



Board of Commissioners

Work Session

March 17, 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
Town Attorney Dave Neill
Town Manager Eric Marsh
Town Clerk Christy Frazier
Police Captain Richard Haynes
Planning Director Stephen Wensman
Town Engineer Scott Miles

1. Call to Order

The Mayor called the Rolesville Board of Commissioners Work Session to order on Tuesday, March 17, 2026, at 6:30 PM. The Mayor thanked everyone in attendance and noted that several items were on the agenda for the evening's work session, emphasizing that this was primarily for presentations and discussions, with one legislative hearing continuation planned for TA-25-11.

2. Consideration of Agenda

Town Manager Eric Marsh noted that the presenter for item 4, the Farm Master Plan with ADW Architects, would be approximately 10-15 minutes late, so the order of agenda items would likely change accordingly.

Commissioner Michael Paul made a motion to consider the agenda, which was seconded by Commissioner Jenn Bernat. The Mayor acknowledged this adjustment, and the motion was approved unanimously without further discussion.

3. Pre-Application Preview for 0 Quarry /Pin 1768467947 – Center Park Group

Town Manager Eric Marsh introduced this new pre-application preview process, explaining that it came from conversations with the mayor of Hillsboro and his manager (also named Eric). Marsh emphasized that this process helps put development ideas before the board before formal application submission, allowing for initial feedback while being more intentional about smart growth and ensuring "growth happens for us, not to us."

Planning Director Stephen Wensman introduced Justin Brown from Pennoni Associates, who presented the proposal for a 14.03-acre property located east of the intersection of East Young Street and Quarry Road, directly across from Rolesville High School. The property is currently zoned RL (residential low density), with no frontage along East Young Street and approximately 1,700 linear feet of frontage along Quarry Road.

Brown explained that the comprehensive plan designates this area as a commercial center, surrounded by rural residential, agriculture, civic use, and a mixed residential community. The commercial center area totals approximately 228 acres, with this proposal representing about 6.5% of that designation. He noted that no residential uses are permitted within the commercial center designation, which typically allows conventional commercial uses along primary corridors.

The applicant is considering filing for residential high-density zoning to allow approximately 100 single-family attached dwelling units (townhomes) with associated amenity spaces. Brown argued that several factors support residential use despite the commercial designation: the property doesn't front on a primary corridor, is surrounded by over 200 acres designated as a community center, and there's already a permitted retail development at the intersection. He emphasized that the property's shape (320 linear feet deep) is not conducive to a large shopping center, and its location across from the high school would provide walkability for students and teachers.

Commissioner Jenn Bernat expressed strong concerns about the proposal, stating her "knee-jerk reaction" was that carving out this one piece for townhomes wasn't what the town was looking for. She emphasized the need to use the remaining commercial land more effectively, noting that breaking up this site could, in theory, inhibit development of the larger 140-acre parcel to the north. Bernat highlighted that the area already has numerous residential subdivisions and stated she would not be in favor of 100 townhomes on this site, believing it should remain commercial as designated in the comprehensive plan.

Commissioner Michael Paul joined Bernat in expressing concern, noting that the town's residential tax base is 92%, while it is way behind on commercial development. He pointed to the horrendous traffic conditions that haven't even been impacted by approved residences along Rolesville Road, questioning why the town would add to the problem.

Property owner Ann Robertson spoke briefly, stating that the property "will not be sold for commercial ever. Not in my lifetime, not any lifetime." She referenced a letter she provided explaining why the property would not be commercial, relating to the former mayor of Rolesville, who owned the land where the high school now sits.

Robertson identified herself as the granddaughter of George Robertson, a name recognized by those present.

The Mayor noted that with two commissioners absent, the board should consider questions those members might ask. The discussion concluded with staff taking the feedback provided, with no formal action taken on this pre-application preview.

4. The Farm Master Plan – ADW Architects and June Greene, Parks & Rec Director

Parks & Recreation Director June Greene introduced Darren Walker from ADW Architects to present the updated master plan for the 106-acre farm park. Walker explained that their team was tasked with taking a fresh look at the farm park using historical data, previous work, and evolving it into the current proposal.

Walker described the site's existing conditions, including Perry Creek connector with two ponds and topography that starts high on Lewisburg Road and flows down to the waterway. He emphasized that his partner researched the property's history, reaching out to the family and visiting the site, and was struck by how the land had always been used as a family farm, with existing buildings, pecan trees, and ponds that they wanted to weave into the park design.

The revised master plan pulls the recreation center away from Lewisburg Road traffic and noise, positioning it in the center of the park and creating an orchard out front. Ballparks are positioned to the east and west, with specific activation areas throughout. Walker detailed the orchard memorial area using remnants of the existing house's stone foundations, incorporating a "front porch" theme with pergolas and swings throughout the park.

The multi-use activity center, located in the park's center, becomes a focal point connecting all areas. Walker showed interior renderings incorporating farm aesthetics, calling it "a beacon in the center of the park." An event lawn south of the activity center would flow from the building and accommodate weddings, gatherings, and outdoor movie events.

A playground is positioned north of the activity center, built into the landscape and designed to attract families while remaining close to the recreation center, event lawn, and baseball park. Baseball fields include one larger field on an island area that would create a "signature baseball field" over a ravine, plus a smaller field. Four soccer fields are planned: two larger and two smaller fields, all connected by active connectors.

Walker explained the active connector system, including areas for food trucks right off parking areas, picnic tables, fire pits, shipping containers for outdoor recreation equipment storage, and picnic shelters. A future event venue is planned across the Perry Creek connector in a quieter, more remote area with waterway access and views.

Town Manager Eric Marsh elaborated on the event venue concept, visioning it as a place where people who grew up in Rolesville could return to get married. He described it as potentially being an economic development driver for weddings and large events, filling a gap in the region where people currently rent venues or travel to places like barns in Wakefield. Marsh noted that while it wouldn't pay for itself, it could generate revenue while accounting for resident versus non-resident pricing.

Commissioner Michael Paul asked about earlier discussions regarding a soccer tournament partnership that seemed to require more fields than currently proposed. Marsh confirmed they have a meeting the next day with the organization, noting they wanted a minimum of five fields, but the current plan includes four (two large, two small), with the small ones potentially doubling as additional smaller fields for a total of six. They believed this would still work for tournament partnerships while maintaining the community aspect of the overall farm park experience.

Commissioner Jenn Bernat inquired about baseball field utilization, with Parks Director June Greene explaining that the smaller field (60–65-foot bases) would serve T-ball, softball, and little league up to age 12, while the larger field (90-foot bases, 330-foot fence) would serve 15-year-old age groups and function like high school baseball. Both fields could accommodate current recreation league needs while potentially generating tournament revenue on weekends.

The Mayor asked about Greenway connections to the planned underpass, with Walker showing how the beige-line Greenway system could serve as a cross-country trail while connecting to a future underpass location. Walker confirmed the connection point but noted it doesn't have to be implemented immediately.

Regarding changes from previous plans, the Mayor noted fewer baseball fields than originally proposed. Marsh confirmed there was one less soccer field and fewer baseball fields, allowing for more event lawn space, reflecting the direction they took with the revised plan.

Commissioner Bernat asked about pickleball facilities, which Walker explained would be accommodated in the activity center's two gymnasiums on multipurpose surfaces. The building would feature garage doors connecting inside and outside spaces, with a porch wrapping around the outside for bands and other activities.

Walker confirmed the building would have two full-size basketball courts in a single-story structure approximately 30 feet high, with potential expansion for a third court. He estimated about 50% of the 106 acres would be used for active recreation, with the activity center and surrounding area occupying about 5 acres and the upper portion totaling about 8 acres.

A dog park was planned in a wooded area that wouldn't require moving the already-built road, with parking and potential vendor/food truck space. Walker showed the property boundaries, explaining that significant areas remain undeveloped due to floodplain restrictions, stream buffer zones, and power line easements that limit development options.

Commissioner Paul inquired about using undeveloped farmland, but Walker explained that, while they tested various configurations, space constraints and the desire to maintain proper north-south orientation for athletic fields (most ideal for play) limited options in those areas.

Town Manager Marsh outlined the next steps, seeking board feedback and approval of the direction before moving into cost analysis and phasing. He explained that they would develop phases (1, 1A, 1B, 2, 3, 3A, 3B) to show the implementation strategy while accounting for different funding sources, including current partnerships, the \$3.8 million grant, and the NCFC relationship. The goal is strategic development while keeping the community informed and applying for additional grants for specific elements, such as the orchard and community kitchen partnerships.

Commissioner Paul suggested better use of the lower farmland section and emphasized pickleball's popularity, recommending that the town not miss the opportunity to build courts, as there's a shortage of places to play. Marsh agreed to explore pop-up pickleball options on walkway surfaces and noted that pickleball facilities could be implemented earlier since they don't require buildings.

Commissioner Bernat asked about community gardens in the lower area, but Walker explained that access challenges, due to the landlocked nature of the area, require bridge construction across the creek, making it less feasible for the early phases.

The Mayor expressed support for the concept while emphasizing the need to see the timeline and the details of the progression. Marsh confirmed they would return within 2-3 months with phasing details, current funding allocations, and unfunded phases requiring future consideration.

Commissioner April Sneed expressed enthusiasm for the plan, and the board generally supported the direction for staff to continue developing.

5. Town Code Section 92 – Chicken & Rabbits

Town Clerk Christy Ynclan-Frazier introduced the item, explaining that during the November 6, 2025, board meeting, residents had expressed interest in keeping chickens and rabbits on their property and inquired whether the code could be updated to allow this under certain conditions. The presentation would provide information on existing code, resident requests, and how surrounding municipalities address similar matters.

Planning Director Stephen Wensman detailed current Section 92 regulations. For chickens, requirements include residential zoning, 150 feet of separation from most adjacent development, closed-area containment, and a property of 2 acres or more. Rabbits are considered livestock under the definition and are prohibited within 150 feet of any dwelling.

Wensman noted that HOAs typically have codes stricter than town regulations and most often prohibit rabbits or chickens, though the applicant claimed their HOA favored the amendment. He mentioned attempts to poll HOAs but hadn't received responses yet.

The police department reported very few complaints about chickens or rabbits in recent years, indicating no current real issues. However, Wensman pointed out that if they allowed broader permissions throughout town, they would lack code-enforcement capacity. While the current system works because it generates no complaints, broader permissions could create enforcement challenges.

Research on other municipalities showed Wake Forest prohibits roosters with similar considerations but allows chickens in more residential districts. Garner also prohibits roosters with regulations allowing broader residential district use, though most of Garner's newer neighborhoods are HOA-controlled, likely preventing chickens anyway. Knightdale and Wendell have similar mixed district allowances with comparable codes.

Wensman noted several technical corrections needed in the current code: references to outdated UDO instead of current LDO, no rooster prohibition where

there probably should be, horses listed as both domestic animals and livestock, creating conflict, and the current requirement for the Board of Commissioners to decide permits rather than the typical administrative procedure.

The discussion revealed that while staff recommended technical cleanups, the 2-acre requirement effectively limits chicken keeping to very few properties in town - estimated at 400-500 people before HOA restrictions, making it perhaps only 4-5 households that could even request permits currently.

Commissioner Bernat expressed concern about chickens leading to roosters and resulting neighbor issues, but felt rabbits were "pretty quiet" and wouldn't oppose removing them from the livestock definition if feasible.

Commissioner Sneed asked about rabbit-specific issues in other municipalities, with Wensman noting that rabbits weren't typically the source of complaints - many rabbits would be problematic, but one would likely be considered a pet and not generate complaints.

Town Attorney Dave Neill explained that HOAs with animal restrictions would handle enforcement internally, but properties without HOA provisions would rely on the town code. He noted that most modern planned communities since 2000 include animal restrictions.

The Mayor clarified that the board was not necessarily looking to make changes but had instructed staff to investigate in response to citizen requests. The current system still prohibits most chicken keeping due to the 2-acre requirement, affecting perhaps 3 people waiting for the decision across different neighborhoods, including the village and Granite Falls.

Neill suggested the board could either proceed with technical corrections, including rooster prohibition, or potentially remove rabbits from the livestock definition to treat them like dogs and cats. He noted that cleaning up the code would create a better foundation for future boards to potentially adjust acreage requirements with appropriate safeguards.

The board provided direction to proceed with technical corrections and cleanup while maintaining current restrictions, with Wensman and the Town Clerk coordinating the necessary code amendments.

[6. Continued Legislative Hearing – TA-25-11 - Land Development Ordinance Text Amendment \(Buffer Yards\)](#)

Planning Director Stephen Wensman explained that Text Amendment 25-11 was continued from the February 3rd Town Board meeting to allow time to update notes on perimeter buffers 2L and 3L, increase plant materials, and define opacity levels. The applicant is a private developer seeking to eliminate fences and walls in perimeter buffers between residential zoning districts.

This topic has been discussed in numerous board and joint work sessions, and staff already have it on their radar for future amendments. The developer's proposal aligns with staff interests.

The proposal allows landscape materials only (no required fences) in type 2 and type 3 buffers, with perimeter buffers having twice the typical landscape materials to

achieve a maximum 75% opacity from ground to 6 feet height. The enhanced buffer would include 4 evergreen trees per 100 feet, either shade or understory trees, with 50% of the plant material being evergreen.

Wensman showed current buffer types for illustration, emphasizing that graphics weren't part of the code amendment but demonstrated the general effect - adding coniferous trees and doubling plant material with evergreens to replace walls while achieving similar opacity.

Commissioner Michael Paul asked about the cost differences between the current and proposed systems. Wensman noted the objective was achieving the same buffering end rather than cost considerations, though cost was likely a big factor for applicants. Paul pointed out that walls provide impervious barriers that address safety and trespass issues, which foliage cannot match, suggesting that cost was probably the only reason for the change.

The Mayor provided context on a situation between Joel Fund and an adjacent house, where neither party wanted the required wall, but the current code mandates it with no waiver options. Town Attorney Dave Neill clarified that this text amendment applies only to residential-to-residential buffers, not to the commercial-to-residential situation in the Joel Fund case.

Neill explained the matrix showing where new "L options" would apply at lower buffer levels between residential districts. Commissioner Bernat expressed support for residential-to-residential applications, noting how current requirements can create "dead space" with no connectivity when adjacent developments each build walls. She supported the density and opacity requirements while maintaining commercial-to-residential wall requirements.

The discussion covered maintenance requirements, with both Wensman and Neill confirming that approved landscaping must be maintained like any other approved development feature, but the changes aren't retroactive - existing developments operate under their original approval laws.

Neill provided background on a variance case (Joel Fund) that went to the Board of Adjustment and was denied by a 4-to-1 vote, noting that it involved a general commercial-to-residential low-density use, which isn't covered by this text amendment.

Commissioner Bernat emphasized the connectivity and walkability benefits between residential spaces while maintaining appropriate commercial-to-residential barriers. The text amendment specifically addresses sections 6.6.02.01 of the LDO.

Applicant Gabe Cunningham from Lock 7 Development presented three updates to the proposed text amendment addressing feedback from commissioners and planning staff. Changes included increasing evergreen commitment from 35% to 50%, doubling overall planting commitments (trees, understory trees, and shrubs) from the previously proposed 25% to 100% of current requirements, and setting minimum 75% opacity requirements.

Cunningham showed examples from a Fuquay Varina project with 50% evergreen requirements, where they exceeded minimums using primarily evergreen materials except for trident maples. He displayed potential planting sections showing many more plantings than the currently implemented buffers.

Neill reminded the board that this creates a town ordinance applicable to everyone similarly situated, not specific applicant commitments, and the board isn't limited by the applicant's proposal in their decision-making.

Commissioner Bernat sought clarification about whether images represented what would be adopted in the LDO versus applicant commitments, with Neill requesting that staff display the actual proposed text amendment showing numerical standards matching the 75% opacity discussed.

Wensman confirmed consistency with the comprehensive plan, with planning board recommendation for approval, and staff recommendation based on plan consistency. The Mayor closed the legislative hearing and called for board action.

Motion: Commissioner Michael Paul moved to approve Text Amendment TA-25-11 as presented. Commissioner Jenn Bernat seconded the motion. The motion passed unanimously.

Neill noted that the board had now set a more flexible floor for development plans while retaining legislative discretion to require additional buffering or walls when circumstances warrant, rather than having a "one size fits all" approach - something the Mayor had previously mentioned.

7. Development Review Fees Discussion

The Mayor introduced this item by explaining the town's efforts to promote commercial development, noting that commercial developers frequently cite high costs and lengthy processes as barriers to doing business in Rolesville. He emphasized the need to balance promoting commercial growth without driving potential developers away, particularly when they can choose between Rolesville, Wake Forest, or Raleigh for their projects.

Planning Director Stephen Wensman explained that fees were updated a couple of years ago during former Planning Director Meredith's review, keeping many fees lower because the town uses outside consultants for inspections, with fees passed through. He displayed a comparison showing how neighboring communities handle engineering reviews.

Wensman noted that planning staff conduct in-house planning reviews, but the town contracts with Bolton and Mink for TRC (Technical Review Committee) engineering reviews and as-built drawing reviews. Since the town lacks in-house engineering capacity (though they recently hired a town engineer), they pass consultant invoices directly to developers.

The comparison showed smaller towns like Knightdale, Wendell, and Garner typically pass engineering review fees directly to applicants, while larger municipalities like Wake Forest and Raleigh likely have in-house staff capacity and don't pass those fees through since they're incorporated into application fees and employee salaries.

Commissioner Michael Paul emphasized that Rolesville competes with Wake Forest rather than smaller towns, stressing the need to understand fee comparisons with Wake Forest since developers can choose between nearby municipalities.

Commissioner April Sneed asked how they could remain competitive without the community bearing the costs of plan reviews.

The Mayor explained the developer complaint pattern: most places like Raleigh and Wake Forest have upfront fees where developers "pay the fee, and they're done," knowing what costs to expect. In Rolesville, developers pay initial fees but then get "nickel-and-dimed all the way down the line" with additional fees appearing throughout the process.

Town Manager Eric Marsh noted that larger municipalities may have higher initial fees, but in Rolesville, bills are issued on Bolton and Mink letterhead rather than town letterhead, leading developers to believe they could achieve lower rates by hiring their own consultants. However, Marsh emphasized they can't surrender engineering oversight responsibility, as the town ultimately accepts streets, sidewalks, roads, and stormwater control elements.

Commissioner Bernat asked whether bringing engineering plan review in-house would be feasible and cost-effective rather than the current system of sending plans to outside consultants. She questioned whether hiring additional engineers for in-house review would be better for streamlining and cost control.

Marsh noted space constraints as a significant challenge - they're fighting for space and would need to lease additional space for current engineering and planning staff to collocate, let alone add more personnel. He pointed out they're competing with the commercial market for administrative space.

Wensman explained that developers do have some cost control - hiring thorough engineers who study town code and submit compliant plans typically go through one TRC review cycle, while less prepared engineers may require 2-3 reviews, increasing costs.

Commissioner Paul suggested negotiating flat fees per project with engineering consultants, having them absorb costs when developers don't do upfront work properly, and providing greater cost certainty to developers by rolling consultant fees into town fees so bills come from Rolesville rather than multiple consultants.

Commissioner Sneed proposed giving developers a comprehensive number covering all different services, with everything flowing through the town for payment and remittance to consultants, eliminating the appearance of paying multiple outside companies.

The discussion revealed administrative costs associated with tracking payments and ensuring accountability when developers don't pay consultant bills, requiring town intervention to withhold permits or plan approvals.

Town Attorney Dave Neill provided the perspective that development communities complain about fees in every Wake County community, noting recent legal requirements that fees be justified and linked to actual town costs. This led to more detailed fee documentation, which developers characterize as "nickel and diming."

Commissioner Paul noted that their current approach "apparently is not working" if they want to attract commercial development, suggesting they need to change the system. The discussion explored various options for modifying the fee structure.

Wensman noted potential fairness issues with single comprehensive fees - complex projects might pay less than actual costs, while simple projects could pay much more than warranted. Commissioner Paul suggested project-specific estimates from engineers held to quoted amounts, incorporated into town fees.

The Mayor shared a specific example of a Main Street business owner who "unloaded" on Rolesville's process compared to other municipalities, citing it as the longest and costliest place to do business, even more challenging than Raleigh. The owner specifically complained about 60-day review cycles for resubmissions after addressing red-line comments.

Wensman clarified that TRC reviews are monthly, so delays may stem from application timing and TRC review scheduling rather than actual 60-day consultant review periods.

Marsh noted that even with internal engineering capacity, external approvals from the city of Raleigh (water/sewer) and DOT (adjacent roads, including Main Street) would still create delays outside town control.

The board directed staff to research the issues further, including Wake Forest and Raleigh fee comparisons, a cost-benefit analysis of current pass-through fees, working with engineering firms to improve fee predictability, and exploring process improvements to provide greater transparency and upfront cost certainty for developers.

8. Fowler Road ROW Acquisition

Town Manager Eric Marsh presented information on the Fowler Road extension right-of-way acquisition, referencing the community transportation plan, which highlights future roadways to promote connectedness and reduce traffic by providing alternative routes for residents.

The Fowler Road extension appears on the community transportation plan as a Greene line extending from the Merit property development. Marsh showed how this thoroughfare aligns with the Merit property project, highlighting on iMAP the areas where the road extension would affect the sections.

The Merit development, based on its rooftop count, only requires a 2-lane road. However, the community transportation plan calls for a 4-lane divided road with raised median, curb and gutter, bike lanes, and sidewalks for the future Fowler Road extension cross-section.

Marsh explained that requiring the full cross-section would necessitate a development agreement in which the town reimburses costs above the minimum (considered "betterment") through transportation, parks, and recreation, or fee credits. However, they're not pursuing this approach because the Capital Improvement Program needs as many fees as possible for ongoing projects.

Instead, Marsh requested board permission to work with the town attorney on a development agreement requiring additional right-of-way for the future full cross-section, to ensure they won't be built in that area, and to preserve space for future expansion. The developer has agreed to this approach after several meetings.

With this arrangement, they would install necessary infrastructure (streetlight conduits, curb cuts) with the future state in mind, making eventual expansion easier. The Fowler Road buildout would be pursued through CAMPO funding similar to the Main Street project.

Commissioner Michael Paul asked about timing and connection to the bypass. Marsh explained they don't currently have active projects developing the adjoining properties needed to complete the connection to Jonesville, so timing depends on the development of five other parcels. The vision extends from Jonesville to Rolesville Road, providing bypass alternatives for residents.

Paul noted this could be dormant for potentially 2-10 years, questioning priorities when Rolesville Road needs immediate expansion versus this long-term opportunity. Marsh acknowledged land costs are skyrocketing, making future right-of-way acquisition more expensive, and they're essentially purchasing through surrendered revenues via fee credits anyway.

Commissioner Bernat asked about the town's costs. Marsh provided an estimated cost of \$610,000 for approximately 5 acres at \$122,000 per acre. The funding would come from reduced development revenues through transportation fee credits.

The Mayor asked who they would buy from if they didn't acquire the right-of-way now. Marsh explained it would likely be an HOA, but without right-of-way acquisition, they might face negotiations with individual homeowners over front yards if houses fill the area, potentially requiring expensive eminent domain proceedings with 15-20+ homeowners instead of one developer.

Paul asked about bridge requirements over the creek, with confirmation that developers would build the required bridge infrastructure. Additional difficult terrain exists between the creek and Jonesville Road, potentially requiring future developer involvement.

Town Attorney Dave Neill provided background on the zoning case history, explaining that, when approved, LDO requirements mandated that buildings be built according to the comprehensive transportation plan. The town charter provides fee credits for building more than the law requires, creating potential charter conflicts.

The board previously adopted a policy allowing reimbursement for the same property as development (previously only for off-site improvements) when development costs far exceeded any traffic-impact justification. Neill explained that they had determined the full buildout cost and would provide reimbursement through transportation impact fees when they are determined.

Neill noted they now know the full buildout cost would consume a great portion of all impact fees the project would generate for "a road to nowhere." Since the zoning approval, the committed capital fund balance to immediate needs opened the door to not building everything immediately.

Rather than \$4 million in reimbursements, they're proposing \$600,000, while keeping over \$3 million available for future needs. Neill confirmed that the ordinance requires development in accordance with future plans, so developers are obligated to construct comprehensive transportation plan elements.

Commissioner Paul clarified that they could require the developer to build the entire thing now, but would have to pay them back, making this the cheapest approach for preserving future options.

Commissioner Bernat noted significant landlocked land that couldn't be developed off the bypass, suggesting this acquisition might incentivize developers to examine these previously inaccessible parcels.

Neill outlined three future options: mandate full construction with town reimbursement for the difference, use the compromise solution presented, or amend the comprehensive transportation plan to strike the Fowler Road obligation, making it essentially a 2-lane driveway to Rolesville Road.

Commissioner Paul concluded that buying right-of-way is the best approach to keeping their options open. Marsh emphasized that this states their intention for the area, potentially incentivizing development of neighboring parcels along the Fowler Road extension and creating a bypass for future traffic flow improvements.

The board directed Marsh to work with the town attorney to develop the agreement for future consent agenda consideration, including engineers' estimates and credit terms similar to those of other projects.

9. Main Street Project Update

Town Engineer Scott Miles provided updates on the South Main Street project. He reported that the contractor stated French drains would arrive on Friday, March 20th, though he requested proof of shipment, which hadn't been provided. Assuming on-time arrival, work would begin on Monday, March 23rd, and take approximately 2 weeks, weather permitting.

Public works had emptied the trash cans along the street and would monitor them, placing bags once they were bolted down. Miles noted that bags weren't currently placed because they become disgusting and infested with bugs when cans aren't secured. Commissioner Bernat questioned why bags couldn't be placed now, leading Miles to agree to direct public works to install bags immediately.

Benches and trash cans would be installed by the second week of April. The two disputed benches in front of Susanna's Antiques would be removed and relocated to other Greenway positions. The two benches closest to the street would be positioned according to plan, set back from the street rather than at their current locations.

Two benches near Allen Clark's building (The Lawns) had been moved further from the building, aligned with existing light poles to avoid impeding pedestrian traffic while maintaining proper alignment.

Commissioner Bernat questioned why materials weren't ordered simultaneously, expressing frustration with the piecemeal approach. Miles explained they were exploring design changes to eliminate drains altogether while the first set was ordered, but when that proved unfeasible, the second drain order was already delayed.

Marsh added that drains were coming from Canada, leading them to explore alternatives with DOT that ultimately wouldn't work. Bernat noted pavers had been available for months while drains remained outstanding.

Commissioner Bernat expressed strong frustration with Fred Smith Company's handling of the project, calling their performance "abhorrent" and questioning what recourse the town has for a project that should have taken less than a year but is now in its second and a half year. She demanded accountability from company ownership, not just field supervisors.

Marsh noted that when commissioners communicate these concerns publicly, company representatives watch the videos and attend subsequent meetings but emphasized that they hold them accountable as much as possible within contract constraints.

The discussion revealed ongoing payment and project management challenges, with Marsh noting that withholding payments could interfere with project completion ability, though progress is being made on larger items, while visible elements like drains lag significantly.

Commissioner Michael Paul supported Bernat's concerns, calling the 6-month wait for French drains inexcusable. The board discussed demanding proof of orders and shipments rather than just requesting information.

Bernat asked about bringing in the state attorney general for potential fraud issues, with the Mayor suggesting their attorney, Dave Neill, could investigate if directed. Neill advised having construction discussions in a closed session with construction counsel present rather than an open session.

The Mayor shared an example of a Main Street business owner who "unloaded" on Rolesville's process, which he described as the longest and costliest compared to other municipalities where he operates, including 60-day delays between resubmission reviews.

Miles continued his presentation, noting the final asphalt layer would begin Sunday, April 12th, with all work done in the evenings. High-visibility paint would be applied around valves and manholes until final paving is complete. Notification would be provided via social media when confirmed.

The final paving would take approximately 2 weeks, with striping following immediately, targeting completion by the end of April, weather permitting. Tree protection fencing and construction barriers could be removed at project completion, with some erosion control measures potentially remaining longer.

Commissioner Bernat requested immediate cleanup of displaced benches and shipping materials that had been sitting for weeks. The board discussed coordination for the upcoming Mingle on Main event on March 27th, with the goal of completing at least the area from businesses to drains by then.

The Mayor expressed frustration with contractors tearing up areas without having materials to complete repairs, calling it "amateur" and something that would upset any property owner. He emphasized the negative impact on commercial businesses downtown from poor decision-making throughout the project.

Town Attorney Neill announced that the April meeting consent agenda would include a proposed engagement letter from Womble Bond as outside bond counsel for Young Street Campus Projects, with John Mize heading the group to ensure proper alignments and expertise for the town's projects.

9. Adjourned

The Mayor adjourned the meeting without objection, thanking all participants for their attendance and participation in the work session.


Ronnie I Currin, Mayor

ATTEST:


Christy Frazier

