



Board of Commissioners
Regular Meeting
April 1, 2025 – 6:30 PM
502 Southtown Circle, Rolesville, NC
27571

Meeting Minutes

Present: Mayor Ronnie Currin
Commissioner Dan Alston
Commissioner Michael Paul
Town Manager Eric Marsh
Town Attorney Dave Neill
Economic Director Mical McFarland

Mayor Pro Tem April Sneed
Commissioner Lenwood Long (remote)
Commissioner Paul Vilga
Town Clerk Christina Ynclan
Finance Director Amy Stevens
Planning Director Meredith Gruber

1. Call to Order

Mayor Ronnie Currin called the Rolesville Board of Commissioners work session to order on April 1, 2025. He welcomed everyone and announced that Commissioner Long was attending remotely due to illness.

2. Invocation led by Pastor Tyler Williams of The Village Church Rolesville

Pastor Tyler Williams led the invocation, giving thanks for God's love and provision and praying for wisdom and compassion for town leaders.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Proclamations

National Prayer Day in May

Mayor Currin read a proclamation declaring May 1, 2025, as National Day of Prayer in Rolesville. The proclamation highlighted the importance of prayer in American history and called on citizens to give thanks and pray for continued blessings on the town and country.

Arbor Day

Commissioner Paul Vilga read a proclamation declaring April 5, 2025, as Arbor Day in Rolesville. The proclamation recognized the importance of trees and Rolesville's status as a Tree City USA for 9 years. It urged citizens to support tree protection efforts and plant trees to benefit future generations.

Autism Awareness

Mayor Pro Tem April Sneed read a proclamation declaring April 2025 as Autism Awareness Month in Rolesville. The proclamation highlighted statistics on autism prevalence and emphasized the need for public awareness, acceptance, and inclusion of autistic individuals and their families.

5. Consider Approval of the Agenda

Mayor Currin noted that item 9.b. Pay Study would be delayed as it was not ready. He stated there would be an addition of item 9.d. Main Street update to be presented by the Town Manager.

Commissioner Vilga moved to approve the agenda with the noted changes. The motion was seconded by Mayor Pro Tem Sneed. The motion passed unanimously.

6. Public Invited to be Heard

Barbara McLamb of 400 Grand Rock Way spoke about the need for affordable housing options for seniors in Rolesville. She suggested the town look into Evergreen Construction, which has built affordable senior housing in other areas. She expressed concern about rising rents at her current residence and the lack of alternative options for seniors in Rolesville.

Mayor Currin thanked Ms. McLamb for her input and stated that affordable housing is something the town is actively working on, with some decisions to be made in the coming months.

7. Consider Approval of the Consent Agenda

7.a. Minutes of February 4, 2025, and March 4, 2025

7.b. Annual Audit Contract FY24-25

7.c. Budget Amendment FY24-25

Commissioner Alston moved to approve the consent agenda as presented. The motion was seconded by Commissioner Paul.

Mayor Currin called for a roll call vote due to Commissioner Long attending remotely:

- **Commissioner Alston: Aye**
- **Commissioner Sneed: Aye**
- **Commissioner Paul: Aye**
- **Commissioner Vilga: Aye**
- **Commissioner Long: Aye**

The motion passed unanimously.

8. Town Board Liaison Reports

Commissioner Michael Paul reported on two items:

- The unveiling of a 14-passenger van for the senior network that took place the previous Wednesday in front of town hall.
- He emphasized the ongoing need for affordable senior housing in Rolesville, noting recent issues with rent increases at The Grande apartment complex that have displaced residents.

Commissioner Dan Alston provided updates on:

- The Joel Fund's upcoming events, including Bags and Barbecue on April 12th and a monthly veterans coffee connection on April 20th.
- Progress on establishing the inaugural Navy National Defense Cadet Corps at Rolesville High School, set to begin July 1st.

Mayor Pro Tem April Sneed stated there was no planning board meeting this month.

Commissioner Paul Vilga shared updates from Parks and Recreation:

- Brandon Metzel was hired as an athletic coordinator.
- Upcoming events: Rec Day on April 5th, Egg Rush on April 12th, and Arbor Day service event on April 26th.
- Work completed at Mill Bridge Nature Park and selection of an artist for trail art to be installed in June.

Commissioner Lenwood Long reported on an upcoming "Conversation with Civil Servants" event on April 19th from 11 a.m. to 2 p.m. at Artisan Beer and Cheese, where commissioners, police, and fire department representatives will meet with constituents.

Mayor Currin recognized Kendall Brody, a junior at Rolesville High School, who was selected to participate in the Disney Dreamers Academy mentoring program at Walt Disney World.

9. Communication from Town Staff

Planning Department – Mike Elabarger & Tanner Hayslette, Planning Department
Mike Elabarger and Tanner Hayslette presented an overview of recent development activity in Rolesville:

- They provided a three-year comparison of development applications from 2022-2024.
- They highlighted trends in different types of permits issued, noting a significant increase in 2024.

- They discussed major development areas, including the Jones Dairy/Avert Road corridor and the East Young Street/Rolesville Road area.
- They provided updates on commercial developments like the Cobblestone project and Walbrook project.
- They mentioned ongoing research projects related to town growth and housing inventory.

Commissioners asked questions about remaining land for development, phases of Jones Dairy development, and current real estate market trends.

Economic Development – Mical McFarland, Economic Development Director

Mical McFarland provided updates on economic development activities:

- He discussed upcoming focus groups with landowners regarding potential development near the gateway area off Highway 401.
- He provided details on businesses committed to Walbrook development, including various restaurants and retail shops.
- He shared information about a planned ice hockey rink, basketball court, and restaurant development at the former Pine Globe building site.
- He mentioned the upcoming Small Business Week activities planned for May 4-10.

Commissioners asked for updates on the Cobblestone development and its residential occupancy.

Main Street update – Eric Marsh, Town Manager

Eric Marsh provided an update on the Main Street project:

- He discussed progress on the Burlington Mills realignment and associated infrastructure work.
- He provided details on the timeline for traffic signal activation and road connections.
- He explained the status of water line work and upcoming road closures for utility tie-ins.
- He outlined the expected timeline for completion of various project components, with full opening and signalization expected in September.
- He mentioned plans to repave Granite Falls Boulevard earlier than initially planned, likely to be done at night to minimize disruption.

Commissioners asked questions about paving timeline, potential conflicts with pool opening dates, and efforts to improve traffic flow during construction.

10. Communications from Partners

Rolesville Downtown Development Association Update – Sheilah Sutton, Director
Sheilah Sutton presented an update on the Rolesville Downtown Development Association (RDDA):

- She explained the RDDA's role in focusing on commercial development and maintaining relationships with the development community.
- She presented a proposal for a facade grant reimbursement pilot program to help businesses improve their storefronts.
- She requested \$7,500 from the town to fund six grants over 18 months, plus an additional \$7,000 for operational costs and development engagement efforts.
- She suggested creating a partnership to develop unified marketing materials for the town, RDDA, and Chamber of Commerce.

Rolesville Chamber of Commerce – Phillip Carter, Director

Phillip Carter provided an update on the Rolesville Chamber of Commerce:

- He discussed the Chamber's membership trends and efforts to clean up inactive memberships.
- He presented a budget request of \$37,000 for the upcoming year, a 15-16% increase from the previous year.
- He outlined plans for expanding events like Barbecue and Bands and improving programs like Youth Leadership Rolesville.
- He addressed questions from commissioners about providing more direct benefits to member businesses and improving marketing efforts.

Commissioners suggested the Chamber focus more on providing tangible benefits to member businesses and improving communication about available resources.

11. Old Business – None

12. New Business

Legislative Hearing TA-25-03 Text Amendment Government Facilities – Meredith Gruber, Planning Director

Meredith Gruber presented a proposed text amendment to consolidate and clarify government facilities uses in the Land Development Ordinance:

- She explained the purpose of combining multiple government facility-type uses into one category.
- She detailed proposed changes to the principal use table and use standards.

- She noted new buffer requirements for government facilities in residential zones.
- She stated that the Planning Board unanimously recommended approval of the amendment.

After discussion and clarification of certain points, the public hearing was opened and closed with no public comments.

Commissioner Vilga moved to approve TA 25-03 government facilities use standards and definition. The motion was seconded by Commissioner Long.

- **Commissioner Alston: Aye**
- **Commissioner Sneed: Aye**
- **Commissioner Paul: Aye**
- **Commissioner Vilga: Aye**
- **Commissioner Long: Aye**

The motion passed unanimously.

Commissioner Vilga moved to adopt a statement of consistency and reasonableness because TA 25-03 is consistent with Rolesville's comprehensive plan and is therefore reasonable. The motion was seconded by Commissioner Alston.

- **Commissioner Alston: Aye**
- **Commissioner Sneed: Aye**
- **Commissioner Paul: Aye**
- **Commissioner Vilga: Aye**
- **Commissioner Long: Aye**

The motion passed unanimously.

Both motions passed unanimously via roll call vote.

13. Communications

Town Attorney

Attorney Dave Neill provided guidance on two matters:

- He advised that staff would be reviewing the funding requests from partner organizations to ensure compliance with legal spending requirements.
- He reminded board members of ethical constraints regarding the receipt of gifts from contracted parties, including potential issues with benefits offered by partner organizations.

Town Manager

Eric Marsh provided several updates:

- He mentioned an upcoming meeting with the Triangle Community Coalition to discuss development perspectives.
- He discussed plans for a presentation on Raleigh Water's asset management and capital improvement processes.
- He noted the upcoming budget committee meetings and the delay of the pay study report.
- He informed the board about the town's transition to a new email domain (Rolesvillenc.gov).

Commissioner Long requested assistance in obtaining a digital map showing postal code issues for use in discussions with the National League of Cities.

Mayor Currin mentioned a letter sent by the Wake County Mayors Association to representatives regarding various issues, including postal identity concerns.

Chief Simmons announced that Rolesville was ranked as the second safest city in North Carolina for cities with populations of 10,000 or more.


14. Adjourn

The meeting was adjourned without opposition by Mayor Currin at 9:09 p.m.



Ronnie I. Currin, Mayor

Attest



Christina Ynclan, Town Clerk

