



Town Board Meeting
November 6, 2025 – 6:30 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

Present: Mayor Ronnie Currin,
Mayor Pro Tem April Sneed
Commissioner Dan Alston
Commissioner Lenwood Long
Commissioner Michael Paul
Commissioner Paul Vilga
Interim Human Resources Director Ginny Jones
Interim Planning Director Michael Elabarger
Assistant Town Manager Steven Pearson
Town Attorney Dave Neill
Town Manager Eric Marsh
Town Clerk Christy Ynclan Frazier
Police Chief David Simmons
Finance Accountant Nidhi Vyas
Finance Director Amy Stevens

1. Call to Order

Mayor Ronnie Currin called the Rolesville Board of Commissioners meeting to order on November 6, 2025, at 6:30 PM. The Mayor welcomed the good attendance, particularly noting the young people present, saying he appreciated them "checking on your government tonight."

2. Invocation

Jason Byler, Pastor of Lighthouse Baptist Church, delivered the invocation.

3. Pledge of Allegiance

Following the invocation, the assembly recited the Pledge of Allegiance.

4. Proclamation: Operation Green Light and Veterans Day

Commissioner Paul Vilga read a proclamation declaring November 4-11, 2025, as Operation Green Light for Veterans. The proclamation honored the service and sacrifices of military personnel transitioning from active duty and encouraged citizens to display green lights in their home or business windows during this period.

Commissioner Dan Alston then read a proclamation declaring November 2025 as Veterans Appreciation Month and November 11, 2025, as Veterans Day in Rolesville. He noted that Rolesville has a storied history of supporting the United States military and is home to more than 1,000 active-duty military service members, veterans, and their families. The proclamation encouraged participation in Operation Green Light and recognized veterans' continued service to communities through various organizations.

5. Consider Approval of the Agenda

A motion to approve the agenda as presented was made by Commissioner Paul Vilga and seconded by Commissioner Lenwood Long. The motion passed unanimously.

6. Public Invited to be Heard

Several residents spoke during the public comment period:

- Ian Leroy (122 Watkins Farm Road) presented a request for a crosswalk across West Young Street outside their neighborhood, citing difficulty crossing due to high traffic volumes. He noted they had collected signatures from neighbors in support of the idea and had spoken with Chief Simmons about speeding in the area.
- Anastasia Leroy (122 Watkins Farm Road) emphasized that cars are speeding and don't know when to stop for safe crossings. She noted many children in the neighborhood like to ride bikes to the park or downtown, but have difficulty crossing safely.
- Noah Leroy (same address) added that elderly residents need more time to cross, and a crosswalk would help. He thanked the board for their time and service.
- Keegan Logan (109 Watkins Farm Road) explained that he frequently crosses the street to ride his bike to various locations, including Main Street Park, Sanford Creek, the Greenway, baseball fields, Subway, New Bethel Baptist Church for Boy Scouts, and Pixels arcade. He noted that he sometimes had to wait two minutes or longer due to heavy traffic. He believed a crosswalk would improve safety and help regulate traffic speeds.
- Jillian Leroy (122 Watkins Farm Road) presented traffic data collected by a speed sign on West Young Street. Southbound traffic showed 13,967 vehicles over two days, averaging 45 mph, while northbound showed 3,377 vehicles over one day, averaging 34 mph. She submitted signatures collected door-to-door, the data from Chief Simmons, and a map of the intersection. She expressed concern about children having to "jump in and out of traffic" waiting for cars to slow down.
- Ben Partridge (501 Granite Creek Drive), President of Granite Falls Community HOA, first commended the young presenters for their courage. He then presented on allowing chickens and rabbits in residential areas. He explained that current regulations require 2+ acres for keeping chickens and classify rabbits as livestock prohibited within 150 feet of residential areas. Partridge, whose family previously had chickens before moving to Rolesville seven years ago, argued that chickens are quiet, produce less waste than dogs, provide eggs, and teach children responsibility. He noted Rolesville is "literally the only town" in the area that doesn't allow backyard chickens, as Wake Forest, Zebulon, Knightdale, and Raleigh all permit them. He proposed allowing 10-12 hens in backyards.

Mayor Ronnie Currin responded to the speakers, noting that the crosswalk request came at a perfect time, as the town is preparing to begin discussions on the Capital Improvement Plan (CIP). He acknowledged this was the third request from different neighborhoods regarding chickens, stating that the 2-acre requirement has been in place for years and that the issue would be discussed at a future work session.

7. Consider Approval of the Consent Agenda

- 7.a. FY25-26 Budget Ordinance Amendment
- 7.b. Minutes: September 16, 2025, September 22, 2025, October 9, 2025, and October 21, 2025
- 7.c. Wake County Mutual Aid Agreement and Emergency Operations Plan
- 7.d. Amend Pay & Classification Plan and FY25-26 Budget Ordinance Amendment

Motion to approve the consent agenda was made by Commissioner Dan Alston and seconded by Mayor Pro Tem April Sneed. The motion passed unanimously.

8. Town Board Liaison Reports

Commissioner Lenwood Long reported on behalf of the Rolesville Police and Fire Departments. He highlighted upcoming events, including the holiday meal giveaway in November/December facilitated by the Northern Community Food Security Team, and Shop with a Cop in December (applications open until November 23). He also discussed the Knox Box program for elderly and special needs residents, available for \$250 with free installation by the Fire Department, which provides firefighters safe and efficient entry during emergencies while minimizing property damage.

Commissioner Paul Vilga reported on the Parks and Recreation Board meeting, covering updates on sports events and offerings, a review of the updated Greenway map now on the website, and new signage added to greenways with rules and regulations. He presented a plaque he received from the Parks and Rec Board and took the opportunity to thank all town volunteers who serve on various boards without pay, noting, "We get paid to do this. It's a little bit, but that's okay. But they don't get paid anything."

Mayor Pro Tem April Sneed reported on the October 27 Planning Board meeting. Several items will come before the board in coming months: a text amendment to eliminate the special use permit process if a hospital use is permitted by conditional rezoning; rezoning for 625 Averitt Road from R-PUD to Residential High; rezoning for Atticus Woods on Wake Avenue from R-PUD/Residential Low to Neighborhood Center conditional zoning; and a town-initiated text amendment to the Sound Town Center District. She also reported that the Gov Well online platform for submitting development projects became active on September 15 and should be fully integrated within 6-8 months.

Commissioner Dan Alston provided extensive information about Veterans Month events, including the town's Veterans Day celebration on November 11 at 11:00 AM

at Town Hall, featuring Rolesville High's Navy National Defense Cadet Corps color guard. He listed multiple regional veterans' events, including a Congressional Veterans briefing with Representative Deborah Ross on November 14, the NC Veteran Art Show November 18-23, the Joe Fund's Evening of Honor on November 8, the American Legion Post 1 Women's Veterans Banquet on November 15, and Wake County's Veterans Day ceremony at the State Capitol on November 11.

Commissioner Michael Paul stated he had nothing to report at this time but would have information next month.

9. Communication from Town Staff

Finance Department

Nidhi Vyas, Accountant, presented the September finance report for fiscal year 2025-26. She noted that, as the first quarter ended in September, revenues and expenditure should be compared to the 25% benchmark. Ad valorem tax revenue appears below the benchmark, but will be received in November/December. Local sales tax also shows lower due to a typical 3-month collection lag. Other revenue is higher than expected due to fire unification. General fund expenditures are generally in line with expectations, though solid waste is higher due to the acquisition of a new yard waste compactor truck purchased earlier in the year.

FY24-25 Financial Statements Presentation

Scott Anderson from Cherry Bekaert presented the audit findings for fiscal year 2024-25. The firm issued an unmodified opinion (the highest level of assurance) on the financial statement dated November 3, 2025. No internal control deficiencies rising to the level of material weakness or significant deficiency were identified. One uncorrected misstatement in implementing GASB 101 regarding sick leave accrual: management chose to implement prospectively rather than retroactively, as the restatement amount wasn't deemed material.

Anderson confirmed the town's accounting policies are appropriate, with no inappropriate practices noted. No related party transactions required disclosure, no significant unusual transactions were identified, and financial statement disclosures were found to be neutral, consistent, and transparent. The firm assisted in financial statement preparation while maintaining independence. No difficulties were encountered during the audit, and staff provided full cooperation. Looking ahead, GASB Statements 103 and 104 will need to be implemented next year, which will change some presentation formats but won't require retroactive restatements.

Commissioner Alston asked whether any alarming findings could affect debt financing for the town campus project. Anderson confirmed there were no going concern issues or difficulties meeting obligations. When asked about the \$122,000 uncorrected misstatements, Anderson explained that it related to the new sick leave liability requirement - the ending balance is correct. Still, the prior year wasn't restated as the amount wasn't material enough to require it.

Town Campus Financial Update

Amy Stevens, Finance Director, first thanked Cherry Bekaert and especially praised Nidhi Vyas for her work on the financial statements, noting she did most of the work herself this year after learning the process last summer.

Stevens provided an update on the Town Campus capital project, reminding the board that it's a 17-acre site on East Young Street planned for a police station, fire station, town hall, Wake County Library, and community center. Phase one includes site preparation and building the police and fire stations. The site is currently in the construction drawing phase, with building design contracting about to begin. She emphasized the project scale at over \$60 million compared to Main Street's \$20 million, calling it "magnitudes greater."

The town is using the Construction Manager at Risk delivery method with ADW as the architect and Samon as the general contractor. Stevens introduced the concept of an Owner's Representative to provide advisory services ensuring on-time and on-budget delivery. Given the "capital project bubble" with Main Street ongoing and many smaller projects desired, plus the project's high risk and complexity, an outside advisor makes sense rather than adding permanent staff. An RFQ was posted on Friday for two weeks, with hopes of having someone in place by early December.

Commissioner Alston asked about the procurement process and funding source. Stevens explained they're using the Mini Brooks Act (request for qualifications) process, with costs to be determined through interviews. The expense is within the project budget approved previously. Town Manager Eric Marsh added context, noting that seeking retired industry professionals with vertical construction expertise for police and fire stations is different from that for horizontal projects like roads. The buildings will be constructed concurrently to realize savings on materials.

Stevens also announced plans for a January CIP work session to update the 5-year plan with current numbers and actual fund balances. The town's financial advisors from Davenport will assist. Additionally, the Financial Policy will be updated for the first time in 10 years, including adding debt issuance policies as recommended.

When Mayor Ronnie Currin asked about IT systems, Stevens explained that the town went through an RFP process in 2020 for new financial software, selecting a robust system to handle future growth. While more complex than the previous system, it provides the needed functionality with Vyas as their in-house expert.

Human Resources Department

Ginny Jones, Interim Human Resources (HR) Director, provided updates on department activities starting in July. Significant accomplishments included completing all employee performance evaluations and processing merit increases for the November 7 paycheck under the new, focused evaluation system, which moved away from anniversary dates. The department implemented automatic hearing tests for police officers and public works personnel for the first time, conducted via a mobile van (the fire department already receives these through annual medical checkups).

Regarding director positions, the Fire Chief process has three candidates scheduled for all-day interviews on November 21, including town staff interviews, a fire department meet-and-greet, and a public forum where the community can submit

questions in advance. For the Planning Director, the executive search firm continues vetting candidates in "a very competitive environment." The HR Director search continues with a focus on finding someone with municipal experience, as Jones emphasized: "If you have never worked in municipal government, you don't understand municipal government."

Jones thanked the board for approving the pay plan amendment in the consent agenda, saying it will help departments accomplish strategic objectives. She especially recognized HR Analyst Lily Richardson for her support and the significant statutory work involved in HR beyond events and hiring, citing new state requirements for fingerprinting Parks and Recreation employees who work with children as an example.

Mayor Pro Tem April Sneed asked about timelines. Jones hopes to have the Fire Chief position decided before mid-December, expects Planning Director resumes in November, and reviewed additional HR Director applications yesterday. She believes all positions can be filled before the year-end, emphasizing the importance of not settling: "These positions are essential, and I don't think you want to settle for just anyone".

10. New Business

Legislative Hearing for Rezoning Map Amendment Application REZ-25-05, Scarborough Village

Michael Elabarger, Interim Planning Director, presented the rezoning application for three parcels totaling 13.15 acres at 201 South Main Street, unaddressed property on Main Street, and 200 School Street (which requires annexation). The proposal would rezone approximately 1 acre along South Main Street to General Commercial Conditional Zoning (GCCZ) and the remainder to Residential High Conditional Zoning (RHCZ) for 63 townhomes.

He noted the property's history: a year ago, the board denied a rezoning request for apartments at 18 units per acre (240 units). This proposal reduces density to 5.5 units per acre with townhomes. The Planning Board unanimously recommended approval on September 22.

Conditions include compliance with the concept site plan; documentation of the existing stone home's potential relocation; no access from School Street; construction of the CTP's collector road with a 10-foot side path; 6-foot fencing along shared boundaries; and dedication of 1 acre for parkland in the southeast corner adjacent to the town campus.

Staff found the proposal consistent with both the 2017 comprehensive plan (High Density Residential) and the newly adopted 2050 plan (Downtown Residential). The requested RH zoning is specifically identified as compatible in the Downtown Residential category. The proposal complies with the Community Transportation Plan's collector road requirement and greenway connections.

Kyle Conway of Long Leaf Law Partners, representing the applicant, presented with Courtney McQueen of Community Engineers. He reviewed how they addressed the board's previous concerns about traffic, massing, and density by splitting the zoning,

switching from apartments to townhomes, and drastically reducing density from 18 to 5.5 units per acre.

The board raised multiple concerns about General Commercial zoning. Town Attorney Dave Neill listed the uses allowed under GC, including car washes, kennels, hospitals, urgent care, minor vehicle service, and storage facilities. Commissioner Paul noted that GC allows 3-story buildings and dwelling units above the first floor. The applicant stated they envision smaller venues, such as coffee shops and cafes, based on neighbor input, and agreed to add prohibited use as a condition. Mayor Ronnie Currin referenced previous sensitive commercial rezonings and concerns about noise, outdoor music, and impacts on neighbors.

Another central discussion point involved Perry Street residents' concerns about traffic. The applicant explained that the collector road would allow traffic to bypass Perry Street if the town built its connection through the town campus. Town Manager Marsh confirmed that the town intends to make all roads during the site development phase, before buildings are completed. Neill noted that, as a CTP road, the town would be required to build it as any private developer would, though the board could, in theory, amend the thoroughfare plan.

A lengthy discussion ensued about access for three existing homes that the development would landlock. While they currently have an access easement, Mayor Ronnie Currin expressed strong concerns about future issues if the properties are annexed, suggesting dedicating the easement as a right-of-way to avoid future HOA complications. The applicant agreed to convert the access easement to a dedicated right-of-way.

Commissioner Paul Vilga noted the issues requiring resolution - commercial use restrictions, the right-of-way dedication, and pending public comments.

Motion by Commissioner Lenwood Long to continue both REZ-25-05 and ANX-25-03 to January 6, 2026, at 6:00 PM, seconded by Commissioner Michael Paul. The motion passed unanimously.

The public hearing was left open for continuation.

Legislative Hearing for Voluntary Annexation Petition ANX-25-03, 200 School Street
This item was addressed jointly with the rezoning application above and continued to the same date.

11. Communications

Town Attorney

Dave Neill had no additional communication but assisted the Town Clerk with scheduling the special meeting.

Town Clerk Christy Ynclan-Frazier requested board action on two items:

- Formally scheduled for November 10th board retreat special meetings at 5:00 PM

- Amend the meeting schedule to change the November 18th, joint meeting start time to 5:00 PM

Assistant Town Manager Steven Pearson explained that the retreat would be facilitated by the UNC School of Government from 5:00 to 8:30 PM, with dinner served. The vision alignment workshop would include the Planning Board, the Downtown Development Association, the commissioners, the leadership team, and the Economic Development staff, facilitated by Fountain Works to develop a shared downtown vision.

Motion to approve both meetings as requested by Commissioner Paul Vilga, seconded by Commissioner Lenwood Long. The motion passed unanimously.

Town Manager

Eric Marsh provided multiple updates:

Grants: The town received \$35,000 from a state and local cybersecurity grant (\$50,000 total with \$15,000 town match) to test cyber defenses. Additionally, they submitted a \$7.6 million request for Wake County hospitality tax funds for The Farm multi-field sports complex, partnering with Wake County Central Pines, CFC, and potential lessees, including NCFC for soccer and baseball teams. This would be on top of the existing \$12 million Farm budget—results expected in February.

Capital Projects:

- Granite Falls Boulevard ADA ramp upgrades started last week with paving/patching at night (concrete work must be done during daytime due to plant schedules). The project deadline is December 14, before the asphalt plants close on December 16-17.
- Coordination meetings held regarding the WakeMed site and Walbrook Flats regarding the future Granite Falls Boulevard design
- New Burlington Mills Road connection expected by next Friday, shifting traffic patterns
- Main Street “islands” will be filled with greenery over the next 4-6 weeks, changing traffic flow
- French drain installation at the Main/Young intersection is delayed until January to avoid holiday shopping disruption after business input
- Street lighting installation beginning in November for both Walbrook (Wake Electric) and Main/Young (Duke Energy)

Leadership North Carolina: Marsh shared his positive experience in the fellowship program during government week at the General Assembly, gaining insights about demographics and accessibility beyond just ADA compliance. December's session in Greensboro will focus on economic development.

Mingle on Main: The Rolesville Chamber of Commerce missed the deadline for the social district permit for upcoming events (November 21 and December 12). Since nothing changed from the previous approved event:

Mingle on Main: The Rolesville Chamber of Commerce missed the deadline for the social district permit for upcoming events (November 21 and December 12). Since nothing changed from the previous approved event:

Motion by Commissioner Paul Vilga to approve social district permits for November 21 and December 12 Mingle on Main events, seconded by Commissioner Lenwood Long. The motion passed unanimously.

Board of Commissioners

Mayor Ronnie Currin reminded commissioners about the Mayor's Association Holiday Dinner on December 15, likely in Holly Springs or Fuquay-Varina at Twelve Oaks, noting that it is for commissioners plus one, with optional staff.

He requested a follow-up on two items from public comments:

- The crosswalk request should be included in upcoming CIP discussions, also considering stormwater issues in that area where flooding occurs
- The chicken/rabbit ordinance warrants discussion, with the Mayor suggesting possibly deferring to HOAs for neighborhoods that have them

Board members discussed various approaches to the chicken issue, with Commissioner Lenwood Long suggesting the newly elected commissioner could take on researching the topic. Neill noted there are model "urban chicken ordinances" from other jurisdictions and emphasized this is entirely a policy choice for the board, recommending limiting it to hens only based on personal experience with a neighbor's rooster.

12. Adjourn

With no opposition, Mayor Ronnie Currin adjourned the meeting at approximately 9:20 PM.

Adopted on the 2nd day of December 2025.



Christy Ynclan Frazier

Christy Ynclan Frazier, Town Clerk

Ronnie Currin

Ronnie Currin, Mayor