

Town Board Regular Meeting

July 1, 2025 – 6:30 PM 502 Southtown Circle, Rolesville, NC 27571

Mayor Pro Tem April Sneed

Police Capt. Richard Havnes

Town Clerk Christina Ynclan

Commissioner Paul Vilga

MINUTES

PRESENT: Mayor Ronnie Currin

Commissioner Lenwood Long Commissioner Michael Paul Town Manager Eric Marsh Town Attorney Dave Neill Parks and Rec Director June Greene Economic Development Director Mic

Economic Development Director Mical McFarland Human Resource Analyst Lily Richardson

Accounting Specialist Kisha Robinson Parks Superintendent Eddie Henderson

1. Call to Order

Mayor Ronnie Currin called to order the Rolesville Town Board meeting on July 1, 2025, at 6:29 PM. He opened by thanking the large crowd in attendance.

2. Invocation led by Pastor Josh Stewart of Neuse Baptist Church

Pastor Josh Stewart of Neuse Baptist Church led the invocation.

3. Pledge of Allegiance led by Mayor Ronnie Currin

The Pledge of Allegiance was led following the invocation.

4. Proclamations

Parks & Recreation Month

Commissioner Paul Vilga read the proclamation designating July as Parks and Recreation Month. The proclamation detailed how "parks and recreation is integral part of communities throughout the country including the town of Rolesville," noting their role in promoting health and wellness, improving physical and mental health, encouraging physical activities, providing nutrition services, supporting childhood development, increasing economic prosperity, ensuring environmental well-being, and serving as essential infrastructure. The proclamation recognized that "the US House Representatives has designated July as parks and recreation month" and resolved that "July is recognized as Park and Recreation Month in the town of Rolesville."

Patriotic Month

Commissioner Dan Alston read the proclamation recognizing July as Patriotic Month. The proclamation emphasized that "the month of July holds deep historical significance for our nation as it marks the anniversary of the signing of the Declaration of Independence on July fourth, 17 76." It honored "the generations of Americans, military service members, veterans, our first responders, public servants, and engaged citizens who have demonstrated extraordinary dedication to the ideals of our nation." The proclamation noted that "Patriotic Month serves as a time for all residents to come together in celebration of our shared identity to display the American flag, participate in civic events and reflect the responsibilities of citizenship."

Mayor Ronnie Currin added that the town would celebrate with the Fourth of July celebration on Friday, featuring The Embers band, describing them as "old school" and noting "Some of you have seen them before, but it's been a long, long time since then, maybe. But it's your time to see them again."

5. Consider Approval of the Agenda

Before proceeding with the agenda approval, Patrick Byker from Morningstar Law Group, representing Chapel Hill Tire, addressed the board. He stated: "we did withdraw the rezoning for 5 19 South Main Street, and we terminated the contract, so we no longer have any interest or ability to relocate or to locate a Chapel Hill tire store at 5 19 South Main Street. We're no longer looking in that Main Street corridor. We're looking at sites in other parts of Rolesville, want to find a site that's appropriately zoned for vehicle service minor."

Byker thanked the Mayor and staff for their assistance, noting "the customer service in Rolesville is second to none. I've been doing this type of work for over 30 years, and it's been just great to work with your folks." He requested the text amendment be postponed to September 2nd.

Mayor Ronnie Currin confirmed to the audience that the Chapel Hill Tire application "has been withdrawn to be at Greenways, but he's still interested if another property comes up to be in Rolesville."

Commissioner Dan Alston moved to approve the consent agenda with the date for the new Annexation-25-01 to be scheduled for September 2nd. Commissioner Paul Vilga seconded the motion. The motion passed unanimously.

6. Public Invited to be Heard

Tom Shepherd resident of Wall Creek spoke first, addressing the text amendment TA-25-04 regarding vehicle service facilities. He stated: "That's in regard to the first portion, which is the text amendment about adding 3 bays, front facing to the

road and then unlimited behind it." He expressed concern about "just a lot of car places up and down that road" and emphasized the need for "more family friendly or with a bigger variety of businesses around there to actually support what we wanted to do as a community and what was promised." He highlighted the upcoming sports center, noting "people are going to be there, they're going to want to walk around to restaurants, they're going to want to walk around to areas of coffee shop, maybe a florist for something, candy shop, anything, right? That's actually building up a community where people can get together, talk, complain about the referees at the ball game."

Rick Eddins spoke next about the Main Street project, using a water glass analogy to express his frustration: "I'm kind of like this glass. I'm just full. I've just had enough." He thanked the town for fixing the detour signs but pointed out ongoing issues including erosion fences "lying flat on the ground," an "extremely bad bump in front of Main Street Collective" that "will jar your car, truck, whatever" and had "been a month or more." He complained about the street sweeper appearing to have a "dead battery" because he didn't "see them trying to get the mud off the road before the rains."

Eddins reported that at a recent business meeting, CrossFit had "spent 1200 dollars out of pocket for repairs" due to muddy water problems, and Susannah's Antiques had "150 dollars of damages where they are running the packing over there on the other side of the road for the new asphalt and it's shaking items off the shelf." He expressed concern about the timeline: "9 months. I heard 9 months is what they're looking at to finish this thing. Another 2 months plus or minus to get the road open, the intersection. And then 9 months to finish it completely with the papers, planters and stuff." He questioned why it would take so long when "we went 4- or 5-months last year with no work done and the excuse was the water lines." He concluded by suggesting the town needs "a construction attorney" and should "put RKK Engineering on the front line because they were the ones that did the due diligence."

Jenna Salem read a prepared statement on behalf of Rolesville residents, expressing concerns about new development's impact on traffic during peak hours, inadequate parking, construction and disrupting neighborhoods, and "the over saturation of our related businesses in the south end of Rossville with 2 tire and auto shops and 2 auto stores already in the area." She emphasized: "Most importantly, we believe this development choices do not fit Rolesville's original vision as a destination town. Our community wants a walkable beautiful place where people can stroll from shop to shop, enjoy local restaurants and spend time together in inviting public spaces."

Carina Stipp, a Senior Specialist Realtor from North Raleigh, spoke about senior housing needs. She shared statistics: "11000 people a day in the United States turned 65 and by the year 2030 will actually for the first time in history have more people over 65 than under the age of 18. It is known in the senior industry as the senior tsunami." She emphasized the need for affordable senior housing in Rolesville.

Melanie Crippen, Executive Director of the Senior Network and Cedar Lakes resident, reinforced the senior housing crisis. She reported that "18 residents have been displaced from the Grande because of increased rents" with management raising rents to \$1,600 per month. She shared that "one person told me they were going to live in their car for a while" and warned: "Some of you are seniors here. I'm happy to see some of you. If you're not a senior today, Lord willing, you will be someday. And you're going to be in the same situation that seniors are today."

Holly Sheppard from Wall Creek summarized residents' concerns, referencing the town's vision "of Rolesville being a walkable, bikeable destination town with an atmosphere of charm where families would want to spend time." She detailed the current state of the "Roseville Village Core" from Young Street to the 401 Burlington Mills intersection: "approximately 1 mile. And on that 1 mile, there are 4. We have 4 car service centers, Meineke, Expert Auto, Pete Smiths, and Wakefield Automotive, plus 2 automotive stores." She asked: "So do we really need another car service company in our village core, 1 that allows 12 bays with 3 bays facing the street?"

Charles Johnson, retired pastor from 120 Wall Creek, expressed concern about Chapel Hill Tire potentially returning to the previously proposed location if they get approval elsewhere: "Could they come back with that approval and ask for that location again? That's what I'm concerned with."

Gene Long from 100 Wall Creek emphasized opposition to the text amendment: "basically we would be here to say don't approve it, right? Don't, don't make that text amendment changes because that is going to open the door for Chapel Hill Tire to come back and others as well." He thanked Chapel Hill Tire's attorney "for hearing us and not continuing on that location."

Linda Hood, a 27-year Wall Creek resident, took "a slightly different approach," asking commissioners to "think about the overall requests that we're getting for growth." She stated: "Wall Creek has already been, I'll use the word violated because our subdivision is no longer a subdivision. It's a main street going into the shopping center. Our quality of life is already impacted." She requested: "Consider slowing down your role a bit to improve all these requests for growth, and are we growing too fast? Do we want to be Raleigh? Do we want to be Chapel Hill or Cary? That's not the original vision for this town. Small town, bright future."

Nathaniel Cooper resident from 116 Wall Creek highlighted two concerns: "the immense amount of trash" at construction sites with "hundreds of maybe thousands of water bottles, thousands of pieces of trash throughout that property just left to blow around," and dead-end connectivity issues. He specifically mentioned Burlington Mills where "we built a road, built a sidewalk and then shut it, just done. Could have gone another hundred yards and connected to the

middle school. Our children can't bike to school now because we didn't go that extra hundred yards to connect that."

Mayor Ronnie Currin responded to several concerns, clarifying for Dr. Charles Johnson that any new Chapel Hill Tire project "has to come back through us, go through the entire process, follow the plan, and complete the whole process. They have to start over again." Regarding the Main Street corridor, he acknowledged "a disconnect between the market-based people and the development people and kind of vision of the town when it comes to this walkable, bikeable street." He noted that Main Street Group is "making a recommendation that we put overlay over their whole Main Street to kind of make it more in line with the vision of the walkable and bikeable thing. So, eliminate some businesses, such as more carrelated businesses, car-type businesses, and possibly some other things too."

7. Consider Approval of the Consent Agenda

7.a. ANX-25-01 Call for Legislative Hearing for Board of Commissioners Meeting on August 5,

2025

- 7.b. Resolution Authorizing Construction Manager at Risk
- 7.c. Meeting Minutes of May 20, 2025, June 3, 2025, June 17, 2025
- 7.d. Memorandum of Understanding Agreement with Rolesville Downtown Development Association (RDDA)

Commissioner Paul Vilga moved to approve the consent agenda. The motion was seconded by Commissioner Long. The motion passed unanimously.

8. Town Board Liaison Reports

Commissioner Michael Paul reported on senior initiatives, announcing "the Senior Network is hosting a second annual charity golf tournament at Heritage Golf Club on Thursday, September eleventh." He noted the bus purchased last year "is in operation" providing "free rides for our seniors." He reported "18 residents have been displaced from the Grande because of increased rents" with rates increasing from \$1,442 to \$1,600 per month, emphasizing "this further highlights the need for affordable senior housing in Rolesville."

Paul shared progress on a senior center initiative, including meetings with Blake Belts from Senator Ted Budd's office who "provided some guidance on grants" and Jenny Griggs from Northern Wake Senior Center who "provided us with a wealth of information." He concluded: "I hope that we will select the developer who has presented the senior affordable housing development for this land."

Commissioner Dan Alston announced "a milestone moment for the town of Rolesville marking the official launch of the Rolesville High School Navy National Defense Cadet Corps." He explained it will function like JROTC but "once they show proficiency for at least 2 years, then the Navy can get involved and be able to provide not just another instructor but also half their salary." He noted "for at least December we will see our young adults in front of our parade."

Alston reported on veterans' activities including the Veterans Fellowship breakfast meeting "on the last Wednesday of the month at IHOP in Knightdale," the Joel Fund seeking volunteers for their move to Rolesville, and their Veterans Housing Symposium on July 8th. He also mentioned free boxing lessons for veterans provided by Coach CJ Jones at City Boxing and Fitness in Raleigh.

Mayor Pro Tem April Sneed reported from the Planning Board's June 20th meeting, noting consideration of "an LDO text amendment regarding the transparency requirements for multifamily buildings" and "a voluntary annexation and residential rezoning request for property located between Fowler and Mitchell Mill roads, brought by the Hopper communities." She highlighted that "the technical review committee has 4 sets of construction drawings before them that are very near to attaining approvals" meaning "groundbreaking is not too far away for 4 new residential subdivisions." She also noted several Walbrook tenants would soon open businesses and Fifth Third Bank "will start construction soon on a standalone building out in front of Publix."

Commissioner Paul Vilga reported the Parks and Recreation meeting was canceled but noted upcoming tree board appointments and bylaw changes on the agenda.

Commissioner Lenwood Long provided police department updates, mentioning "popsicles with the police throughout the summer" as pop-up events and reminding everyone to "start planning for National Night Out, which will take place on October 1st."

9. Communication from Town Staff

Fire Unification Recognition - Eric Marsh, Town Manager

Town Manager Eric Marsh led a historic recognition ceremony for the fire department unification. He read from a press release: "After more than 65 years of dedicated service as an independent nonprofit, the Rolesville Road Fire Department officially became part of the town's governing structure as of today. This unification follows years of planning and collaboration."

Marsh explained the process involved "over 3 years of discussion, analysis, and consensus building between the town, Rolesville Fire Department, and North Carolina Fire Chief Consulting." He announced that "On June 4, 2024, the Board of County Commissioners approved plans for a new central fire station to be located at East Yonge Street as part of the new Town Center Campus. This project will also include a new police department and a Rolesville Town Hall."

Marsh presented commemorative challenge coins to fire department members, explaining: "this challenge coin has the Rolesville Rural Fire Department's seal on

one side and then it has the Town of Rolesville seal or logo on the other side and around the edge it denotes two legacies, one destiny."

Spencer Jones from the fire board thanked his fellow board members, Chief Donnie Lawrence, Division Chief Jacob Butler, and Ms. Edna, as well as town leadership and staff. He acknowledged: "It's been a long hard road, but I think we're probably here." His emotional response moved the board members.

Fire Chief Donnie Lawrence noted: "Fire department's been here 67 years as of June third. We've been in talks about this for about eight years, and it's been a long road to get here. I appreciate everyone working together in collaboration to reach this point."

Mayor Ronnie Currin expressed excitement about the unification, explaining: "we're not unifying because they're doing a bad job. They're doing a great job. But you know, the future, as Derek said, with Garner and everybody else as you're growing, we need new fire stations, and we need more employees." He noted the department's current rating of 2 and expressed the goal: "We want to be a 1, you know, and we want to work with you guys because I know y'all want to be a 1."

Mayor Pro Tem April Sneed reflected on the journey: "I think that Spencer's reaction and his heart just showed. And that speaks about how dedicated this fire department is and how dedicated this board is. So, I'm thankful for every 1 of you. Every time I hear those sirens go off, I say a prayer for each one of you because you're risking your lives for us."

Commissioner Dan Alston shared a personal story about his 2-year-old dialing 911: "And the fire department was at my home in less than 3 minutes knocking on the door. And I had no idea what was going on. It was across the 3-year-old, daddy told her no. But they came through the home, checked every exit entry, just to make sure that we were safe."

Commissioner Lenwood Long shared: "Some 15 years ago my father had a heart attack in the pulpit in New Bethel, and it was the fire department that saved his life. And that impact to what you mean to this community can never ever be shortsighted."

The board took a brief recess to celebrate with cupcakes and refreshments.

Human Resources Update - Lily Richardson, Human Resources Analyst

Lily Richardson presented the HR update, introducing new team members including Brandon Met as program coordinator, Jones as a new hire, a new maintenance worker, and Jones as interim HR director. She reported on internal promotions including a police sergeant promotion, detective transition, and lead maintenance worker promotion.

Active postings included part-time facility supervisor, part-time recreation assistant, and one full-time police officer position. Richardson noted that today marked the first official day with new insurance providers through the contract changes: medical coverage moving to North Carolina, and vision and dental moving to MetLife.

Town Manager Eric Marsh added that Poly Hire had been retained as the executive search firm for the position of HR Director, noting "you all will probably start getting emails from people who see the posting and then send their resumes to the board, commissioners, and the mayor." He described the stakeholder engagement process and mentioned recruiting efforts including participation in Partnership Raleigh's professional development program, which had yielded "hot leads" for the stormwater technician and executive administrative positions.

Finance Department - Kisha Robinson, Accounting Specialist

Kisha Robinson reported on the closure of the Wake County tax payment satellite site, explaining "it was not worth processing that Wake County tax payments. So, we decided along with Apex, Holly Springs, and Knightdale to close our satellite site which yesterday was the last day."

To assist residents with the transition, Robinson announced: "I'm going have a laptop beginning the second Friday of each month to assist with residents who want assistance with making tax payments using debit or credit card. We no longer take cash or check payments here." This assistance would be available through the end of the year.

<u> 10. Main Street Project Update – Eric Marsh, Town Manager</u>

Eric Marsh provided updates on the Main Street project, acknowledging issues raised by Rick Eddins at the previous week's business owner meeting. He explained that due to "difficulty getting some things accomplished by our Fred Smith company," public works had been "pivoting to have public works complete some of those things" including sign changes, silt fence corrections, and detour sign fixes, with costs to be tracked for later discussion with the contractor.

Marsh reported positive progress: "If you go up and walk through the intersection, you see that there is asphalt going down and asphalt base going down... the opening date of the Main intersection is still on track to hit that September deadline." He clarified that while the project would end in about 9 months, this included all finishing work like "filling in dirt, backfilling curb."

Regarding the plastic on ADA truncated domes, Marsh explained: "it's general practice in construction to leave the plastic on until the project's done and then you remove the plastic, so it looks really nice because it gets beat up when the sand washes in before you put in the grass."

He announced a meeting scheduled with Fred Smith Company leadership for the following Tuesday afternoon to discuss "communication and expectations."

Commissioner Paul Vilga raised concerns about Granite Falls Boulevard, describing driving through as "a nightmare because all the parking along there, that's our main corridor right now." He requested restriping for fire hydrants and parking enforcement, noting "there's a lot of cars parked in the yellow sections across the curbs." Marsh confirmed restriping was included in the bid project.

Commissioner Michael Paul asked about the utility pole removal schedule. Marsh explained Duke Energy was ready to mobilize within a week but was waiting for CenturyLink to complete their work, expected by July 3rd.

11. Old Business

Habitat for Humanity Presentation - Patricia Burch, CEO

Mical McFarland, Economic Development Director, introduced the presentation, providing background on the town's parallel affordable housing initiatives: development of an affordable housing plan and exploring use of town-owned property behind Town Hall. He noted the housing plan was near completion with the public comment period concluded, scheduled for planning board and town board review later in the summer.

McFarland highlighted key goals including "planning for the future and considering setting up a fund for affordable housing," "long-term vision for housing in Rolesville," "diversification of the different types of housing," and "development of that ecosystem, meaning internal capacity, staff capacity, educating the community."

Patricia Burch, CEO of Habitat for Humanity Wake County, presented their organization's capabilities and proposal. She opened by stating their mission: "seeking to put God's love into action. Habitat for Humanity brings people together to build homes, community, and hope."

Burch highlighted their 40-year history, noting they would build their 1,000th home this year, had repaired over 500 homes, operated 10 ReStores, and engaged over 15,000 volunteers annually. She emphasized: "Habitat who Habitat has been in the past is not who Habitat is today" explaining they now "affect the entire housing continuum" through advocacy, education, home preservation, and homeownership programs.

She presented a map showing Habitat had built in every Wake County municipality except Rolesville, stating "I hope that we can change that map soon."

Burch detailed program requirements including residency/employment in Wake or Johnston County, US citizenship or permanent residency, no property ownership in

past 3 years, income below 80% AMI (about \$80,000), good rental/credit history, \$5,000 savings for closing costs, and 200 hours of sweat equity.

She explained their affordability model: homes sold at appraisal value to avoid devaluing neighborhoods, with affordability achieved through financing. First mortgages are low interest, capped at 30% of gross income, covering at least 70% of appraisal. Down payment assistance (currently \$17,500 from Federal Home Loan Bank) is utilized. Second mortgages of 0% interest are deferred with no payment unless property is sold or transferred.

A live example showed a \$400,000 house with \$55,000 buyer income resulting in a \$280,000 first mortgage, \$57,500 down payment assistance, and \$62,500 second mortgage.

Long-term affordability tools included first right of refusal, shared appreciation agreements (90% to Habitat/10% to family in first 5 years, 50/50 up to 15 years, then all to family), and ground leasing for permanent affordability.

For Rolesville, Habitat proposed 20 townhomes at 4950 Burlington Mills in a cottage court style where "all the homes face into a center green area." Each townhome would be approximately 1,500 square feet with a one-car garage, connecting to Batten Road, South Towne Circle, and Bridgepoint Drive, including landscape buffer and community park with tree conservation.

Commissioner Paul Vilga asked about serving Rolesville residents specifically. Burch explained that as an equal housing lender they must offer to all eligible applicants but could "market to people in the town of Rolesville... host homeownership workshops... talk about the timing of this neighborhood."

Commissioner Dan Alston asked why no rentals were offered. Burch responded that rental "is not something that we are currently doing on a regular basis. It is something we are starting to pilot" but they wanted to present "what we know because we try to be transparent."

When asked about energy efficiency, Burch confirmed homes are "extremely energy efficient. We build to advanced energy qualifications, which is as high as Energy Star."

12. New Business

New Business: Legislative Hearing for TA-25-04

Due to the earlier postponement to September 2nd, no action was taken on this matter. Mayor Ronnie Currin noted the need for a workshop before the September hearing, stating "I was thinking Meredith Gruber was handling all the text amendments in the workshop, well, most of them anyway. She was also to give us an explanation because I know some of the commissioners had questions on what they saw in the package."

Revision of Tree Board By-Laws – June Green, Parks & Recreation Director

Eddie Henderson presented the tree board bylaws revision, explaining they had "had a staff run tree board for a while now and we're making it public." The Parks and Recreation Advisory Board had reviewed the bylaws and recommended approval with one revision: "this board will approve the members to the tree board with the approval and the recommendation of Parks and Recreation Advisory Board" instead of PARAB appointing directly.

Commissioner Paul Vilga explained this was "just a cleanup of the Tree Board Bylaws" to ensure "this board has oversight of who we're putting on boards." He noted the board size was flexible between 5 and 9 members "just in case you have somebody come in that's an expert or can offer something else."

Commissioner Paul Vilga moved to recommend the revision of the tree board bylaws to change from approval from PARAB to approval for the town board. Mayor Pro Tem April Sneed seconded the motion. The motion passed unanimously.

Recommendations of Applicants for Tree Board and PARAB – Eddie Henderson, Parks & Recreation Director

Henderson reported that candidates were interviewed on June 11th, recommending five inaugural tree board members:

- · Tammy Lesko
- Joanna Siaw
- Laura McDonald
- Emily Marguardt
- James Bradford.

He noted "They come from variety of walks of life. Some have got some experience in whether they studied biology in college or whatever it may be. So, we had a really good mix of residents."

Commissioner Paul Vilga moved to approve the five recommended Tree Board members. Commissioner Lenwood Long seconded the motion. The motion passed unanimously.

Henderson also recommended Lily Marquardt to fill the high school position on PARAB, replacing a member who had graduated and was "going to West Point."

A motion was made by Commissioner Long and seconded by Commissioner Alston to approve Lily Marquard for the PARAB high school position. The motion passed unanimously.

13. Communications

Erin Catlett, Deputy Town Attorney

Before her report, Eric Marsh raised the matter of property transferred in the fire department unification. He explained the property off Old Pearce Road was

"purchased for future expansion and placement of a fire substation" and requested permission to work with the town attorney on establishing a restrictive covenant to "solidify the purpose of that as being a property that we intend to reserve and retain for future expansion of fire services."

Erin Catlett clarified: "The initial agreement did not contemplate that, so we could not add it without board action." When asked, she confirmed it would be for "public safety" broadly, not just fire services.

Commissioner Paul provided context: "Frank Pearce, who we all know, and love negotiated the purchase of that for the fire department and at the time the owners of the property requested that it be reserved for the fire department for a substation public safety and he promised it would. It never got in the deed originally and at the eleventh hour this came up."

The board expressed support for moving forward with the restrictive covenant language to be brought back for approval.

In her report, Catlett thanked the board for allowing her to participate in the evening's celebration, noting Town Attorney Dave Neill "sends his regards. He will be back with you at the next meeting. He is currently in Scotland." She was presented with a "Deputy Town Attorney" nameplate during the meeting.

Eric Marsh, Town Manager

Marsh reminded everyone about the Fourth of July celebration starting at 5 PM, featuring The Embers band, food trucks, inflatables, and fireworks. He advised: "please come out early, don't park illegally and be ready to take your time making your way out if you stay for the whole fireworks show." He noted for those in the field to "look over the picnic area towards the fire for the fireworks."

Mayor Ronnie Currin announced that Matt Sullican, the camera technician of East Wake TV had returned from his honeymoon and would be working on next week's show featuring Officer Kenion, describing him as having "a hometown story to tell", you know. Grew up here, went off to college, came back, worked in the town as a police officer, played football, helped the football team, and local football teams. Lives in town, 1 of the first people live in Cobblestone."

14. Adjourn

With no further business,	the meeting	was adjourned	without
opposition.			

	ATTEST:	
Christy Ynclan,Town Clerk		Ronnie I. Currin, Mayor