Town Board Meeting
September 2, 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
Economic Development Director Mical McFarland
Project Manager Medhat Baselious
Police Chief David Simmons
Town Attorney Dave Neill
Town Manager Eric Marsh
Interim Planning Director Michael Elabarger
Parks and Rec Director June Greene
Public Works, Isaac Poelman
Town Clerk Christy Ynclan

1. Call to Order

Mayor Ronnie Currin called the Town of Rolesville Board Meeting to order on Tuesday, September 2, 2025, at 6:29 PM. He thanked everyone for attending and noted there was a good turnout in the room.

2. Invocation led by Interim Pastor Mark White of Rolesville Baptist Church

Pastor Mark White of Rolesville Baptist Church delivered the invocation.

3. Pledge of Allegiance led by Mayor Ronnie Currin

Mayor Currin led the Pledge of Allegiance.

4. Proclamations

National Day of Service and Remembrance

Commissioner Lenwood Long read a proclamation declaring September 11th as a National Day of Service and Remembrance in North Carolina. The proclamation recognized the nearly 3,000 lives lost in the terrorist attacks of September 11, 2001, and honored the heroic acts of first responders. It encouraged citizens to observe the day by volunteering in service to neighbors, communities, and fellow Americans. Mayor Currin reminded everyone about the upcoming 9/11 event on September 11th at 6:00 p.m. at Rolesville Elementary School, located on Main Street.

5. Consider Approval of the Agenda

Town Manager Eric Marsh requested clarification on a change to the agenda. He explained that item 10a. – c. under Old Business would be moved to become item 12.a. Communications (Town Campus Update by Keith Carolyn), as it would encapsulate the action items listed as 10.a, 10.b, and 10.c. This change would streamline the discussion by providing context for those action items.

> **Commissioner Vilga moved to approve the agenda items listed as Old Business 10.a. - 10. c. to be moved to Communications 12.a., as amended. Mayor Pro Tem Sneed seconded the motion. The motion passed unanimously.**

6. Public Invited to be Heard

Rick Eddins, a business owner in Rolesville, addressed the board regarding the Main Street intersection project. He stated, "We want our intersection back," and expressed frustration that the project had been ongoing for 15 months and was one year overdue from the original three-month timeline. He emphasized that businesses need the intersection open to help pay bills and provide for families. He also mentioned a recent break-in at Susanna's Antiques, where intruders were inside for about 50 minutes, suggesting that more traffic would deter such crimes.

Eddins outlined specific needs, including streetlamps, pavers, benches, trash cans, and planters. He questioned whether these items were in stock and ready for installation, expressing confusion about who was responsible for ordering and installing them. He noted the project's estimated cost of $20-30 million. He warned about potential additional expenses for repairs on Glen Circle, Perry Circle, Williams Street, Pulley Street, and possibly Virginia Waters, due to pothole damage caused by detour traffic.

Tisha Baker Lowe from the Youth Leadership program introduced 13 students who had been accepted for the 2025 program year, with 11 present at the meeting. She thanked Town Manager Eric Marsh and staff for partnering on the initiative and announced that Youth Leadership would kick off on Thursday, September 18th. She reminded everyone to mark their calendars for Local Government Day on Thursday, February 19th. Each student then introduced themselves, stating their name and grade at Rolesville High School.

7. Consider Approval of the Consent Agenda

The consent agenda included a request to waive Town Code 113.5 for the sale of alcoholic beverages at the Chamber BBQ & Bands Event on September 27th at Redford Place Park, as well as approval of the minutes from July 1 and July 15, 2025.

> **Commissioner Paul Vilga moved to approve the consent agenda. Commissioner Lenwood Long seconded the motion. The motion passed unanimously.**

8. Town Board Liaison Reports

Commissioner Michael Paul reported on the Senior Network, announcing their second annual charity golf tournament, scheduled for Thursday, September 11th, at 9:30 AM at Heritage Golf Course. He noted the event was almost full. He discussed an opportunity to establish a "Senior Center Without Walls" using unused building spaces in Rolesville. Paul expressed concern that over 21 residents had been displaced from The Grande due to increasing rents, emphasizing his hope that the board would approve construction of affordable housing for seniors.

Commissioner Dan Alston reported on military observances for September, including Patriots' Day, the National Day of Service and Remembrance on September 11, the Air Force Birthday on September 18, National POW-MIA Recognition Day on September 19, and Gold Star Mothers and Families Day on September 28. He announced that the construction of The Joel Fund was officially underway and that they would host "Voices of Resilience," a suicide prevention dialogue, on Friday, September 5th, from 12:00 PM to 3:00 PM. Alston visited Rolesville High School's Navy National Defense Cadet Corps, which had 80 students enrolled, and discussed mentoring opportunities for veterans on September 8th. He also announced a Veterans Benefit event on September 18-20 at the Herbert Young Community Center in Cary.

Mayor Pro Tem April Sneed reported on the Planning Board meeting of August 25th, where they heard from the developer of Wallbrook Flats, a proposed 260-unit extension of the existing Wallbrook development on the former Arden property. This mixed-use commercial development would come before the board on October 7th, along with the 2050 Comprehensive Plan. She noted one vacancy on the Planning Board and that the Housing Plan would be presented on September 22nd.

Commissioner Paul Vilga briefly reported on Parks and Recreation, noting the success of the second annual Senior Expo, which drew 31 vendors and 75 participants, a notable increase from the previous year.

Commissioner Lenwood Long provided public safety updates, stating they were actively pursuing a fire chief. He announced National Night Out would be in October, with date and location TBD. The Drive Sober initiative would be promoted in conjunction with National Night Out. He encouraged early applications for Shop with a Cop, which serves students in grades K-8, with applications ending on November 24th.

9. Communication from Town Staff

Parks and Recreation – June Greene, Parks and Recreation Director

Parks and Recreation Director June Greene presented "Stronger Together: Building Community Through Collaboration." He explained why collaboration matters, including maximizing resources by sharing staff, facilities, funding, and equipment; reaching diverse populations through schools, churches, and civic groups; building stronger communities through joint events; enhancing program quality with expertise from various sectors; and unlocking funding through partnerships.

Greene detailed partnerships with local schools, including Rolesville Elementary, Sanford Creek Elementary, Rolesville Middle School, Rolesville High School, Rolesville Charter Academy, and Thales Academy. He showed examples of speaking engagements, field day assistance, and facility sharing arrangements.

Civic group partnerships included Alpha Kappa Alpha Sorority, Delta Sigma Theta, the Boy Scouts of America, Growing the Rose Northern Community Food Security, the Rolesville Veteran Group, and the Community Gardeners of Rolesville. Greene highlighted the AKAs' efforts in helping plant trees for Arbor Day and a Scout completing an Eagle project by building two picnic tables for Millbridge Nature Park.

Local government partnerships included work with Raleigh Senior Center, Wake County Health and Human Services, Wake County Senior Games, and Wake County Special Olympics. Greene noted that Wake County had several individuals compete at nationals in Idaho two weeks prior.

Church partnerships with Rolesville Baptist Church and The Village Church provided venues for events, such as the Senior Expo and summer camp, at discounted rates. Other organization partnerships included American Red Cross, Autism Society of North Carolina, Civic Federal Credit Union (which sponsors the shred event), Humana, North Carolina Football Club 6-4-3, Senior Network Triangle, Kiwanis Club, Triangle Family Dentistry, The Grande at Wakefield, United Arts Council of Wake County, and The Joel Fund.

Greene emphasized that sponsorships fuel their programs and connect businesses to the community, turning events into unforgettable experiences. Greene introduced the "dream team": Superintendent Tina Allen, Cultural Arts Coordinator Brandon Matsko (who started in April/May), Athletic Coordinators Mark Pittman and Kristen Stafford (Special Events Coordinator), and Admin Support Specialist Nara Stevens.

When asked by Commissioner Long what they'd like to see done differently, Greene responded that they are there for the citizens, who are their driving force, aiming to provide services that offer diversity, inclusion, and community, so residents don't have to go elsewhere for recreation.

Public Works – Isaac Poelman, Public Works Director

Public Works Director Isaac Poelman reported hiring two new maintenance technicians, Colin Johnson and Christian Van Alstein, who had been crucial during the busy summer months while understaffed. One position remained open with interviews scheduled for that week.

The new compactor truck was in full operation, significantly speeding up the yard waste process and saving money at the landfill. Poelman mentioned considering advertising wraps for the large truck and invited ideas from the board.

Public Works had been preparing ball fields for fall sports starting Monday, working closely with Parks and Recreation. The recent weather change allowed grass to slow down, giving more time for work orders and special projects. They continued to monitor the streets around the detour for the intersection, addressing shoulders and potholes.

Two employees attended 811 Pipeline Safety training, and two more were scheduled to obtain commercial driver's licenses. When asked by Commissioner Long about staffing levels, Poelman stated that they had seven staff members with one vacancy, but ideally, they would need three more employees by next summer. He noted it's increasingly complex to find people willing to work eight hours in 100-degree weather, and they're lucky to get one seasonal worker when they used to get three.

The department has three vehicles requiring CDLs. Poelman explained that maintenance technician II positions and certain crew leaders require CDLs as part of career progression. Commissioner Paul asked about yard waste savings, and Poelman confirmed they were seeing the expected savings from bringing the service in-house.

Economic Development – Mical McFarland, Economic Development Director

Economic Development Director Mical McFarland presented two items for board consideration: the affordable housing project and a Chamber of Commerce MOU/partnership. He indicated staff were seeking guidance on both items.

For the Affordable Housing Project, the board discussed three potential vendors. Mayor Pro Tem Sneed made a motion to proceed with Habitat for Humanity as the primary choice and True Homes as the contingent vendor, in the event that negotiations with Habitat weren't productive. Commissioner Paul strongly advocated for the Hurt Foundation's senior affordable housing proposal, arguing that it would serve hundreds or thousands of seniors over decades, rather than just 25-30 families who could sell their homes at market value in 7-10 years. He noted 21 residents had been displaced from The Grande in the past two months due to rent increases.

Commissioner Alston criticized the Hurt Foundation's presentation, noting that they were late and made unprofessional comments, such as "I don't care if you choose me." He emphasized the importance of showing respect and dignity to the town.

Mayor Pro Tem Sneed moved to initiate the process and proceed with Habitat for Humanity, and if necessary, revisit True Homes as a second option. Commissioner Long seconded the motion. The motion passed 4-1, with Commissioner Paul voting against.

Regarding the Chamber of Commerce partnership, Malcolm Allen addressed two concerns raised: the Chamber's tax-exempt status and the police costs associated with the BBQ & Bands event. Allen explained they had arranged to cure their tax status by paying $661 to the IRS through a 90-day payment plan. He clarified that nine officers were needed not for alcohol service but for road closure due to the expected attendance of over 5,000.

Allen discussed economic impact measurement plans, including the use of car counters and collaboration with Visit Raleigh CVB. He mentioned promotional plans, including a live band at Cobblestone the day before BBQ & Bands, to drive traffic downtown.

Commissioner Alston moved to approve the MOU as given. Commissioner Long seconded the motion. The motion passed unanimously.

10. Old Business

~~10.a. Select Samet as the best-qualified Construction Manager at Risk (CMAR) for Town Campus Site Development, Police Station, and Main Fire Station Projects~~
~~10.b. Contracts with Samet for Preconstruction Services for the Town Campus Site Development, Police Station, and Main Fire Station Projects~~
~~10.c. Contracts with ADW Architects for Engineering Design Services for Police Station and Main Fire Station Projects~~

(Amended 10.a. -. c. items moved to Communications 12.a. as made during, Consider Approval for Agenda.)

Town Campus Update

Capital Project Manager Medhat Baselious introduced himself and explained that the town campus would have five main buildings: town hall, community center, police department, central fire station, and public library (with the county responsible for the library). The town would handle four buildings plus site development.

ADW Architect Keith Carolyn presented updates on site design and police station schematic design. He noted the traffic consultant requested a more free-flowing drive through the campus, resulting in a continuous curve rather than stop signs while maintaining the visual experience of the town hall centered with flanking buildings.

For the police station, the initial two-story pricing came in too high, leading to a redesigned one-story concept. The new design maintains all required functions at 14,885 square feet (down from approximately 17,000 square feet), with the reduction achieved by eliminating stairs, elevators, and duplicate spaces. Built-in future expansion areas were included. The building would have its own generator and incorporate decontamination features. Commissioner Alston confirmed there would be no holding cells, only secure interview rooms.

The fire station design included four double-deep bays, plus a covered area for trailers and vehicles, totaling 19,796 square feet of base bid space, with an alternate option of 1,100 square feet of mezzanine area. Features included a large, shared training room accessible to police, an antique fire truck display area with an operable door, bi-fold doors on the front bays, and residential quarters with sound-treated windows. The building would include proper decontamination facilities, vestibules for humidity control and contamination prevention, and separate areas for kitchen, day room, and offices.

Commissioner Alston asked about site infrastructure budget risks. Carolyn confirmed the site numbers had held steady through schematic design and design development phases at around $8 million, with contingencies built in. He noted that building costs had been more volatile due to fluctuations in steel prices and market conditions.

Both buildings would be set back appropriately for any future Young Street widening, with DOT-required improvements including a deceleration lane. The memorial area would have utility taps installed for future water features and electrical needs.

Finance Director Amy Stevens provided an update on financing. She emphasized the long-term planning for these projects, spanning over 15 years, and the evolution of Rolesville's capital improvement plan. The town established a capital savings fund years ago to cover debt payments without impacting the operating budget. No significant concerns were expressed by Local Government Commission staff during recent meetings.

Stevens outlined the following steps: attending the full LGC in February or March for the site portion debt financing, which requires submitting applications one month prior. She planned to bring the town's financial policy, including debt benchmarks, to the board by year's end. Considerations included whether to use installment financing or limited obligation bonds, as well as addressing the existing $960,000 lien on the property from the 2021 land purchase.

The board then considered three motions:

> **Commissioner Vilga moved to designate Samet as the best-qualified firm for construction management at risk services for the town center site development, police station, and fire station projects, consistent with NCGS 143-128.1. Commissioner Paul seconded the motion. The motion passed unanimously.**
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> **Commissioner Paul moved to approve agreements with Samet for pre-construction services for the site development, police station, and main fire station projects, and to authorize the town manager to negotiate and execute the agreements, subject to review by the town attorney. Commissioner Long seconded the motion. The motion passed unanimously.**
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> **Commissioner Long moved to approve agreements with ADW Architects for architectural and engineering design services for the police station and main fire station and authorize the town manager to negotiate and execute the agreements, subject to review by the town attorney. Commissioner Paul seconded the motion. The motion passed unanimously.**

Town Attorney Dave Neill explained that a construction manager at risk provides better quality control but incurs higher upfront costs for pre-construction services and potentially higher subcontractor costs due to pre-qualification requirements. Town Manager Marsh emphasized that this approach helps ensure the project stays within budget by minimizing scope creep and change orders, which is critical since the project is funded entirely by tax dollars.

11. New Business

Legislative Hearing for TA-25-04 / Vehicle Service, Minor

Interim Planning Director Michael Elabarger explained this text amendment regarding vehicle minor services zoning. The applicant had notified staff 15 days prior that they wished to defer the application indefinitely.

> **Commissioner Long moved to postpone indefinitely TA-25-04 vehicle minor service use standard regarding service bays. Mayor Pro Tem Sneed seconded the motion. The motion passed unanimously.**

Legislative Hearing for TA-25-06 / Self Storage, Enclosed

Michael Elabarger presented a two-part text amendment. Part A would create a new zoning use, called "Enclosed Self-Storage," as a permitted commercial use in the General Commercial (GC), Commercial Highway (CH), Office Professional (OP), and Neighborhood Center (NC) districts. Staff also recommended adding General Industrial (GI) and Business Technology (BT) districts. Use standards would require uniform architectural treatment resembling an office building, although staff preferred referencing existing LDO Section 6.8.03 non-residential building standards.

Part B would expand the use of development agreements in Activity Center (AC) and Neighborhood Center (NC) districts to allow modifications of building setbacks, lot sizes, and building heights. Staff recommended allowing modification of all standards, not just these three, and extending this option to the Town Center (TC) district as well.

The Planning Board unanimously supported the amendment but suggested prohibiting self-storage uses from fronting on Main Street. The discussion centered on preventing interior storage doors from being visible through windows, with suggestions for using tinted or opaque glazing.

Applicant Court Schmidt from Ardent Building agreed to make windows opaque where storage doors would be visible. Attorney Neill noted this detail hadn't been written into the amendment language and would need to be added.

> **Commissioner Vilga moved to continue TA-25-06, LDO Text Amendments to Table 5.1. and Section 5.1.4., to add a "Self-Storage Enclosed Use": and to Table 3.4.2. and Table 3.4.3., to Modify Options for Development Agreements, for the October 7th, 2025, town board meeting. Commissioner Paul seconded the motion. The motion passed unanimously.**

Legislative Hearing for ANX-25-02 / PIN 1768094465, Town Campus Property

Michael Elabarger presented a voluntary annexation of 2.321 acres within the town campus area. This small triangle of property had been excluded from town limits due to an old boundary line, but needed to be annexed for the town's campus development.

> **Commissioner Vilga moved to approve the voluntary annexation petition received under GS 160A-31 for ANX-25-02, the unaddressed property on East Young Street, with Wake County PIN 1768094465, and to adopt Ordinance ORD-25-23. Commissioner Long seconded the motion. The motion passed unanimously.**

Mayor Ronnie Currin requested a ten-minute recess to be reconvened at 8:15 pm.

12. Communications

Main Street Project Update

Town Manager Marsh provided an update on the Main Street project. Technical meetings were being scheduled with community stakeholders to address concerns about street lighting, benches, trash cans, and planters. A meeting with Duke Energy was expected for the next day regarding the street lighting plan.

Paving on the east side was delayed from Tuesday to Thursday due to the availability of the paving crew. However, Fred Smith Company assured us that this wouldn't impact the late September completion date. The small parking lot next to Main Street Exchange had closed that morning for necessary work. Staff were exploring options to shorten the closure period, including the use of different concrete materials.

Commissioner Paul and the Mayor expressed frustration about the paving delay after being told the previous Thursday that it would start on Tuesday. Commissioner Vilga pointed out issues with the curb and gutter being too low in front of Rick Eddins' property. Marsh explained that this would be corrected during the final milling and repaving process.

Rick Eddins suggested using quick-setting P-Con 6 concrete, which is cured in three hours, for the driveway work. Staff noted this would require DOT approval and could potentially cause delays.

Discussion revealed Fred Smith crews were working 60-hour weeks, but couldn't add more crews due to space constraints. The board expressed frustration about the lack of detailed weekly updates from the contractor despite previous commitments.

Marsh emphasized recent wins, including collaboration with the DOT to permit non-vibratory compaction methods, which help avoid property damage. He noted that while the impacts on businesses were significant and not being ignored, the priority was to complete the project by the promised date while minimizing impacts wherever possible.

Mayor Ronnie Currin requested a written explanation for why the paving crew didn't show up as scheduled on Tuesday. Marsh confirmed they would request this in writing from Fred Smith.

13. Adjourn

With no further discussion or objection from the board, Mayor Ronnie Currin adjourned the meeting at 9:55 pm.

The Town of Rolesville will make reasonable accommodations for access to Town services, programs, and activities, and will make special communication arrangements for persons with disabilities. Please call (919) 556-3506 by noon on Thursday to make arrangements for the meeting.

Ronnie I. Currin, Mayor

ATTEST:

Christina Ynclan - Frazier
Town Clerk

TOWN OF ROLESVILLE INCORPORATED 1941 NORTH CAROLINA