active aging residents to stay engaged, build relationships, and participate in meaningful activities.

The program will run Mondays, Wednesdays, and Thursdays from 10:00 AM to 2:00 PM out of the Rolesville Community Center. By using our existing space, we're able to offer consistent programming without the need for a dedicated facility, while still creating a strong sense of community.

We will offer a variety of programming including exercise classes, health and wellness sessions, arts and crafts, technology classes, trips, and social time. Each day will have a theme to keep things fresh and organized:

- Mondays – Health & Wellness Days focused on fitness and healthy living
- Wednesdays – Connection Days focused on socializing and building relationships
- Thursdays – Learning Days focused on education and new skills

We've also been getting the word out through social media and community newsletters, making sure residents are aware of the opportunity and how to get involved.

Our goal is simple: to create a place where seniors can come together, meet people with similar interests, and feel connected to their community. This initiative is about enhancing quality of life, encouraging active lifestyles, and making sure our residents have opportunities to stay involved and engaged.



## **Executive Summary**

**To:** Mayor and Board of Commissioners

**From:** Public Works Director, Isaac Poelman

Since our last meeting, the Public Works Department has remained actively engaged across multiple service areas, maintaining a strong focus on operational efficiency and community support.

Yard waste collection continues a biweekly schedule and has seen a notable increase in volume due to favorable weather conditions encouraging outdoor work by residents. The department has adjusted accordingly to keep up with demand while maintaining service consistency.

We continue to respond promptly to "Report a Concern" submissions through the Town's website, with the majority of requests related to garbage and recycling services. Staff remains diligent in addressing these concerns to ensure timely resolution and resident satisfaction.

Routine internal work orders are being completed as scheduled, supporting ongoing maintenance and operational needs across Town facilities. In addition, crews have been preparing athletic fields on a daily basis to ensure safe and high-quality conditions for scheduled games and recreational use.

The department also successfully supported several recent community events, including Rec Day, Mingle on Main, and Barbecue and Bands. These efforts involved event setup, logistical coordination, and post-event cleanup, contributing to their overall success.

With the early arrival of warmer weather, grass cutting season has begun ahead of schedule. Crews have been actively managing mowing operations to maintain Town properties and rights-of-way in a clean and presentable condition.

Overall, the department continues to meet increased seasonal demands while maintaining a high level of service across all responsibilities.



## Memorandum

**To:** Mayor and Town Board  
**From:** Amy Stevens, Finance Director  
**Date:** April 29, 2026  
**Re:** FY26-27 Proposed Budget Public Hearing, Agenda Item #\_\_\_

### Annual Budget

On April 21, 2026, the Town Manager presented the Mayor & Town Board of Commissioners with a balanced Proposed Budget for Fiscal Year 2026-2027. In accordance with North Carolina General Statutes, tonight the Town Board will hold a public hearing on this Proposed Budget in order to receive comment from the public.

### Board Options

At the conclusion of the public hearing, the Town Board can adopt a balanced budget tonight, or it can continue its discussion and adopt a budget at a subsequent meeting, but no later than July 1, 2026.

### Attachments:

- Public hearing presentation slides



# FY2026-27 Proposed Budget

## Public Hearing

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May 5, 2026

# VISION

*Rolesville is a dynamic, tight-knit community that fosters genuine connections and embraces change while maintaining its unique local character.*



## CONNECTED COMMUNITIES

*Fostering a sense of belonging and pride through deep bonds within our ever-growing community*



## ABUNDANT AMENITIES

*Building our town's resources to reflect our values and enrich residents' lives*



## INTENTIONAL GROWTH

*Embracing change while maintaining a neighborly community*



## STRONG ORGANIZATION

*Fostering a network where employees feel empowered and supported*

# Total Budget

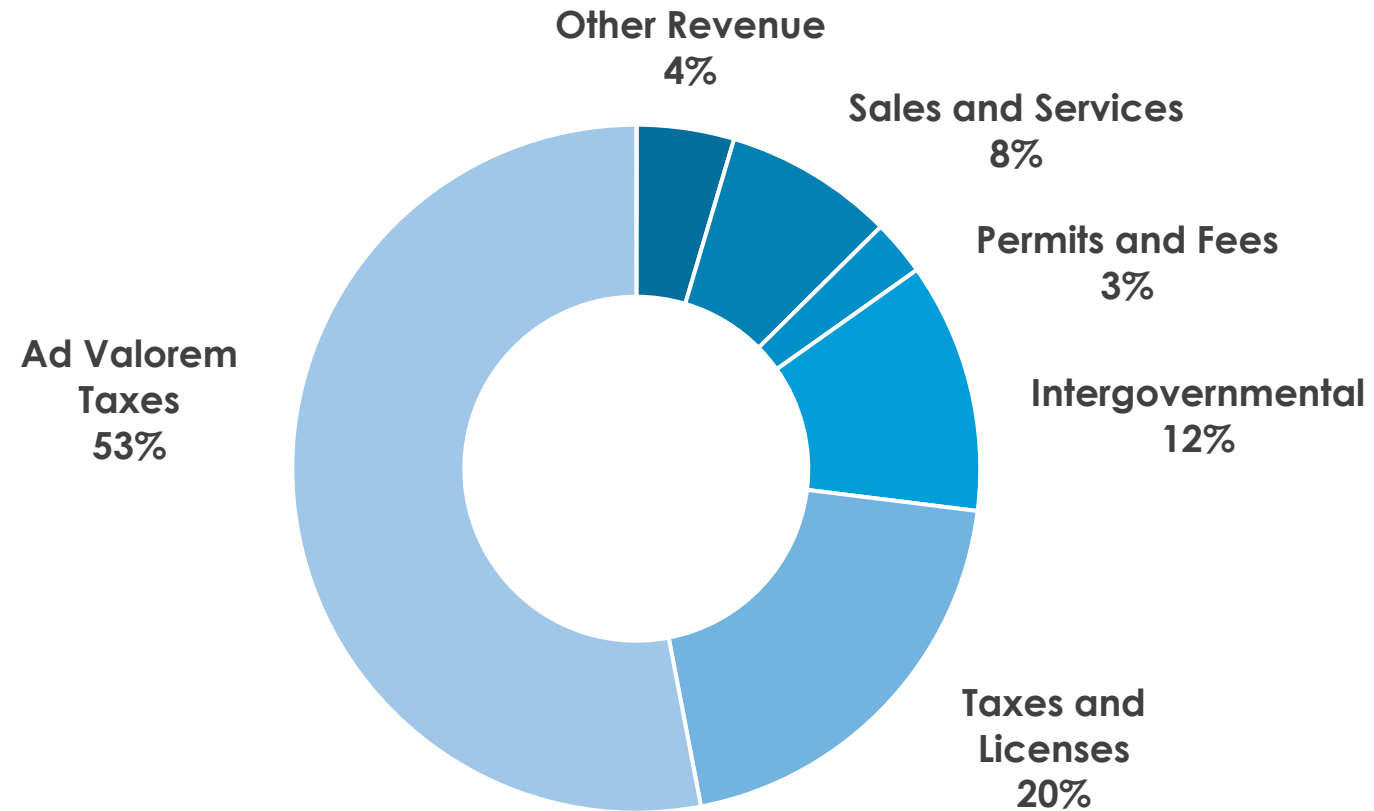
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	FY 2025-26	FY 2026-27
<b>General Fund</b>	\$22,101,340	\$21,324,940
<b>Capital Projects Fund</b>	\$2,551,500	\$224,600
<b>Interfund Transfers</b>	-0-	-0-
<b>Total</b>	<b>\$23,624,840</b>	<b>\$21,549,540</b>

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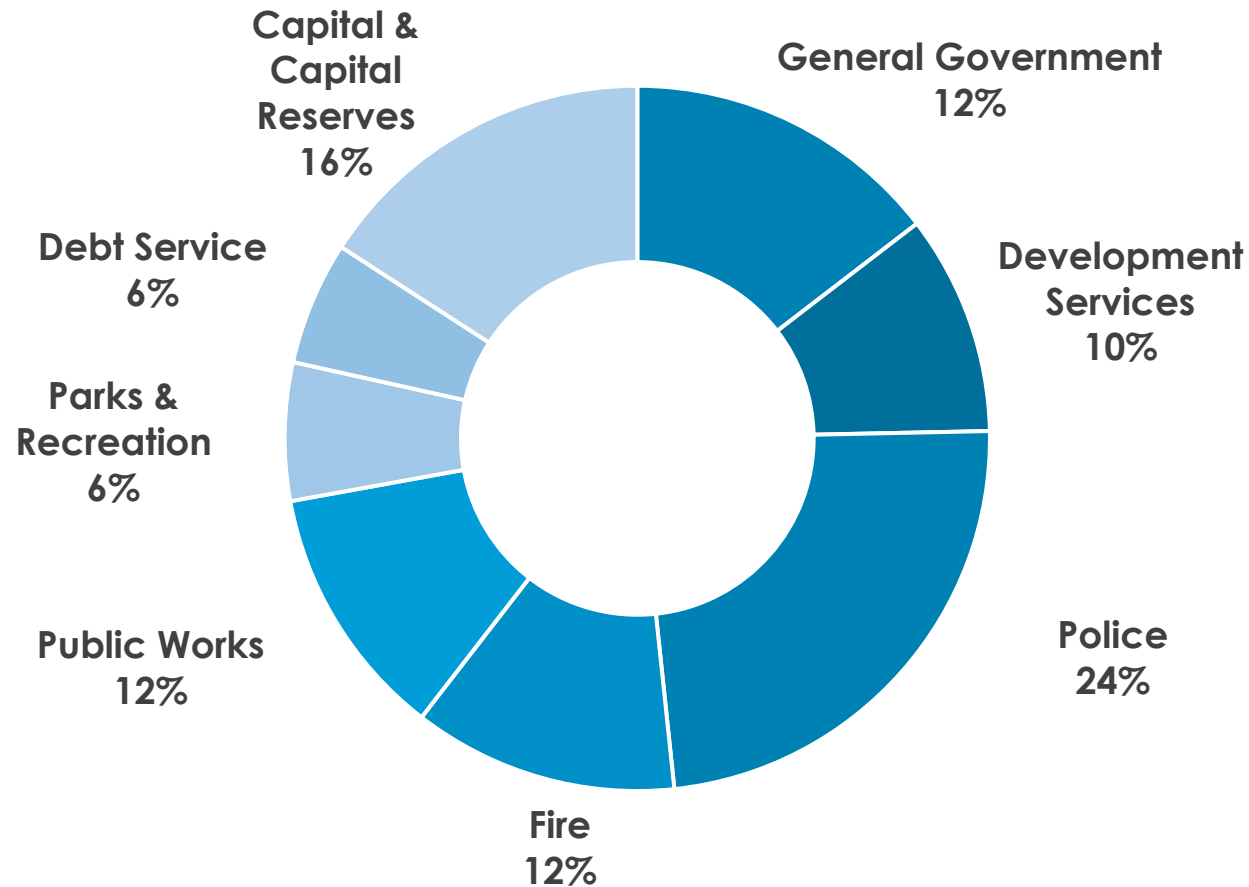
# FY26-27 General Fund Revenues

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# FY26-27 General Fund Expenditures

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# Revenue Highlights

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Property Tax

Property tax rate remains  
\$0.40 per \$100 valuation



Motor Vehicle Fee

Remains at \$30 per vehicle



Solid Waste Fee

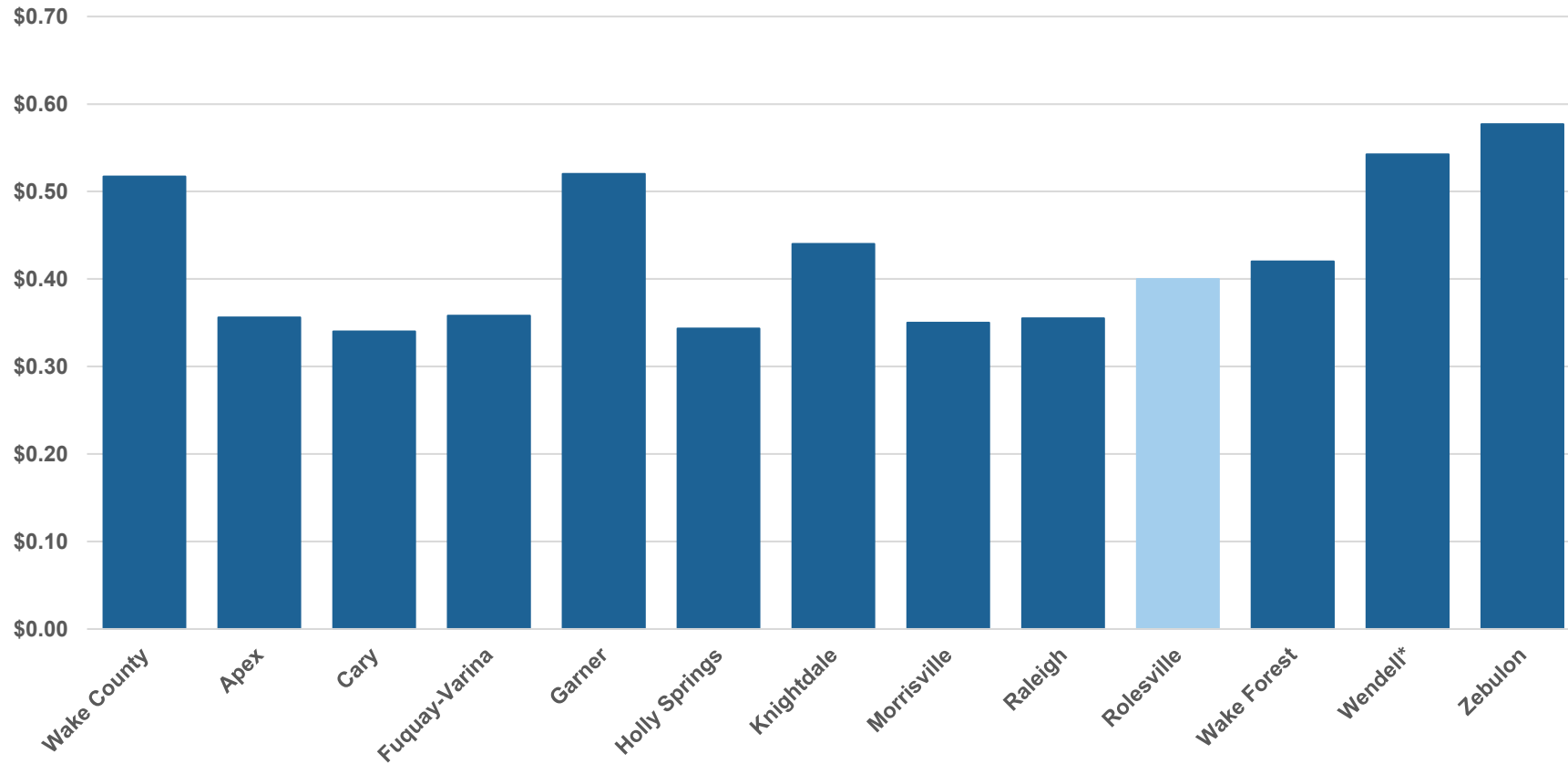
Increase 5% to \$26.25 per  
month



Schedule of Fees

Minor changes

# FY 25-26 Property Tax Rates






















\* Wendell's rate includes the Wake County Fire Tax District Tax

Priority #1

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**Sustaining Capital Investment  
and Service Levels**

# Capital Improvement Plan – Financial Model

Fiscal Year	26-27 Construction	27-28 Construction	28-29 Construction	29-30 Construction	30-31 Construction	Future
 <b>Facilities</b>	 Campus Site \$11,778,000   Police Station \$13,555,000   Main Fire Station \$16,795,000   Veteran Memorial \$250,000	 Library \$ Wake Co	 Town Hall \$15,392,600			 Community Center \$TBD
 <b>Streets &amp; Sidewalks</b>	 Downtown Parking \$500,000	 Granite Falls Blvd \$5,000,000   Downtown Parking \$1,500,000				 Rogers Rd Pedestrian Improv \$750,000
 <b>Parks &amp; Recreation</b>	 Land Purchases \$1,250,000	 Farm1B Event Center \$12,000,000				 Senior Center \$TBD   Farm 1C Fields \$TBD
<b>Other</b>						 Econ Dev Site \$1,500,000

# Strategic Investments

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- Fire Apparatus Reserve
- Powell Bill funding



# Operational Increases

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- Solid waste collection
- Streetlights
- Parks & Recreation programming



Priority #2

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Investing in People and  
Organizational Capacity

# Pay and Benefits

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- COLA **2.4%** (Jul)
- Merit average of **2%** (Nov), with additional for top performers
- Health insurance NCHIP pooled trust, **6%** increase
- Required LGERS contributions



# Operational Alignment

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- (1) Police Office (Cadet)
- Temporary staffing hours in Parks & Recreation
- Continued support for career progress, training, and development
- New leased facility



Priority #3

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Strengthening the Foundation  
for Long-Term Growth



# 3 Pillars

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Financial Sustainability

Operational Efficiency

Strategic Readiness

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# Public Comment



# Important Dates



**Present Budget**  
**Tuesday, April 21**



**Public Hearing**  
**Tuesday, May 5**



**Adopt Budget**  
**By July 1**



# Memorandum

**To:** Mayor and Town Board  
**From:** Amy Stevens, Finance Director  
**Date:** April 29, 2026  
**Re:** FY 2026-27 Budget Consideration, Agenda Item #\_\_

Since the required public hearing will be held on Tuesday, May 5, all statutory requirements will have been met, and the Town Board may adopt a budget when ready to proceed.

## Attached Materials

**Ordinance - Annual Budget:** This ordinance sets out annual appropriations for the funds included in the budget. These appropriations are authorized on July 1, 2026 and will expire on June 30, 2027.

- The Pay & Classification Plan is adopted by reference.
- The Schedule of Fees is adopted by reference.

**Ordinance - Capital Projects:** This ordinance appropriates funds for capital projects, many of which are likely to extend into multiple budget years. Once appropriated, these funds remain authorized until the project is complete. This ordinance restates all previous Capital Project Ordinances (except the Main Street LAPP project) and adds new appropriations called for in the CIP.

**Resolution - CIP Policy** This resolution adopts the five-year Capital Improvement Plan as a policy guide for future capital planning.

- The Capital Improvement Plan 2026-2031 is adopted by reference.

**Resolution - Wake County Collections:** This resolution gives authority and direction to Wake County staff for the billing of property taxes and other fees for the fiscal year.

## Board Options

The Town Board can adopt a balanced budget after the public hearing tonight, or it can continue its discussion and adopt a budget at a subsequent meeting, but no later than July 1, 2026. Should the Town Board wish to adopt the budget tonight, the motion should reflect any desired changes.

## Recommended Action

Make a motion to adopt:

- Budget Ordinance for the Fiscal Year Lasting from July 1, 2026 through June 30, 2027
- Capital Project Ordinance dated May 5, 2026
- Resolution Adopting the Capital Improvement Plan for Fiscal Years 2026-2031
- Resolution Authorizing the Wake County Department of Revenue to Levy and Collect Property Taxes

**BUDGET ORDINANCE  
FOR THE FISCAL YEAR LASTING FROM  
JULY 1, 2026 THROUGH JUNE 30, 2027**

**WHEREAS**, the Board of Commissioners were presented a proposed budget on April 21, 2026; and

**WHEREAS**, the Board of Commissioners held a public hearing on the proposed budget on May 5, 2026, which was duly advertised in the Wake Weekly newspaper;

**NOW THEREFORE BE IT ORDAINED** by the Board of Commissioners of the Town of Rolesville, North Carolina:

**Section 1.** The following amounts are hereby appropriated in the General Fund for the operation of the Town government for fiscal year beginning July 1, 2026 and ending June 30, 2027:

General Fund Revenues	\$21,324,940
General Fund Expenditures	\$21,324,940
Governing Board	\$212,680
Administration	\$1,245,620
Finance	\$887,460
Human Resources	\$529,930
Special Appropriations	\$4,422,630
Planning	\$1,262,170
Economic Development	\$301,560
Engineering	\$588,510
Police	\$5,044,420
Fire	\$2,592,560
Public Works	\$1,429,500
Powell Bill	\$400,000
Solid Waste	\$1,059,000
Parks & Recreation	\$1,348,900

**Section 2.** That appropriations included in the following Capital Projects Fund be approved, some of which may extend beyond one fiscal year if also adopted via capital project ordinance.

Capital Projects Fund Revenues	\$224,600
Capital Projects Fund Expenditures	\$224,600

**Section 3.** The following amounts are hereby appropriated for the fiscal year beginning July 1, 2026 and ending June 30, 2027 from the Capital Reserve Funds established for the purposes listed below. The source of funds for these Capital Reserve Funds are fees levied upon new construction, as provided in the schedule of fees.

Street Fees Fund Balance Appropriation	\$-0-
Park Fees Fund Balance Appropriation	\$224,600
Water Fees Fund Balance Appropriation	\$-0-

**Section 4.** There is hereby levied a tax at the rate of forty cents (\$0.40) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2026, for the purpose of raising General Fund property tax revenues. A vehicle fee of \$30 is also hereby established and is levied on all vehicles registered within the corporate limits.

**Section 5.** The individual fees and charges listed within the Schedule of Fees are authorized and approved in the amounts set forth in the schedule.

**Section 6.** That effective July 1, 2026, the Pay & Classification Plan is amended to incorporate the specified job classifications and pay scale. Funding for the plan and its associated compensation is included in the various departments as appropriate.

**Section 7.** That appropriations equal to the amounts of outstanding purchase orders in annually budgeted accounts at June 30th be re-appropriated in order to properly account for the payments against the fiscal year in which they were paid.

**Section 8.** The Town Manager is hereby granted the following authority under the following conditions:

- a. The Budget Officer may transfer up to \$50,000 between objects of expenditures within a fund with an official report on such transfers done at least quarterly at a regularly scheduled meeting of the Town Board of Commissioners.
- b. The Budget Officer may not transfer any amount between funds without an official amendment of the budget ordinance.
- c. The Budget Officer may accept funds and execute agreements for grants of up to \$50,000.

**Section 9.** Copies of this budget ordinance shall be furnished to the Town Clerk, the Budget Officer, and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

Adopted this 5<sup>th</sup> day of May 2026

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Ronnie I. Currin  
Town of Rolesville Mayor

Attest: \_\_\_\_\_  
Christina Frazier  
Town Clerk

# PAY & CLASSIFICATION PLAN

## General Pay Plan

Grade	Minimum	Midpoint	Maximum	Classification	FLSA	Grade
G1	\$44,199	\$59,668	\$75,138	Maintenance Worker I		G1
G2	\$46,409	\$62,652	\$78,895	Maintenance Worker II		G3
G3	\$48,729	\$65,785	\$82,840	Accounting Technician I		G4
G4	\$51,166	\$69,074	\$86,982	Administrative Support Specialist I		G4
G5	\$53,724	\$72,527	\$91,331	Human Resources Technician		G4
G6	\$56,410	\$76,154	\$95,897	Permit Technician		G5
G7	\$59,231	\$79,961	\$100,692	Accounting Technician II		G6
G8	\$62,192	\$83,960	\$105,727	Administrative Support Specialist II		G6
G9	\$65,302	\$88,157	\$111,013	Firefighter I (Cadet)		G6
G10	\$68,567	\$92,565	\$116,564	Lead Maintenance Worker		G6
G11	\$71,995	\$97,194	\$122,392	Police Cadet		G6
G12	\$75,595	\$102,053	\$128,511	Stormwater Technician		G6
G13	\$79,375	\$107,156	\$134,937	Engineering Inspector		G7
G14	\$83,343	\$112,514	\$141,684	Program Coordinator I		G8
G15	\$87,511	\$118,139	\$148,768	Executive Analyst		G9
G16	\$91,886	\$124,046	\$156,206	Executive Assistant		G9
G17	\$101,075	\$136,451	\$171,827	Human Resources Analyst		G9
G18	\$111,182	\$150,096	\$189,010	Operations Coordinator		G9
G19	\$122,300	\$165,106	\$207,911	Planner I		G9
G20	\$134,530	\$181,616	\$228,702	Accountant		G10
G21	\$147,983	\$199,778	\$251,572	Communications Specialist		G10
				Program Coordinator II		G10
				Planner II		G11
				Town Clerk		G11
				Building & Grounds Superintendent		G12
				Capital Project Manager		G13
				Economic Development Manager	Exempt	G13
				Senior Planner		G13
				Assistant Planning Director	Exempt	G16
				Human Resources Director	Exempt	G18
				Parks And Recreation Director	Exempt	G18
				Planning Director	Exempt	G18
				Public Works Director	Exempt	G18
				Town Engineer	Exempt	G18
				Finance Director	Exempt	G19
				Assistant Town Manager	Exempt	G21

# PAY & CLASSIFICATION PLAN

## Public Safety Pay Plan

Grade	Minimum	Midpoint	Maximum	Classification	FLSA	Grade
PS1	\$57,290	\$77,341	\$97,392	Firefighter II		PS2
PS2	\$60,727	\$81,981	\$103,236	Police Officer I		PS2
PS3	\$64,371	\$86,900	\$109,430	Firefighter III		PS3
PS4	\$68,233	\$92,114	\$115,996	Police Officer II		PS3
PS5	\$72,327	\$97,641	\$122,955	Master Police Officer		PS4
PS6	\$76,666	\$103,500	\$130,333	Senior Police Officer		PS5
PS7	\$81,266	\$109,710	\$138,153	Fire Lieutenant		PS7
PS8	\$86,142	\$116,292	\$146,442	Police Sergeant		PS7
PS9	\$93,034	\$125,595	\$158,157	Fire Captain		PS8
PS10	\$98,616	\$133,131	\$167,647	Police Lieutenant		PS8
PS11	\$104,533	\$141,119	\$177,705	Fire Division Chief	Exempt	PS10
PS12	\$110,805	\$149,586	\$188,368	Police Captain	Exempt	PS10
PS13	\$117,453	\$158,561	\$199,670	Fire Chief	Exempt	PS13
PS14	\$124,500	\$168,075	\$211,650	Police Chief	Exempt	PS14

## Temporary Staff Pay Plan

Title	Min Rate	Max Rate	Notes
TM Maintenance Worker	21.25	36.12	grade G1 equivalent
TM Firefighter II	20.85	35.45	grade PS2 equivalent
TM Evidence Specialist	31.40	53.37	grade G9 equivalent
TM Intern	10.00	19.00	
TM Program Support Specialist I	10.00	13.00	Up to \$0.25 /yr increase
TM Program Support Specialist II	11.00	14.00	Up to \$0.25 /yr increase
TM Program Support Specialist III	12.50	15.50	Up to \$0.25 /yr increase
TM Fire Battalion Chief			\$600 /month stipend
TM Volunteer Firefighter			\$11 /call

## Career Ladder Program

The Town Manager may administratively create and maintain a career ladder program for the positions identified below. Movement through the identified positions shall be based upon a standardized set of employee qualifications. Progression through steps of the career ladder shall result in 5% pay increase or to the minimum of the new range, whichever is greater.

### General Pay Plan

Maintenance Worker I > Maintenance Worker II  
 Accounting Technician I > Accounting Technician II  
 Administrative Support Specialist I > Administrative Support Specialist II  
 Program Coordinator I > Program Coordinator II

### Public Safety Pay Plan

Police Cadet > Police Officer I > Police Officer II > Master Police Officer > Senior Police Officer  
 Firefighter I (Cadet) > Firefighter II > Firefighter III

# SCHEDULE OF FEES

This schedule is subject to change at the discretion of the Town Board.

Administration			
Description	Fee	When Due	Acct
<b>Copies</b>			
Existing maps (larger than 8 ½ x 11)	\$1 /square foot	Upon Receipt	4710
Documents	\$0.75 /page	Upon Receipt	4710
CD	\$10 /disc	Upon Receipt	4710
Flash drive	\$10 /drive	Upon Receipt	4710
Military Banners	\$200	Application	4735
Returned payment	\$35 /return	Invoice, Net 30	4710
Late payment of invoices	\$10	Invoice, Net 30	4710
Public records request	In accordance with NCGS Ch. 132	Invoice, Net 30	4710
<b>Candidate filing fee</b>			
Mayor	\$25	Application	Wake Co
Commissioner	\$15	Application	Wake Co
Development Services			
Description	Fee	When Due	Acct
<b>Plan Review</b>			
Sketch plan (cost per meeting)	\$150	Application	4400
Site development plan	\$1000	Application	4400
Major preliminary subdivision (>4 lots) plat	\$700 plus \$10 /lot	Application	4400
Construction infrastructure drawings	\$1000	Application	4400
<b>Final subdivision plats</b>			
Recombination	\$200	Application	4400
Boundary survey	\$200	Application	4400
Right-of-way dedication	\$200	Application	4400
Easement dedication	\$200	Application	4400
Minor subdivision (<5 lots)	\$200 plus \$10 /lot	Application	4400
Major subdivision (>4 lots)	\$300 plus \$10 /lot	Application	4400
Resubmittal fees	½ original submittal	Application	4400
Technology fee	\$20	Application	4400
<b>Consultant review fees</b>			
Engineering / plan review	Actual cost	Invoice, Net 30	4410
Traffic impact analysis	Actual cost	Prepayment	4410
Town Attorney	Actual cost	Invoice, Net 30	4410
Wireless telecommunications facility examination	Actual cost	Invoice, Net 30	4410
<b>Planning &amp; Zoning Fees</b>			
Land Development Ordinance text amendment	\$600	Application	4420
Rezoning (map amendment) (includes Comprehensive Plan amendment)		Application	4420
General use district	\$600	Application	4420
Conditional district	\$1,000	Application	4420
Mixed-use district	\$1,200	Application	4420
Public hearing notification letter	\$2.00 per property required	Application	4420

# SCHEDULE OF FEES

Development Services			
Description	Fee	When Due	Acct
<b>Planning &amp; Zoning Fees</b>			
Special Use Permit			
Within a residential zoning district	\$600 plus \$8 /unit	Application	4420
Within a non-residential zoning district	\$600	Application	4420
Zoning verification letter	\$100	Application	4420
Appeals and interpretations	\$600	Application	4420
Variance application	\$600	Application	4420
Street or right of way closure			
Temporary permit	\$100	Application	4420
Permanent closure	\$1,000	Application	4420
Nuisance abatement			
General labor	\$30 /hour	Invoice, Net 30	4420
Equipment	\$140 /hour	Invoice, Net 30	4420
Contractor	Actual cost	Invoice, Net 30	4420
Voluntary annexation petition	\$350	Application	4420
Sign permit			
Permanently mounted	\$75 /sign	Application	4420
Temporary sign or banner	\$25 /sign	Application	4420
Food truck permit			
One location, one time	\$25	Application	4420
One location, annual	\$75	Application	4420
Multiple locations, annual	\$100	Application	4420
Driveway extension permit	\$100	Application	4420
Encroachment in right of way			
Permit	\$50	Application	4420
Inspection	\$75	Application	4420
<b>Permits</b>			
Zoning permit			
New residential	\$150	Application	4430
Residential alterations and additions	\$50	Application	4430
Commercial new structure	\$250	Application	4430
Commercial alteration and addition	\$50	Application	4430
Building permit processing			
Residential and commercial	\$100	Application	4431
Trade permit processing	\$60	Application	4431
Administrative change requests	\$60	Application	4431
<b>Inspections</b>			
Infrastructure inspections			
Single-family residential right of way improvement	\$200 /lot	Application	4440
Setback encroachment inspection	Actual cost	Application	4440
Inspection of other field improvements	Actual cost	Invoice, Net 30	4440
Fire inspections			
Commercial structures	Actual cost	Invoice, Net 30	4441

# SCHEDULE OF FEES

Capital Fees			
Description	Fee	When Due	Acct
<b>Street Lights</b>			
Street light poles	\$650 /pole	Final plat approval	4448
<b>Payment in Lieu</b>			
Recreation open space	Fair market value of 5% of the gross acreage	Final plat approval	4450-7600
Greenway construction	125% of construction costs	Final plat approval	4450-7600
Street construction	125% of construction costs	Final plat approval	4450-7200
Sidewalk construction	125% of construction costs	Final plat approval	4450-7200
<b>Utility System Development Fees</b>			
	Per City of Raleigh	Permit approval	COR
<b>Recreation Development Fee</b>			
	Lots within corporate limits or ETJ		
Senior multi-family apartments	\$1,000 /unit	Permit approval	4460-7600
All other residential uses	\$3,200 /unit	Permit approval	4460-7600
<b>Transportation Development Fee</b>			
	Lots within corporate limits or ETJ		
Residential			
Single and two-family dwellings	\$3,200 /unit	Permit approval	4460-7200
Townhomes and multi-family dwellings	\$2,400 /unit	Permit approval	4460-7200
Hotel / motel	\$313 /room	Permit approval	4460-7200
Office, hospital, and medical care facility			
Less than 100,000 square feet	\$543 /1,000 square feet	Permit approval	4460-7200
100,000 to 199,999 square feet	\$438 /1,000 square feet	Permit approval	4460-7200
Greater than 200,000 square feet	\$334 /1,000 square feet	Permit approval	4460-7200
Institutional			
Churches	\$135 /1,000 square feet	Permit approval	4460-7200
Day care facility	\$42 /licensed enrollee	Permit approval	4460-7200
Cemetery	\$127 /acre	Permit approval	4460-7200
Group quarters	\$80 /bed	Permit approval	4460-7200
Elementary & Middle Schools	\$32 /student	Permit approval	4460-7200
High Schools	\$43 /student	Permit approval	4460-7200
Retail			
49,999 square feet or less	\$1,092 /1,000 square feet	Permit approval	4460-7200
50,000 to 99,999 square feet	\$982 /1,000 square feet	Permit approval	4460-7200
100,000 to 199,999 square feet	\$1,247 /1,000 square feet	Permit approval	4460-7200
200,000 to 299,999 square feet	\$1,148 /1,000 square feet	Permit approval	4460-7200
Greater than 300,000 square feet	\$950 /1,000 square feet	Permit approval	4460-7200
Retail gasoline delivery pumps	\$190 /pump	Permit approval	4460-7200
Industrial			
Manufacturing or Agricultural processing	\$181 /1,000 square feet or \$1,835 /acre (whichever is greater)	Permit approval	4460-7200
Warehouse, Wholesale, or Distribution	\$302 /1,000 square feet	Permit approval	4460-7200
Mini-warehousing (aka self-storage units)	\$80 /1,000 square feet	Permit approval	4460-7200
Recreational amenity centers	\$185 /1,000 square feet	Permit approval	4460-7200

# SCHEDULE OF FEES

Solid Waste			
Description	Fee	When Due	Acct
<b>Solid Waste Collection</b>			
Residential solid waste collection	\$315.00 /year	Property Tax	4510
One additional rollout cart	\$40.00 /quarter	Application	4510
Two additional rollout carts	\$80.00 /quarter	Application	4510

Public Safety			
Description	Fee	When Due	Acct
Copy of police reports	\$5 /copy	Upon Receipt	4710
Off duty employment	\$55 /hour, 4 hour daily minimum (rates may vary for units of government)	Invoice, Net 30	4515
Late request (<72 hours in advance)	Additional \$15 /hour	Invoice, Net 30	4515
Town Holiday	Additional \$15 /hour	Invoice, Net 30	4515

Parks & Recreation				
Description	Fee		When Due	Acct
Facility Rental	Resident *	Non-Resident		
<b>Main Street Park</b>				
Picnic shelters A, B, and C	\$15 /hr, 2 hr min	\$25 /hr, 2 hr min	Application	4525
Picnic shelter D	\$30 /hr, 2 hr min	\$60 /hr, 2 hr min	Application	4525
Gazebo	\$30 /hr, 2 hr min	\$60 /hr, 2 hr min	Application	4525
<b>Mill Bridge Nature Park</b>				
Amphitheater	\$30 /hr, 2 hr min	\$60 /hr, 2 hr min	Application	4525
<b>Community Center</b>				
Rentals during office hours	\$45 /hr, 2 hr min	\$75 /hr, 2 hr min	Application	4525
Rentals after office hours, weekends, or holidays	Additional \$15 /hr		Application	4525
<b>Redford Place Park</b>				
Ballfield picnic shelter	\$30 /hr, 2 hr min	\$60 /hr, 2 hr min	Application	4525
Field rental per field	\$30 /hr, 2 hr min	\$45 /hr, 2 hr min	Application	4525
Lights per field	\$30 /hr, 2 hr min	\$45 /hr, 2 hr min	Application	4525
Ballfield prep - drag and line	\$50 per day		Application	4525
<b>Rolesville Middle School</b>				
Football field & track	\$100 /hr, 2 hr min	\$125 /hr, 2 hr min	Application	4525
Softball field	\$30 /hr, 2 hr min	\$45 /hr, 2 hr min	Application	4525
Concession facility use	\$30 /hr, 2 hr min	\$45 /hr, 2 hr min	Application	4525
Field lights	\$30 /hr, 2 hr min	\$45 /hr, 2 hr min	Application	4525
Football field prep - line	\$100 per day		Application	4525
Softball field prep - drag and line	\$50 per day		Application	4525
Rentals after office hours, weekends, or holidays	Additional \$15 /hr		Application	4525
<b>Sanford Creek Elementary Fields</b>				
Multi-purpose field	\$50 /hr, 2 hr min	\$75 /hr, 2 hr min	Application	4525
Field prep - drag and line	\$100 flat fee		Application	4525
Refund (does not apply if Town cancels)	\$5		Upon Receipt	deducted

# SCHEDULE OF FEES

Parks & Recreation				
Description	Fee		When Due	Acct
<b>Program Registration</b>	<b>Resident *</b>	<b>Non-Resident</b>		
Youth athletics	\$53 /participant	\$93 /participant	Application	4540
Adult softball	Varies by league		Application	4540
Cultural programs	Varies by class		Application	4540
Late registration fee	\$10 /participant		Application	4540
Summer Camp	\$105	\$125	Application	4540
Refund (does not apply if Town cancels)		\$5	Upon Receipt	deducted
<b>Sponsorships</b>				
Outfield sponsorship banner		\$1500	Invoice, Net 30	4530
Youth sports MVP		\$1200	Invoice, Net 30	4530
Youth sports – one season baseball or softball team		\$325	Invoice, Net 30	4530
Youth sports – one season soccer team		\$200	Invoice, Net 30	4530
Youth sports – basketball team		\$200	Invoice, Net 30	4530
Sponsors of 5 or more teams in one athletic season get a 10% discount				
<b>Commercial Use of Park Property</b>				
Year (12 months)		\$240	Application	4525
Half Year (6 months)		\$150	Application	4525
Quarterly (3 months)		\$90	Application	4525
* Resident is defined as current physical residency within the corporate limits, owner of property within the corporate limits, and Town of Rolesville employees. Shelter rental fees are waived for Wake County Public Schools.				

## CAPITAL PROJECTS ORDINANCE FOR THE TOWN OF ROLESVILLE

**BE IT ORDAINED** by the Board of Commissioners of the Town of Rolesville, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital projects are hereby authorized:

**Section 1. Description of Projects:**

**TOWN HALL HVAC** *The project authorized is the replacement of HVAC units at the Town Hall facility. Restates previous capital project ordinance of June 17, 2025.*

	<u>FY23-24</u>	<u>TOTAL</u>
<b>Revenues</b>		
General Fund transfer	\$80,000	\$80,000
<b>Appropriations</b>		
Construction	\$80,000	\$80,000

**TOWN CAMPUS (previously MUNICIPAL COMPLEX)** *The project authorized is site acquisition, design, and preconstruction of a Town Campus site at 406 E Young Street. Restates capital project ordinance of February 3, 2026.*

	<u>FY20-21</u>	<u>FY22-23</u>	<u>FY23-24</u>	<u>FY24-25</u>	<u>FY25-26</u>	<u>TOTAL</u>
<b>Revenues</b>						
General Fund transfer	\$67,000	\$400,000	\$50,000	\$435,000	\$965,000	\$1,917,000
Loan Proceeds	<u>1,600,000</u>					<u>\$1,600,000</u>
	\$1,667,000					\$3,517,000
<b>Appropriations</b>						
Property Acquisition	\$1,667,000	\$200,000				\$1,867,000
Design		<u>200,000</u>	\$50,000	\$435,000	\$965,000	<u>\$1,650,000</u>
		\$400,000				\$3,517,000

**POLICE STATION** *The project authorized is the design and preconstruction of a Police Station at the Town Campus site at 406 E Young Street. Restates previous capital project ordinance of February 3, 2026.*

	<u>FY24-25</u>	<u>FY25-26</u>	<u>TOTAL</u>
<b>Revenues</b>			
General Fund transfer	\$150,000	\$970,000	\$1,120,000
Loan Proceeds			<u>\$0</u>
	<u>\$150,000</u>	<u>\$970,000</u>	\$1,120,000
<b>Appropriations</b>			
Design	\$150,000	\$970,000	\$1,120,000

**MAIN FIRE STATION** *The project authorized is the design and preconstruction of a Main Fire Station at the Town Campus site at 406 E Young Street. Restates previous capital project ordinance of February 3, 2026.*

	<u>FY24-25</u>	<u>FY25-26</u>	<u>TOTAL</u>
<b>Revenues</b>			
General Fund transfer	\$150,000	\$1,200,000	\$1,350,000
Loan Proceeds			<u>\$0</u>
	<u>\$150,000</u>	<u>\$1,200,000</u>	\$1,350,000
<b>Appropriations</b>			
Design	\$150,000	\$1,200,000	\$1,350,000

**HUD: LIBRARY SITE PREPARATION** *The project authorized is work to prepare the Town Campus site, which includes land to house a future Wake County library. Restates previous capital project ordinance June 17, 2025.*

	<u>FY25-26</u>	<u>TOTAL</u>
<b>Revenues</b>		
Grants-Federal	\$325,000	\$325,000
<b>Appropriations</b>		
Contracted Services	\$15,000	\$15,000
Construction	<u>310,000</u>	<u>310,000</u>
	\$325,000	\$325,000

**MAIN STREET DESIGN** The project authorized is the design of pedestrian/street improvements along South Main Street and realignment of Burlington Mills Road. Restates previous capital project ordinance of June 17, 2025.

	<u>FY18-19</u>	<u>FY19-20</u>	<u>FY20-21</u>	<u>FY21-22</u>	<u>FY22-23</u>	<u>FY24-25</u>	<u>TOTAL</u>
<b>Revenues</b>							
General Fund transfer	\$200,000	\$175,000	\$228,000	\$721,500	\$166,000	\$550,000	\$2,040,500
Reimbursements		87,256		200,000		(\$48,762)	238,494
Street fees	<u>200,000</u>	<u>310,000</u>		<u>85,000</u>			<u>595,000</u>
	\$400,000	\$572,256		\$1,006,500		\$501,238	\$2,873,994
<b>Appropriations</b>							
Design – Corridor	\$200,000	\$175,000	\$228,000	\$721,500	\$166,000	\$550,000	\$2,040,500
Design – BM Road	<u>200,000</u>	<u>397,256</u>		<u>285,000</u>		<u>(\$48,762)</u>	<u>833,494</u>
	\$400,000	\$572,256		\$1,006,500		\$501,238	\$2,873,994

**GRANITE FALLS BLVD SEGMENT** The project authorized is the design of Granite Falls Boulevard from the existing terminus to Burlington Mills Road. Restates previous capital project ordinance of June 17, 2025.

	<u>FY21-22</u>	<u>TOTAL</u>
<b>Revenues</b>		
Street fees	\$200,000	\$200,000
<b>Appropriations</b>		
Design	\$200,000	\$200,000

**DOWNTOWN IMPROVEMENTS** The project authorized acquisition of land and easements associated with downtown parking and stormwater infrastructure. Restates previous capital project ordinance of February 3, 2026.

	<u>FY25-26</u>	<u>TOTAL</u>
<b>Revenues</b>		
General Fund transfer (capital savings)	\$450,000	\$450,000
<b>Appropriations</b>		
Land & Easements	\$450,000	\$450,000

**GRANITE ACRES GREENWAY** The project authorized is the design and construction of a greenway along Granite Falls Boulevard, near Sanford Creek Elementary School. Restates previous capital project ordinance of June 17, 2025.

	<u>FY22-23</u>	<u>FY23-24</u>	<u>TOTAL</u>
<b>Revenues</b>			
General Fund transfer	\$23,500	\$300,000	\$323,500
<b>Appropriations</b>			
Design & Construction	\$23,500	\$300,000	\$323,500

**FARM PARK ENTRANCE** The project authorized is the design and construction of a permanent entrance for the Farm Park. Restates previous capital project ordinance of June 17, 2025.

	<u>FY22-23</u>	<u>FY24-25</u>	<u>TOTAL</u>
<b>Revenues</b>			
Park fees	\$550,000	\$1,000,000	\$1,550,000
<b>Appropriations</b>			
Design & Construction	\$550,000	\$1,000,000	\$1,550,000

**FARM PARK ACTIVATION** The project authorized is the design of amenities and infrastructure for the Farm Park. Restates previous capital project ordinance of August 5, 2025.

	<u>FY24-25</u>	<u>FY25-26</u>	<u>TOTAL</u>
<b>Revenues</b>			
Park fees	\$60,000	\$400,000	\$460,000
<b>Appropriations</b>			
Design	\$60,000	\$400,000	\$460,000

**HUD: MAIN STREET PARK RENOVATIONS** The project authorized is for enhancements to Main Street Park including playground surfacing, parking lot renovations, internet, security cameras, picnic tables, and repainting. Restates previous capital project ordinance of June 17, 2025.

	<u>FY25-26</u>	<u>TOTAL</u>
<b>Revenues</b>		
Grants-Federal	\$406,000	\$406,000
<b>Appropriations</b>		
Contracted Services	\$15,000	\$15,000
Construction	313,000	313,000
Other Improvements	<u>78,000</u>	<u>78,000</u>
	\$406,000	\$406,000

**SANFORD CREEK PLAYGROUND** The project authorized is upgrades to playground equipment and play surface at Sanford Creek Elementary School. Restates previous capital project ordinance of August 5, 2025.

	<u>FY25-26</u>	<u>TOTAL</u>
Revenues		
Park fees	\$52,000	\$52,000
Appropriations		
Construction	\$52,000	\$52,000

**Section 2.** The following capital projects were adopted by previous capital project ordinances. These projects have been completed, and unspent funds will return to the original source:

<u>Project</u>	<u>Appropriation Unspent</u>	<u>Original Source</u>
Mill Bridge Nature Park Amphitheater	\$65,274	Park Fees

**Section 3.** The officers of this unit are hereby directed to proceed with the capital projects within the terms of the budget contained herein.

**Section 4.** The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records. The Finance Officer is directed to include an analysis of past and future costs and revenues on this capital project in the annual budget submission made to the Board.

**Section 5.** Copies of this capital project ordinance shall be furnished to the Town Clerk, the Budget Officer, and the Finance Officer for direction in carrying out this project.

Adopted this 5<sup>th</sup> day of May 2026

\_\_\_\_\_  
 Ronnie I. Currin  
 Town of Rolesville Mayor

Attest: \_\_\_\_\_  
 Christina Frazier  
 Town Clerk

**RESOLUTION ADOPTING THE CAPITAL IMPROVEMENT PLAN  
FOR FISCAL YEARS 2026-2031**

**WHEREAS**, the Town of Rolesville is seeking to adhere to a high standard of professional financial management to ensure the provision of adequate public facilities and services for its citizens; and

**WHEREAS**, the Capital Improvement Plan describes major capital projects, funding schedules, and a capital financing plan recommended by the Town administration; and

**WHEREAS**, the Capital Improvement Plan provides a comprehensive framework for accomplishing needed public improvements.

**NOW THEREFORE LET IT BE RESOLVED** by the Town of Rolesville Mayor and Board of Commissioners that:

1. The document titled "Capital Improvement Plan" is adopted as a policy to guide capital budgeting, financial planning, project schedules, and other activities related to the accomplishment of capital projects.
2. The adopted Capital Improvement Plan supersedes all previously adopted Capital Improvement Plans.
3. The adopted Capital Improvement Plan may be amended by the governing board through budgetary actions or other actions related to the authorization of specific projects and by the adoption of future Capital Improvement Plans.

Adopted this 5<sup>th</sup> day of May 2026

\_\_\_\_\_  
Ronnie I. Currin  
Town of Rolesville Mayor

Attest: \_\_\_\_\_  
Christina Frazier  
Town Clerk



# CAPITAL IMPROVEMENT PLAN



# CAPITAL IMPROVEMENT PLAN

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## DEFINITION OF A CAPITAL IMPROVEMENT PLAN

The Capital Improvement Plan (CIP) is a five-year plan identifying and forecasting capital projects and acquisitions. A capital improvement is defined as any expenditure for equipment, buildings, infrastructure, land, or project in which the cost exceeds \$100,000 and the estimated useful life is greater than five years. The CIP outlines both present and future public needs and priorities. The CIP estimates the costs to complete each project, identifies funding sources, and sets a vision for how future budgets will be affected.

## CAPITAL IMPROVEMENT PLAN PROCESS

Capital improvement ideas are compiled and presented to the Town Board on an annual basis. Through work sessions, the Board and staff prioritize projects and expenditures. The CIP guides the Town's commitment to funding capital projects in the upcoming annual budget. During the annual budget process in the spring, the first year's projects are refined and a financing plan is put into place within the budget to fund those expenditures.

## FUNCTIONS OF THE CIP

Changing needs and priorities, emergencies, cost changes, mandates, and changes in technology all require the CIP to be updated annually. The Town's public facilities, streets, parks, infrastructure, equipment, etc. are constantly in need of repair, replacement, or expansion. The growing population also requires the expansion or addition of facilities and programs.

The CIP seeks to achieve the following objectives as part of the budget planning process:

- \* Focus attention on community goals, needs, and capabilities
- \* Achieve optimum use of taxpayer dollars
- \* Guide future community growth and development
- \* Allow time for project design and the arrangement of financing
- \* Provide for the orderly replacement of capital items

## EVALUATING PROJECTS

Requests for major capital projects are classified by both Project Type and Project Level. These categories are used to determine the prioritization of projects over the five-year period.

### Project Type

- **Health, Safety, and General Welfare:** Project protects the health, safety, and general welfare of the community and the employees serving it.
- **Maintenance and Replacement:** Project provides for the maintenance of existing systems and equipment.
- **Expansion of Programs and Facilities:** Project enhances existing systems and programs or allows for the creation of new programs and services.

### Project Level

- **Level 1:** Project mandated by federal or state government, project is high priority of Mayor and Town Board, project substantially reduces expenditures or increases revenues.
- **Level 2:** Project results in better service efficiency, project reduces operational costs, project improves workforce morale.
- **Level 3:** Project is not mandated, project improves the quality of life in the community.

# CAPITAL IMPROVEMENT PLAN

## OPERATING BUDGET IMPACTS

Capital projects can have significant impacts on an operating budget. These impacts can affect both revenues and expenditures. For example, an increased number of users from a new facility may result in additional revenues. Likewise, additional expenditures can include personnel and operating costs required to operate or maintain an asset. A reduction in expenditures may also occur when the project results in energy savings or operating efficiencies.

When making a long-range capital plan, it's important to include these operating budget impacts. See the details in the *Capital Improvement Plan* on the following pages for more information about which proposed projects have associated operating costs or savings.






















## 2026-2031 CAPITAL IMPROVEMENT PLAN—FIVE YEAR FINANCIAL MODEL

Elected officials and staff have worked with the Town's financial advisor, Davenport Public Finance, to create a realistic long-term plan for financing capital improvement projects with identified funding sources. The goal of this process was to determine the Town's debt capacity as well as its debt affordability for proposed capital projects.

The consensus projects are shown in the graphic below in the expected year of construction. Prior year funding appropriations will be needed for design, property acquisition, etc. The financial model also incorporates the expected annual operating costs for the projects.

The current financial model shows that a property tax rate increase of up to 1 cent will be needed in FY27-28 to fund the projects selected through FY30-31.

Fiscal Year	26-27 Construction	27-28 Construction	28-29 Construction	29-30 Construction	30-31 Construction	Future
 Facilities	 Campus Site \$11,778,000  Police Station \$13,555,000  Main Fire Station \$16,795,000  Veteran Memorial \$250,000	 Library \$ Wake Co	 Town Hall \$15,392,600			 Community Center \$TBD
 Streets & Sidewalks	 Downtown Parking \$500,000	 Granite Falls Blvd \$5,000,000  Downtown Parking \$1,500,000				 Rogers Rd Pedestrian Improv \$750,000
 Parks & Recreation	 Land Purchases \$1,250,000	 Farm1B Event Center \$12,000,000				 Senior Center \$TBD  Farm 1C Fields \$TBD
Other						 Econ Dev Site \$1,500,000

# ACTIVE CAPITAL PROJECTS

Capital Project Ordinances are budget appropriations that do not expire after the fiscal year ends on June 30, but last for the life of the project. The status of these appropriations are shown below.

Some of these ordinances are adopted during the budget process, and some are adopted or amended during a fiscal year. Virtually all appropriations to the Capital Projects Fund are made using a Capital Project Ordinance.

Note that some of these projects are in progress and may receive additional appropriations, based upon the Capital Improvement Plan.

	Budget <2020-21	Budget 2020-21	Budget 2021-22	Budget 2022-23	Budget 2023-24	Budget 2024-25	Budget 2025-26	BUDGET TO DATE	Amount Spent Thru 3/31/2026	BUDGET REMAINING
<b>FACILITIES</b>										
Town Hall HVAC					80,000			80,000	55,825	24,175
Town Campus—Land and Site Dev		1,667,000		450,000		435,000	965,000	3,517,000	2,429,364	1,087,636
Police Station						150,000	970,000	1,120,000	212,786	907,214
Main Fire Station						150,000	1,200,000	1,350,000	124,200	1,225,800
HUD Library Site Preparation						325,000		325,000		325,000
<b>STREETS &amp; SIDEWALKS</b>										
Main Street Design	972,256	228,000	1,006,500	166,000		501,238		2,873,994	2,829,936	44,058
Main Street Construction			10,113,000	11,040,339			4,355,000	25,508,339	19,157,612	6,350,727
Granite Falls Blvd Segment			200,000					200,000		200,000
Downtown Improvements							450,000	450,000	3,289	446,711
<b>PARKS &amp; GREENWAYS</b>										
Granite Acres Greenway				23,500	300,000			323,500	149,965	173,535
The Farm: 1A Entrance				550,000		1,000,000		1,550,000	957,741	592,259
The Farm: 1B/C Activation						60,000	400,000	460,000		460,000
Mill Bridge Amphitheater					130,000	340,000		470,000	404,727	65,273
HUD Main Street Park Renovations						406,000		406,000	20,000	386,000
Sanford Creek Playground							52,000	52,000		52,000

Projects Closed in Previous 12 Months      Budget Unspent      Original Source

none

# UPCOMING CAPITAL PROJECTS

This chart derives from the Capital Improvement Plan financial model from the Town's financial advisor. This chart breaks out the costs more discretely by fiscal year, and the project descriptions on the following pages provide additional context on each project.

	Prior FYs	2026-27	2027-28	2028-29	2029-30	2029-30	Total
<b>CAPITAL PROGRAM EXPENDITURES</b>							
<b>FACILITIES</b>							
Town Campus Site Development	1,650,000	11,368,020					13,018,020
Police Station	1,120,000	12,431,480					13,551,480
Main Fire Station	1,350,000	15,440,960					16,790,960
Veterans Memorial		250,000					250,000
Town Hall			500,000	14,892,600			15,392,600
<b>STREETS &amp; SIDEWALKS</b>							
Granite Falls Blvd Segment	200,000		5,000,000				5,200,000
Downtown Improvements	450,000		1,500,000				1,950,000
<b>PARKS &amp; GREENWAYS</b>							
The Farm: 1B Event Center	460,000		12,000,000				12,460,000
The Farm: 1C Athletic Fields			3,800,000				3,800,000
Land Purchases		1,250,000					1,250,000
<b>TOTAL</b>	<b>5,230,000</b>	<b>40,740,460</b>	<b>22,800,000</b>	<b>14,892,600</b>	<b>-</b>	<b>-</b>	<b>83,663,060</b>

<b>CAPITAL PROGRAM REVENUES</b>							
Street Restricted	200,000		5,000,000				5,200,000
Park Restricted	460,000						460,000
General Fund	4,570,000	(2,620,000)	2,000,000				3,950,000
Intergovernmental			3,800,000				3,800,000
Debt - Recreation			12,000,000				12,000,000
Debt - General Govt		43,360,460		14,892,600			58,253,060
<b>TOTAL</b>	<b>5,230,000</b>	<b>40,740,460</b>	<b>22,800,000</b>	<b>14,892,600</b>	<b>-</b>	<b>-</b>	<b>83,663,060</b>

<b>IMPACTS OF CAPITAL PROGRAM</b>							
<b>ESTIMATED OPERATING COSTS</b>							
Town Campus Site			130,180	134,086	138,108	142,251	
Police Station			135,515	139,580	143,768	148,081	
Main Fire Station			167,910	172,947	178,135	183,479	
Town Hall					153,926	158,544	
The Farm: Activation				450,000	463,500	477,405	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>433,605</b>	<b>896,613</b>	<b>1,077,437</b>	<b>1,109,760</b>	

# CAPITAL PROJECT SUMMARIES



## Town Hall HVAC

Total Cost: \$80,000

Operating Impact: n/a

Many of the HVAC units at Town Hall date back to original construction in 2008 and are therefore approaching end of life. In addition, due to lack of insulation in the walls and large window openings, the building suffers from extreme temperature variations. New units will be installed to replace end-of-life equipment and ensure improved cost efficiency. The project will be staged over a few years, in order to first address the most high-prioritized units.

Funding Source: General Fund



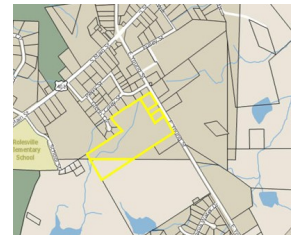
## Town Campus Land & Site

Total Cost: \$14,885,020

Operating Impact: \$130,180

The design, engineering, and construction of roads, utilities, and other essential infrastructure on the site. The master plan for this site includes a Wake County Public Library, Police Station, Main Fire Station, Town Hall, and Community Center. This project will create pad-ready sites for the buildings identified in the master plan. Project total includes \$1,867,000 previously allocated for site acquisition.

Funding Source: Debt issue supported by General Fund



## Police Station

Total Cost: \$13,551,480

Operating Impact: \$135,515

Construct new facilities to replace the current Police Department. This new building will accommodate public meeting areas, staff offices, training rooms, and other essential law enforcement functions.

Funding Source: Debt issue supported by General Fund



## Main Fire Station

Total Cost: \$16,790,960

Operating Impact: \$167,910

The current Main Fire Station was constructed in 1980 and does not meet current fire service standards. Due to population growth in the Rolesville fire district, it is critical for the department to have an adequate base of operations for fire services.

Funding Source: Debt issue supported by General Fund



## HUD Library Site Preparation

Total Cost: \$325,000

Operating Impact: n/a

This grant provides funds to demolish two structures on the site of a new Wake County Public Library. Rolesville is the only municipality in Wake County without a library. The library will be a catalyst for economic development while also providing an essential resource to Rolesville residents.

Funding Source: Federal Grant



# CAPITAL PROJECT SUMMARIES



## Veterans Memorial

Total Cost: \$250,000    Operating Impact: n/a

This project will establish a permanent veterans memorial site on the new Town Campus. This memorial would honor the sacrifice, service, and bravery of military personnel, providing a space for public reflection, education, and healing. The project budget may increase in the future as a result of additional funding obtained from grants and donations.

Funding Source: General Fund, Grants, Donations



## Town Hall

Total Cost: \$15,392,600    Annual Operating: \$153,930

Construct a new facility for municipal offices and public meetings of the governing body. As the Town population grows, demand also grows for a facility that will meet the long term needs of municipal office space as well as public meeting areas.

Funding Source: Debt issue supported by General Fund



## Main Street Project

Total Cost: \$25,508,339    Operating Impact: n/a

This project is for street and pedestrian improvements along South Main Street between Burlington Mills Road and Young Street, including improvements associated with the Wallbrook development and the construction of a re-aligned Burlington Mills Road.

Funding Source: Federal Grant, General Fund, Street Fees, Developer Reimbursement



## Granite Falls Blvd Segment

Total Cost: \$5,200,000    Operating Impact: n/a

Construction of Granite Falls Boulevard to complete identified segments between the Rogers Road and Burlington Mills Road intersections. Roadway design would match existing Granite Falls Boulevard, with one lane of travel in each direction, bike lanes, and sidewalk. Cost includes design, land acquisition, and construction.

Funding Source: Street Fees



## Downtown Improvements

Total Cost: \$1,950,000    Operating Impact: n/a

This project will address several needs in the downtown area, including the need for off-street parking to support economic development, as well as stormwater issues associated with expanded impervious surface coverage in the area. This project will focus primarily on issues in the southeast corner of the downtown area.

Funding Source: General Fund, Powell Bill



# CAPITAL PROJECT SUMMARIES



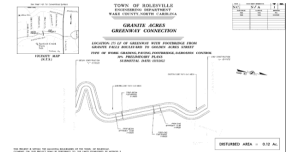
## Granite Acres Greenway

Total Cost: \$323,500

Operating Impact: n/a

This project addresses a need to provide residents of an underserved community with safe pedestrian access to the nearby Sanford Creek Elementary School. An existing bridge crossing the creek on this property is in need of replacement. A path that meets greenway standards will ensure community safety and provide access for elementary students.

Funding Source: General Fund, State Grant



## The Farm: 1A Entrance

Total Cost: \$1,550,000

Operating Impact: n/a

Completion of the entrance to this site will allow the facility to be activated for programming, including larger special events. This will grant citizens access to portions of the park until further development occurs. The design phase includes working with DOT to acquire a second access point along US 401, as well as design for the roadway and a gravel parking area.

Funding Source: Park Fees



## The Farm: 1B Event Center

Total Cost: \$12,460,000

Operating Impact: \$450,000

The construction of a multi-purpose event center, playground, and paved parking lot will allow programs to grow and serve the citizens of Rolesville. In addition to improving the quality of programs, this facility will also create additional revenue with weekend rentals. This project includes initial design and construction for this activation of The Farm Park site.

Funding Source: Debt issue supported by Park Fees and General Fund



## The Farm: 1C Athletic Fields

Total Cost: \$3,800,000

Operating Impact: n/a

This portion of the project includes the construction of athletic fields, restroom facilities, and a concession / storage building. The Town was recently awarded funding from the Wake County Hospitality Tax to assist with the development of this phase of The Farm Park.

Funding Source: Hospitality Tax, Park Fees



## Mill Bridge Amphitheater

Total Cost: \$460,000

Operating Impact: n/a

This project replaces the existing, original amphitheater seating and stage. The ADA Transition Plan identified this feature at Mill Bridge Nature Park as one that is in need of attention. Anticipated renovations to the seating area will provide improved accessibility and reduce maintenance needs.

Funding Source: State Grant, Park Fees



# CAPITAL PROJECT SUMMARIES



## HUD Main Street Park Reno

Total Cost: \$406,000

Operating Impact: n/a

This project will make critical repairs to infrastructure, improve equipment and facilities, and make enhancements that address safety and maximize connectivity along Main Street. This includes upgrades to playground equipment, picnic tables, landscaping, and parking facilities; the addition of security cameras to improve safety; and the addition of broadband access.

Funding Source: Federal Grant



## Sanford Creek Playground

Total Cost: \$52,000

Operating Impact: n/a

This project will involve the removal of the existing warped tiles at the Sanford Creek Elementary playground, which have become a tripping hazard due to detachment and warping over time. The Town will prepare the site for a new "Pull In Place" surfacing.

Funding Source: Park Fees



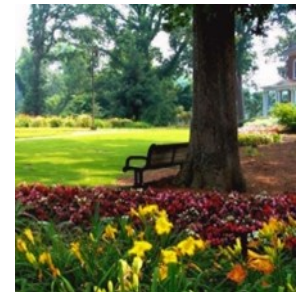
## Land Purchases

Total Cost: \$1,250,000

Operating Impact: n/a

As a rapidly growing municipality, it is important for the Town to identify and purchase land for future park and recreation needs.

Funding Source: Park Fees



# CAPITAL PROJECTS FOR THE FUTURE

The projects in this section are anticipated in the later years of the Capital Improvement Plan.



## Community Center

Total Cost: \$TBD

Operating Impact: \$TBD

This project is for the construction of a community center which will host a variety of cultural and athletic programming. A site for this building has been identified in the Town Campus master plan.



## Rogers Rd Pedestrian Improv

Total Cost: \$750,000

Operating Impact: n/a

This is a project to improve walkability and traffic flow along the Rogers Road corridor within the Town limits. Project will include the completion of some sidewalk gaps, as well as the installation of a signalized pedestrian crossing near the greenway at Heritage East. The Town anticipates making an application for a LAPP grant for this project.



## Senior Center

Total Cost: \$TBD

Operating Impact: \$TBD

This project is for the construction of a senior center which will host a variety of programming for aging populations. Once the new Town Hall has been constructed, the existing Town Hall site has been identified as a potential location. In that case, funding would be used for upfit of the existing space.



## Economic Development Site

Total Cost: \$1,500,000

Operating Impact: n/a

Supports investment in the Town's future by identifying and designating land for economic development. Attracting larger commercial development to Rolesville is essential to diversify the tax base and help create local jobs. Funds could be allocated toward the purchase of land, site readiness or certification programs to assess and prepare land, or building infrastructure such as utility and road extensions.



**RESOLUTION AUTHORIZING THE WAKE COUNTY DEPARTMENT OF REVENUE  
TO LEVY AND COLLECT PROPERTY TAXES**

**WHEREAS**, the Town of Rolesville Budget Officer prepared a budget for the 2026-27 fiscal year; and

**WHEREAS**, that budget was presented to the Mayor and Board of Commissioners on April 21, 2026;  
and

**WHEREAS**, a public hearing was held on May 5, 2026; and

**WHEREAS**, the Town Board of Commissioners approved the budget on May 5, 2026 with a tax rate of \$0.40 per the \$100 assessed value, a vehicle fee of \$30 per registered vehicle, and a solid waste fee of \$315 per year per residential household.

**NOW THEREFORE LET IT BE RESOLVED**, by the Town of Rolesville Mayor and Board of Commissioners that:

1. Wake County Department of Revenue and Revenue Administrator is hereby authorized, empowered, and commanded to levy and collect taxes set forth in the tax records filed in the Office of the Wake County Revenue Administrator in the amounts and from the taxpayers likewise therein set forth; and
2. That this resolution bestows the Wake County Revenue Administrator with full and sufficient authority to levy and collect any real and/or personal property taxes on behalf of the Town of Rolesville.

Adopted this 5<sup>th</sup> day of May 2026

\_\_\_\_\_  
Ronnie I. Currin  
Town of Rolesville Mayor

Attest: \_\_\_\_\_  
Christina Frazier  
Town Clerk

# Memo

**To:** Mayor Currin and Town Board of Commissioners  
**From:** Stephen Wensman, Planning Director and Meredith Gruber, Senior Planner  
**Date:** Meeting Held May 5, 2026  
**Re:** TA-26-0002 – LDO Text Amendment to Section 6.2.2.1.G. Required Perimeter Buffer by District

---

## **Background**

The purpose of Text Amendment TA-26-0002 is to remove a subjective statement about required perimeter buffers.

## **Proposed Text Amendment Language**

The proposed text deletions are shown in ~~red strike through~~.

### **6.2.2.1. PERIMETER BUFFERS**

#### **G. Required Perimeter Buffer by District**

1. **Required Perimeter Buffer.** Table 6.2.2.2: Required Perimeter Buffer by District, shall control the required perimeter buffer type required between zoning districts. ~~While Table 6.2.2.2 is intended to provide for buffers based on zoning district, the Land Development Administrator may take into consideration existing and proposed uses to achieve the intent of this section.~~

## **Comprehensive Plan Consistency**

The Rolesville 2050 Comprehensive Plan Focus Areas include looking at challenges and opportunities as they relate to:

- Transportation,
- Economic Development,
- Land Use & Housing, and
- Parks, Recreation, & Community Character.

Having clear and effective development regulations has the potential to support all the Focus Areas in Rolesville's Comprehensive Plan.

## **Planning Board Recommendation**

At their meeting on February 23, 2026, the Planning Board unanimously recommended approval of TA-26-0002.

**Staff Recommendation**

Based on consistency with the Comprehensive Plan, staff recommends approval of TA-26-0002 - Text Amendment to Section 6.2.2.1.G. Required Perimeter Buffer by District.

**Proposed Motions**

- Motion to *(approve or deny)* **TA-26-0002 - Text Amendment to Section 6.2.2.1.G. Required Perimeter Buffer by District** because it is *(consistent or inconsistent)* with the Comprehensive Plan. *(Please include examples of consistency or inconsistency.)*

*If TA-26-0002 is approved:*

- Motion to adopt a Statement of Consistency and Reasonableness as **TA-26-0002** is consistent with Rolesville’s Comprehensive Plan, supporting the plan’s four Focus Areas, and is therefore reasonable

*Or*

- Motion to continue **TA-26-0002 - Text Amendment to Section 6.2.2.1.G. Required Perimeter Buffer by District** to a future Town Board of Commissioners’ meeting *(Provide date certain.)*

**Attachment**

- Ordinance ORD-2026-XX for TA-26-0002

**PROPOSAL TO AMEND  
THE LAND DEVELOPMENT ORDINANCE,  
TOWN OF ROLESVILLE, NORTH CAROLINA  
Case Number TA-26-0002 Land Development Ordinance (LDO) Text Amendment to  
Section 6.2.2.1.G. Required Perimeter Buffer by District  
Ordinance # ORD-2026-\_\_\_**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Section 6.2.2.1.G. Required Perimeter Buffer by District to remove a subjective statement about required perimeter buffers.

WHEREAS, North Carolina General Statute Section NC Chapter § 160D-702. (Effective January 1, 2026) Grant of power; (a) A local government may adopt zoning regulations. Except as provided in subsections (b) and (c) of this section, a zoning regulation may regulate and restrict the height, number of stories, and size of buildings and other structures; the percentage of lots that may be occupied; the size of yards, courts, and other open spaces; the density of population; the location and use of buildings, structures, and land.

WHEREAS, the Town of Rolesville Board of Commissioners firmly believes that it is in the public interest to amend the Town’s Land Development Ordinance as described below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF  
COMMISSIONERS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA:**

**SECTION 1. That Section 6.2.2.1.G. be amended to read as follows:**

- ✓ Addition (additions are **underlined**)
- Deletion (deletions are ~~struck through~~)
- Alteration (additions are **underlined** and deletions are ~~struck through~~)

**6.2.2.1. PERIMETER BUFFERS**

**G. Required Perimeter Buffer by District**

1. **Required Perimeter Buffer.** Table 6.2.2.2: Required Perimeter Buffer by District, shall control the required perimeter buffer type required between zoning districts. ~~While Table 6.2.2.2 is intended to provide for buffers based on zoning district, the Land Development Administrator may take into consideration existing and proposed uses to achieve the intent of this section.~~

**SECTION 2.** That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

**SECTION 3.** That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

**SECTION 4.** That this ordinance has been adopted following a duly advertised legislative hearing of the Town Council and following review and recommendation by the Planning Board.

**SECTION 5.** That this ordinance shall be enforced as provided in the Town of Rolesville's Land Development Ordinance.

**SECTION 6.** Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this 5<sup>th</sup> day of May 2026 by the Town of Rolesville Board of Commissioners.

\_\_\_\_\_  
Ronnie I. Currin  
Town of Rolesville Mayor

**CERTIFICATION**

I, \_\_\_\_\_, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this \_\_\_ day of \_\_\_\_\_, 2026.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this \_\_\_ day of \_\_\_\_\_, 2026.

(seal)

\_\_\_\_\_  
Christina Ynclan - Frazier  
Town Clerk

# Memo

**To:** Mayor Currin and Town Board of Commissioners  
**From:** Stephen Wensman, Planning Director and Meredith Gruber, Senior Planner  
**Date:** Meeting Held May 5, 2026  
**Re:** TA-26-0003 – Text Amendments for LDO Section 9.1.2.B. Minor Subdivision and LDO Appendix A Section 4.3. Minor Subdivision Final Plat

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## **Background**

The purpose of TA-26-0003 is to clarify Minor Subdivision requirements in the Land Development Ordinance (LDO).

## **Proposed Text Amendment Language**

The proposed text is shown in **bold blue and underlined**, and deletions are shown in ~~red strike through~~.

### **9.1.2. SUBDIVISION TYPES**

- A. **Major Subdivision.** All subdivisions shall be considered major subdivisions except those defined as minor subdivisions in this section.
- B. **Minor Subdivision.** A minor subdivision is defined as one involving no new public or private streets or roads, ~~or~~ right-of-way dedications, ~~no~~ easements, ~~or~~ utility extension, where the entire tract to be subdivided is ~~five (5) acres or less in size~~ **greater than two (2) acres**, and where ~~four (4) or fewer~~ **no more than three (3)** lots result after the subdivision is completed. **A proposed subdivision must also conform to the following requirements to constitute a Minor Subdivision:**
1. **No part of the tract or parcel to be divided has been divided under Section 9 of the LDO in the ten (10) years prior to division.**
  2. **After division, all resultant lots comply with all the following:**
    - a. **All lot dimension size requirements of the applicable land-use regulations, if any.**
    - b. **The use of the lots is in conformity with the applicable zoning requirements, if any.**
    - c. **A permanent means of ingress and egress is recorded for each lot.**

## LDO APPENDIX A

### SECTION 4.3. MINOR SUBDIVISION FINAL PLAT

#### A. Purpose

4. A minor subdivision is defined as one involving no new public or private streets or roads, ~~or~~ right-of-way dedications, ~~no~~ easements, ~~or~~ utility extension, where the entire tract to be subdivided is ~~five (5) acres or less in size~~ greater than two (2) acres, and where ~~four (4) or fewer~~ no more than three (3) lots result after the subdivision is completed. A proposed subdivision must also conform to the following requirements to constitute a Minor Subdivision:
  - a. No part of the tract or parcel to be divided has been divided under this section of LDO Appendix A in the ten (10) years prior to division.
  - b. After division, all resultant lots comply with all the following:
    1. All lot dimension size requirements of the applicable land-use regulations, if any.
    2. The use of the lots is in conformity with the applicable zoning requirements, if any.
    3. A permanent means of ingress and egress is recorded for each lot.

#### **Comprehensive Plan Consistency**

The Rolesville 2050 Comprehensive Plan Focus Areas include looking at challenges and opportunities as they relate to:

- Transportation,
- Economic Development,
- Land Use & Housing, and
- Parks, Recreation, & Community Character.

Having clear and effective development regulations has the potential to support all the Focus Areas in Rolesville's Comprehensive Plan.

#### **Planning Board Recommendation**

The Planning Board met on both February 23, 2026 and March 23, 2026 to review TA-26-0003. The Board tabled the case from February to March to allow staff time to further clarify requirements for minor subdivisions. The Board unanimously recommended approval of TA-26-0003 at their March meeting.

**Staff Recommendation**

Based on consistency with the Comprehensive Plan, staff recommends approval of TA-26-0003 – Text Amendments for LDO Section 9.1.2.B. Minor Subdivision and LDO Appendix A Section 4.3. Minor Subdivision Final Plat.

**Proposed Motions**

- Motion to *(approve or deny)* **TA-26-0003 – Text Amendments for LDO Section 9.1.2.B. Minor Subdivision and LDO Appendix A Section 4.3. Minor Subdivision Final Plat** because it is *(consistent or inconsistent)* with the Comprehensive Plan. *(Please include examples of consistency or inconsistency.)*

*If TA-26-0003 is approved:*

- Motion to adopt a Statement of Consistency and Reasonableness as **TA-26-0003** is consistent with Rolesville’s Comprehensive Plan, supporting the plan’s four Focus Areas, and is therefore reasonable

*Or*

- Motion to continue **TA-26-0003 – Text Amendments for LDO Section 9.1.2.B. Minor Subdivision and LDO Appendix A Section 4.3. Minor Subdivision Final Plat** to a future Town Board of Commissioners’ meeting *(Provide date certain.)*

**Attachment**

- Ordinance ORD-2026-XX for TA-26-0003

**PROPOSAL TO AMEND  
THE LAND DEVELOPMENT ORDINANCE,  
TOWN OF ROLESVILLE, NORTH CAROLINA  
Case Number TA-26-0003 Land Development Ordinance (LDO) Text Amendments to  
Section 9.1.2.B. Minor Subdivision and Appendix A Section 4.3. Minor Subdivision  
Final Plat  
Ordinance # ORD-2026-\_\_\_**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Sections 9.1.2.B. Minor Subdivision and Appendix A Section 4.3. Minor Subdivision Final Plat to clarify requirements for Minor Subdivisions.

WHEREAS, North Carolina General Statute Section NC Chapter § 160D-702. (Effective January 1, 2026) Grant of power; (a) A local government may adopt zoning regulations. Except as provided in subsections (b) and (c) of this section, a zoning regulation may regulate and restrict the height, number of stories, and size of buildings and other structures; the percentage of lots that may be occupied; the size of yards, courts, and other open spaces; the density of population; the location and use of buildings, structures, and land.

WHEREAS, the Town of Rolesville Board of Commissioners firmly believes that it is in the public interest to amend the Town’s Land Development Ordinance as described below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF  
COMMISSIONERS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA:**

**SECTION 1. That Section 9.1.2.B. and Appendix A Section 4.3 be amended to read as follows:**

- ✓ Addition (additions are **underlined**)
- Deletion (deletions are ~~struck through~~)
- Alteration (additions are **underlined** and deletions are ~~struck through~~)

**9.1.2. SUBDIVISION TYPES**

- A. **Major Subdivision.** All subdivisions shall be considered major subdivisions except those defined as minor subdivisions in this section.
- B. **Minor Subdivision.** A minor subdivision is defined as one involving no new public or private streets or roads, ~~or~~ right-of-way dedications, ~~no~~ easements, ~~or~~ ~~no~~ utility extension, where the entire tract to be subdivided is ~~five (5) acres or less in size~~ **greater than two (2) acres**, and

where ~~four (4) or fewer~~ **no more than three (3)** lots result after the subdivision is completed.

**A proposed subdivision must also conform to the following requirements to constitute a Minor Subdivision:**

1. **No part of the tract or parcel to be divided has been divided under Section 9 of the LDO in the ten (10) years prior to division.**
2. **After division, all resultant lots comply with all the following:**
  - a. **All lot dimension size requirements of the applicable land-use regulations, if any.**
  - b. **The use of the lots is in conformity with the applicable zoning requirements, if any.**
  - c. **A permanent means of ingress and egress is recorded for each lot.**

## LDO APPENDIX A

### SECTION 4.3. MINOR SUBDIVISION FINAL PLAT

#### A. Purpose

4. A minor subdivision is defined as one involving no new public or private streets or roads, ~~or~~ right-of-way dedications, ~~no~~ easements, ~~or~~ ~~no~~ utility extension, where the entire tract to be subdivided is ~~five (5) acres or less in size~~ **greater than two (2) acres**, and where ~~four (4) or fewer~~ **no more than three (3)** lots result after the subdivision is completed. **A proposed subdivision must also conform to the following requirements to constitute a Minor Subdivision:**

- a. **No part of the tract or parcel to be divided has been divided under this section of LDO Appendix A in the ten (10) years prior to division.**
- b. **After division, all resultant lots comply with all the following:**
  1. **All lot dimension size requirements of the applicable land-use regulations, if any.**
  2. **The use of the lots is in conformity with the applicable zoning requirements, if any.**
  3. **A permanent means of ingress and egress is recorded for each lot.**

**SECTION 2.** That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

**SECTION 3.** That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

**SECTION 4.** That this ordinance has been adopted following a duly advertised legislative hearing of the Town Council and following review and recommendation by the Planning Board.

**SECTION 5.** That this ordinance shall be enforced as provided in the Town of Rolesville's Land Development Ordinance.

**SECTION 6.** Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this 5<sup>th</sup> day of May 2026 by the Town of Rolesville Board of Commissioners.

\_\_\_\_\_  
Ronnie I. Currin  
Town of Rolesville Mayor

**CERTIFICATION**

I, \_\_\_\_\_, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this \_\_\_ day of \_\_\_\_\_, 2026.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this \_\_\_ day of \_\_\_\_\_, 2026.

(seal)

\_\_\_\_\_  
Christina Ynclan - Frazier  
Town Clerk

# Memo

**To:** Mayor Currin and Town Board of Commissioners  
**From:** Stephen Wensman, Planning Director and Meredith Gruber, Senior Planner  
**Date:** Meeting Held May 5, 2026  
**Re:** TA-26-0004 – Text Amendment to LDO Section 6.5.E.4. Fence Height

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## **Background**

This staff-initiated Text Amendment is a response to resident concerns about the potential need for an eight-foot fence at the outer edges of a subdivision or neighborhood.

## **Proposed Text Amendment Language**

The proposed text is shown in **bold blue and underlined**.

### **6.5. FENCES, WALLS, AND BERMS**

#### **E. General Standards.**

4. **Height.** Height shall be measured from the finished grade for all fences, walls and berms.
  - b. The maximum height of a fence or wall within required rear and side setbacks shall be six (6) feet in residential zoning districts. **The maximum height of a fence within required rear and side setbacks is eight (8) feet when a residential lot on the perimeter of a subdivision is adjacent to a more intense residential or nonresidential zoning district.** Fences and berms are not permitted in front setbacks unless a subdivision fence or wall is permitted in a site plan for a subdivision.

## **Comprehensive Plan Consistency**

The Rolesville 2050 Comprehensive Plan Focus Areas include looking at challenges and opportunities as they relate to:

- Transportation,
- Economic Development,
- Housing & Land Use, and
- Parks, Recreation, & Community Character.

Having clear and effective development regulations has the potential to support all the Focus Areas in Rolesville's Comprehensive Plan. In addition, the introduction section of the Housing & Land Use Focus Area notes managing housing and land use effectively is essential to maintaining a high quality of life for Rolesville's residents. TA-26-0004 – Text Amendment to

LDO Section 6.5.E.4. Fence Height allows some residents a fence height option that could improve their quality of life.

**Planning Board Recommendation**

At their meeting on March 23, 2026, the Planning Board unanimously recommended approval of TA-26-0004.

**Staff Recommendation**

Based on consistency with the Comprehensive Plan, staff recommends approval of TA-26-0004 - Text Amendment to LDO Section 6.5.E.4. Fence Height.

**Proposed Motions**

- Motion to *(approve or deny)* **TA-26-0004 - Text Amendment to Section 6.5.E.4. Fence Height** because it is *(consistent or inconsistent)* with the Comprehensive Plan. *(Please include examples of consistency or inconsistency.)*

*If TA-26-0002 is approved:*

- Motion to adopt a Statement of Consistency and Reasonableness as **TA-26-0004** is consistent with Rolesville's Comprehensive Plan, supporting the plan's four Focus Areas, and is therefore reasonable

*Or*

- Motion to continue **TA-26-0004 - Text Amendment to Section 6.5.E.4. Fence Height** to a future Town Board of Commissioners' meeting *(Provide date certain.)*

**Attachment**

- Ordinance ORD-2026-XX for TA-26-0004

**PROPOSAL TO AMEND  
THE LAND DEVELOPMENT ORDINANCE,  
TOWN OF ROLESVILLE, NORTH CAROLINA  
Case Number TA-26-0004 Land Development Ordinance (LDO) Text Amendment to  
Section 6.5.E.4. Fence Height  
Ordinance # ORD-2026-\_\_\_**

WHEREAS, the Town of Rolesville seeks to amend Land Development Ordinance Section 6.5.E.4. Fence Height to allow an eight-foot fence when a residential lot on the perimeter of a subdivision is adjacent to a more intense residential or nonresidential zoning district.

WHEREAS, North Carolina General Statute Section NC Chapter § 160D-702. (Effective January 1, 2026) Grant of power; (a) A local government may adopt zoning regulations. Except as provided in subsections (b) and (c) of this section, a zoning regulation may regulate and restrict the height, number of stories, and size of buildings and other structures; the percentage of lots that may be occupied; the size of yards, courts, and other open spaces; the density of population; the location and use of buildings, structures, and land.

WHEREAS, the Town of Rolesville Board of Commissioners firmly believes that it is in the public interest to amend the Town’s Land Development Ordinance as described below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF  
COMMISSIONERS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA:**

**SECTION 1. That Section 6.5.E.4. be amended to read as follows:**

- ✓ Addition (additions are **underlined**)
- Deletion (deletions are ~~struck through~~)
- Alteration (additions are **underlined** and deletions are ~~struck through~~)

**6.5. FENCES, WALLS, AND BERMS**

**E. General Standards.**

- 4. Height. Height shall be measured from the finished grade for all fences, walls and berms.**
  - b. The maximum height of a fence or wall within required rear and side setbacks shall be six (6) feet in residential zoning districts. The maximum height of a fence within required rear and side setbacks is**

**eight (8) feet when a residential lot on the perimeter of a subdivision is adjacent to a more intense residential or nonresidential zoning district. Fences and berms are not permitted in front setbacks unless a subdivision fence or wall is permitted in a site plan for a subdivision.**

**SECTION 2.** That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

**SECTION 3.** That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

**SECTION 4.** That this ordinance has been adopted following a duly advertised legislative hearing of the Town Council and following review and recommendation by the Planning Board.

**SECTION 5.** That this ordinance shall be enforced as provided in the Town of Rolesville's Land Development Ordinance.

**SECTION 6.** Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this 5<sup>th</sup> day of May 2026 by the Town of Rolesville Board of Commissioners.

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Ronnie I. Currin  
Town of Rolesville Mayor

**CERTIFICATION**

I, \_\_\_\_\_, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this \_\_\_ day of \_\_\_\_\_, 2026.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this \_\_\_ day of \_\_\_\_\_, 2026.

(seal)

\_\_\_\_\_  
Christina Ynclan - Frazier  
Town Clerk