



Board of Commissioners

Work Session

April 21, 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
Owner Representative Jessica Killian
Town Attorney Dave Neill
Town Manager Eric Marsh
Town Clerk Christy Frazier
Police Chief David Simmons
Finance Director Amy Stevens
WakeMed Presenter Andi Curtis

1. Call to Order

Mayor Ronnie Currin called the Rolesville Board of Commissioners Work Session to order on Tuesday, April 21, 2026, at 6:30 PM. Mayor Currin thanked everyone in attendance, noting a good turnout for the evening.

2. Consideration of Agenda

Mayor Currin outlined three main agenda items and introduced an additional urgent matter regarding a U.S. Postal Service zip code bill. He explained that representatives at the national level were reintroducing legislation from spring 2024 that would provide dedicated zip codes for municipalities. The original bill included 53 communities but excluded Rolesville. Mayor Currin noted the bill passed the House but stalled in the Senate during the last session.

Town Manager Eric Marsh provided additional context, explaining the town had been working with Duke University's Master's in Public Policy program, whose 12 students helped build a white paper on zip code impacts. Through this collaboration, Rolesville joined a national coalition spanning from California to Iowa, including municipalities seeking their own zip codes and those protecting existing ones from confusion caused by neighboring growth. Town Manager Marsh emphasized the good timing, noting that legislators in Colorado and Iowa were prioritizing this issue before their retirements.

Mayor Currin stressed the importance of residents having their physical address match their municipal identity, citing implications for municipal identity, resident and business clarity, data accuracy, and long-term market visibility. He noted this had been a priority for previous mayors as well.

Motion: Commissioner Michael Paul moved to approve the agenda with the addition of the zip code resolution. Commissioner Jenn Bernat seconded. Motion passed unanimously.

Mayor Currin then presented the ZIP Code Resolution for consideration, explaining it would be forwarded to Senator Thom Tillis, Representative Deborah Ross, and other representatives for support.

Motion: Mayor Pro Tem Dan Alston moved to approve the resolution supporting inclusion in federal ZIP code legislation. Commissioner Lenwood Long seconded. Motion passed unanimously.

Commissioner Long reminded Mayor Currin of a previous commitment to Senator Tillis during the National League of Cities conference to provide him with a personal copy of any such correspondence.

[3. WakeMed Rolesville Health Plex Update](#)

Andi Curtis, WakeMed Manager of Government Affairs, presented an update on the planned WakeMed facility, accompanied by Tom Cavender, Vice President of Construction and Design, along with consultants Jake from Kimberly Horn and Toby Coleman from Smith Anderson.

Curtis began by explaining WakeMed's mission-driven culture, emphasizing its strategic plan, which is shaped like a pyramid with patients and families at the top. She described WakeMed's community origins, noting that Wake County Commissioners created the hospital system in the 1950s when St. Agnes could not sustain itself, establishing WakeMed's commitment to serving all residents regardless of ability to pay.

Curtis presented WakeMed as a comprehensive healthcare system with three hospitals, practices throughout the community, and four standalone emergency departments. She highlighted their high-quality care, 13,000 employees, and impressive patient volume statistics, including 354,000 emergency department visits in fiscal year 2025, making their Raleigh campus the thirteenth busiest emergency department in the country.

Mayor Currin inquired about WakeMed's service area boundaries. Curtis confirmed that while hospitals are located in Wake County, some practices extend into Clayton and Johnston County. She noted anticipation of serving Franklin County residents, as Rolesville would be the closest emergency department for communities like Youngsville, which was included in their state application catchment area.

Curtis explained WakeMed's hub-and-spoke service model, with hospitals as central hubs and satellite services at various levels extending outward. She noted the need gap that Rolesville would fill in their network coverage.

Commissioner April Sneed asked for clarification about the four existing standalone emergency departments. Curtis identified them as located in Apex, Briar Creek, Garner, and Wendell, with Rolesville becoming the fifth.

Curtis detailed WakeMed's community benefit work, including millions of dollars in free care annually, outreach programs, and health education initiatives like flu shot clinics and EKG screenings for youth athletes.

Explaining the HealthPlex concept, Curtis described it as more than just an emergency room - a full emergency department with supporting imaging services (X-ray, CAT scans), laboratory services, and outpatient capabilities. The facility would initially employ 75 staff members, including board-certified emergency physicians who work throughout the WakeMed system and maintain their skills through experience at the Level 1 trauma center.

Curtis noted that only 11 percent of HealthPlex patients arrive via ambulance, with most driving themselves or being driven by family. She emphasized that 90 percent of patients are evaluated, treated, and discharged without overnight stays. For patients requiring admission, WakeMed would transport them to their hospital of choice, whether WakeMed, Rex, or Duke, honoring existing physician relationships.

Curtis highlighted WakeMed's expertise in mental health care, noting that while under one percent of HealthPlex patients (approximately 1,900 across four locations last year) come with mental health concerns, they provide comprehensive crisis intervention and stabilization services.

Using Wendell HealthPlex as an example of community integration success, Curtis reported serving 30,000 unique patients since opening in 2024, with a net promoter score of 71, compared to the national hospital emergency department benchmark of 46.

Curtis mentioned WakeMed's tradition of commissioning local artists to paint murals in each HealthPlex X-ray suite that reflects the community character, asking commissioners to consider what would represent Rolesville.

Regarding the project timeline, Curtis presented an updated conceptual site plan showing the building location on Burlington Mills Road with various buffer areas. She explained the circular traffic flow with separate ambulance receiving and patient drop-off/pickup areas. Construction typically takes 12-15 months, with anticipated completion in the third quarter of 2028, pending rezoning approval.

Curtis described WakeMed's tradition of community open houses for new facilities, including games, face painting, and pancake breakfasts to celebrate grand openings.

Mayor Pro Tem Dan Alston raised concerns about ensuring surrounding residents understand the facility's limitations as a freestanding emergency department rather than a full-service hospital, particularly regarding ambulance usage. Curtis explained recent EMS protocol changes reducing lights-and-sirens usage to mitigate crash risks, noting that only the most high-level calls would use them. She emphasized the facility's clean, orderly, healing environment and predicted minimal neighborhood disruption, estimating perhaps five ambulance arrivals daily without necessarily using sirens.

Mayor Currin shared his experience with emergency services in residential areas, noting how first responders often minimize noise when entering neighborhoods. Curtis confirmed that WakeMed's transport vehicles use lights and sirens only if emergencies develop en route.

Commissioner Sneed suggested having EMS representatives speak directly with residents to address concerns, noting specific resident feedback about hearing ambulances at 2 AM. Curtis agreed to help coordinate such meetings, given WakeMed's strong EMS partnerships.

Town Manager Marsh asked about future expansion capabilities. Curtis acknowledged significant area growth and WakeMed's responsive approach to community needs, citing North Hospital's evolution from a standalone emergency department to a full-service hospital over approximately 20 years.

Tom Cavender provided specific operational details, noting the current projected volume of 18,000 patient visits annually compared to Garner's 40,000+ visits operating with 12 rooms, indicating substantial inherent capacity before physical expansion would be needed.

Commissioner Jenn Bernat inquired about the potential co-location of physician offices and other services on the property. Curtis confirmed that WakeMed's hub-and-spoke model prioritizes close access to physician practices and preventive services, indicating openness to such development based on community needs.

Mayor Currin noted the natural catalyst effect of medical facilities attracting related development, mentioning adjacent private offices and planned medical facilities in nearby developments.

Financial Impact & Community Benefit

While specific construction costs were not disclosed, the WakeMed HealthPlex represents a significant private healthcare investment funded by WakeMed's capital development program. The facility will employ 75 initial staff members and serve an estimated 18,000 patient visits annually, providing emergency medical services, imaging, and laboratory capabilities to eliminate the need for Rolesville area residents to travel to Raleigh, Garner, or other distant emergency departments. The project addresses a critical service gap in northeastern Wake County while supporting local economic development by creating jobs and attracting complementary medical practices to the area.

4. FY26-27 Proposed Budget Presentation

Town Manager Eric Marsh presented the proposed FY26-27 budget, describing it as essentially flat, responding to various financial pressures while maintaining current service levels. He outlined the presentation structure covering town vision, budget overview, revenues and expenditures, and three primary budget drivers.

Town Manager Marsh began by connecting the budget to Rolesville's strategic plan, which envisions a dynamic, tight-knit community that fosters genuine connections, embraces change, and maintains unique local character. He announced this as a strategic plan refresh year, the midpoint of their five-year plan, requiring community engagement to adjust goals and priorities while maintaining the four core pillars: connected communities, abundant amenities, intentional growth, and strong organization.

The overall budget totals \$21.5 million with a general fund budget of \$21.3 million, representing a slight decrease from the previous year due to one-time revenues from fire unification and capital fund transfers. Town Manager Marsh noted a 7 percent increase in property tax valuation and explained that capital project funds fluctuate based on project-driven needs.

For general fund revenues, Town Manager Marsh explained that taxes remain the primary source, followed by fees and licenses. Intergovernmental revenue increased due to new Wake County Fire District funding, while other revenue grew from one-time Rolesville Rural Fire Department unification distributions. Sales tax grew 3 percent, lower than initially anticipated, with some municipalities projecting zero percent growth due to economic uncertainty affecting consumer confidence.

General fund expenditures showed public safety accounting for the largest share, followed by public works and solid waste, consistent with typical municipal spending patterns. Town Manager Marsh noted that capital improvements and debt service represent increasingly larger portions of expenditures as the town advances major projects.

Regarding specific revenue sources, Town Manager Marsh confirmed there will be no property tax rate increase, maintaining the current level, where each penny generates approximately \$280,000. The motor vehicle fee remains at \$30 per vehicle, the statutory maximum.

Town Manager Marsh recommended a 5 percent increase in the solid waste fee, the first in three years, explaining that, while GFL's contract allowed 3 percent annual increases, the upcoming contract renewal would likely result in significant cost increases due to rising fuel costs, operational expenses, and tipping fees. The increase serves as a proactive step-up to minimize future shock when the new contract takes effect.

Mayor Currin sought clarification about solid waste operations as a pass-through service. Town Manager Marsh confirmed the town doesn't profit from solid waste collection, typically running an annual deficit of \$40,000-\$70,000, which the general fund covers. The 5 percent increase aims to achieve a closer cost equilibrium while maintaining the service without requiring multiple trucks, facilities, and additional staff for in-house collection.

Town Manager Marsh discussed several grant funding sources, including the winding-down COPS grant supporting two years of staffing, HOOD grants for library site and Main Street park renovations, and a cybersecurity grant providing \$35,000 in federal funding, matched with \$15,000 in local funding, for a total of \$50,000 in cybersecurity improvements. Wake County hospitality taxes contributed \$3.8 million in revenue, with a three-year spending deadline, driving urgency to complete the farm project.

The budget reflects three primary drivers: sustaining capital investment and service levels, investing in people and organizational capacity, and strengthening the foundation for long-term growth.

Regarding capital investment, Town Manager Marsh explained that approximately one-third of revenues are targeted at capital savings in preparation for \$42 million in new debt issuance within 12 months. The resulting debt service of approximately \$4.2 million annually will require a one-cent property tax increase in FY27-28, as previously discussed during fire station redesign conversations.

Town Manager Marsh outlined authorized capital projects, including town campus land development, police and fire station schematic design, street and sidewalk improvements, downtown improvements, and various greenway and park projects. He noted the completion of the Millbridge Amphitheater and the Sanford Creek playground.

Mayor Currin questioned the status of the Granite Acres greenway project. Town Attorney Dave Neill explained an outstanding easement requirement for the bridge creek crossing, currently before the court of appeals, with project commencement dependent on a favorable resolution.

Commissioner Long inquired about potential cost increases from tariffs and current economic conditions. Town Manager Marsh acknowledged that construction costs increase every 3-6 months, driven by oil prices affecting asphalt and road construction, mobilization costs, and American steel requirements for infrastructure components. He confirmed built-in buffers and contingencies of 5-7 percent rather than the typical 2-3 percent, while noting that fixed funding requires scope adjustments when costs exceed projections.

Commissioner Bernat asked about the commission's grant-writing capacity. Town Manager Marsh explained that grant administration falls under the assistant town manager, with contract support from Central Pines at approximately \$9,000 annually. Central Pines provides grant identification and writing assistance, while department heads actively pursue grants in their specialties. Technical grants for stormwater and infrastructure involve assistance from engineering firms.

Strategic investments include establishing fire apparatus reserves for equipment costing \$1.5-2 million per truck, requiring four-year advance orders. Wake County contributes to this reserve, and the town will initiate the next fire engine purchase process during this budget year.

Powell funding supports annual street resurfacing and preservation, expanded in recent years to include stormwater, sidewalks, and greenway work. The town plans to address the Perry Street and William Street communities, focusing on resurfacing and stormwater improvements during the summer.

Operational increases include solid waste collection, street lighting costs from the Main Street project, new development, and expanded parks and recreation programming.

For people and organizational capacity investments, Town Manager Marsh outlined a 2.4 percent cost-of-living adjustment effective in July, with merit increases averaging 2 percent for top performers. Health insurance through the state plan increased 6 percent, while required retirement contributions increased for law enforcement officers and general staff.

Operational expansion includes one new police cadet position, temporary parks and recreation staffing to support expanded programming, continued career development support, and a new lease for additional office space adjacent to the police department to accommodate the relocation of engineering and planning staff from the current town hall space.

Mayor Pro Tem Alston inquired about police department staffing levels. Town Manager Marsh confirmed one part-time evidence specialist position, with plans to transition to full-time, combined with other duties, eventually. Police Chief David Simmons noted that, while not currently at the full-time threshold based on previous studies, they're working toward it.

Town Manager Marsh presented an updated organizational chart reflecting administrative services department recognition, engineering department establishment with four funded positions (town engineer, CIP project manager, stormwater technician, engineering inspector), and reporting relationship adjustments with economic development, parks and recreation, public works, and planning reporting to the assistant town manager.

The third budget driver focuses on strengthening service foundations through financial sustainability, operational efficiency, and strategic readiness. This includes aligning recurring revenues with expenditures, maintaining disciplined capital reserve contributions, and preparing for long-term operational impacts on facilities.

Operational efficiency continues transitioning external services to in-house capabilities, including engineering inspection, internalization of plan review, and fire unification benefits. Strategic readiness involves positioning the organization for future facility and service expansion while refining systems and processes before scaling operations.

Town Manager Marsh concluded by emphasizing the flat budget nature with scaling services and general inflation accommodations rather than new service lines. He scheduled the public hearing for May 5th, with budget adoption possible on May 5th, May 19th, or June 16th, and invited individual commissioner meetings for detailed questions.

Financial Impact & Community Benefit

The proposed \$21.5 million total budget (with \$21.3 million in general fund) maintains current property tax rates while increasing the solid waste fee by 5% to address a \$40,000-\$70,000 annual collection deficit. The budget anticipates \$42 million in capital debt issuance, requiring \$4.2 million in annual debt service beginning in FY27-28, necessitating a one-cent tax increase next year. Key investments include \$50,000 in cybersecurity improvements (\$35,000 federal grant, \$15,000 local match), fire apparatus reserves for \$1.5-2 million equipment purchases, and 2.4% cost-of-living plus 2% merit increases for staff retention. The budget reflects fiscal responsibility during economic uncertainty while positioning Rolesville for major infrastructure completion and continued service excellence, with \$3.8 million in hospitality tax funding driving urgent farm project completion within the three-year deadline.

[5. Town Campus Project Update](#)

Jessica Killian, Owner Representative from Turner & Townsend, provided a comprehensive update on the town campus project, covering site development, police station, and fire station progress since her January presentation.

For site development, Killian explained that construction drawings were temporarily paused to complete prerequisite work, including rezoning, recombination, and wetlands determination. The rezoning application received first-round comments with no major issues. At the same time, text amendments for business zoning setbacks and buffers were scheduled for the April 27th planning meeting and May commissioners meeting.

The recombination process involves consolidating multiple residential and farm properties into one site, then subdividing into seven lots: library, fire station, police station, the collector road itself, western park area for stormwater management, and combined community center/town hall space.

Killian addressed the wetlands challenge, explaining that the area consists of an old irrigation ditch rather than a connected stream or running waterway. While it holds water intermittently, it doesn't function as a full wetland. The team requested that the Army Corps of Engineers redesignate wetlands on the east side of the connector road, which are impeding development of the police station, future town hall, and community center spaces.

Removing the wetlands designation would eliminate special construction requirements and bridge construction over wetlands, and would provide greater flexibility for development and open space utilization. Killian noted they would maintain park areas and walking trails while gaining better access to the library, more room for fire station operations, and improved positioning for future town hall seating.

Mayor Currin questioned the Army Corps' typical response timeframe. Killian explained that because this involves a small, non-contributing waterway rather than "waters of the US," the review should take only 1-2 months, rather than the typical 9-month to 2-year process for major waterway impacts. The team felt 98 percent confident in approval, given the engineer's previous experience with similar requests.

Town Manager Marsh noted the engineer's assessment of a 98 percent likelihood of approval, with the team advancing the design, assuming approval, while preparing for the little possibility of adjustment.

Killian described how wetlands removal would enable moving the library access driveway to provide more direct entry, addressing Wake County Library concerns about sharp turns for their service vehicles.

The site construction start was anticipated for later 2026 or early 2027, depending on permitting resolution, with completion targeted for summer 2027. The site development represents its own construction package separate from the building construction phases.

For the police station, Killian reported 40% design completion, with design development drawings delivered on April 21st. The team would conduct a comprehensive "page flip" review meeting with the police chief, engineers, architects, and town staff to finalize design elements before advancing to construction documents, as changes become costly after this phase.

Interior finishes review sessions were completed with town staff and Police Chief Simmons at the current police station, working with ADW's interior designer on ceiling, wall, and floor selections.

Construction start was planned for early spring 2027, with completion anticipated for late spring 2028. The 14,900-square-foot single-story facility includes a main entrance, training room, offices, detective bullpen, sally ports for vehicle entry, interview rooms, evidence storage core, and support spaces, including lockers, showers, and a fitness room.

Killian noted that the fire station runs approximately one month behind the police station by design to stagger decision-making demands. The team met with the new fire chief to review

and modify plans, adjusting bay layouts and office configurations, and reducing square footage to control costs.

An interior finishes review was scheduled for Thursday, with physical samples for final selections. The fire station might be bid together with the police station to achieve economies of scale and attract more contractor interest.

The 19,532-square-foot fire station would feature four bi-fold bay doors for faster response times, a departure from the traditional roll doors found in newer fire stations. The design includes apparatus bays for full engines, smaller trucks, and brush fire trucks, plus a small mezzanine for storage and training above the bay area.

The building layout includes a training room, offices, bedrooms, showers, a fitness room, and support spaces, with a decontamination room accessible from both the outside and the apparatus bay. The facility includes a museum display area for the old fire truck in the main lobby with public access, positioned for visibility from the collector road rather than East Yonge Street.

Commissioner Long confirmed inclusion of the decontamination area, which Killian verified as located off the apparatus bay with dual access points.

Mayor Currin sought clarification on building orientation relative to East Yonge Street and the new collector road, which Killian confirmed.

Regarding project budgets, Killian provided updated figures showing positive developments. The site budget totals approximately \$13 million, with a \$9.6 million guaranteed maximum price, but June 2025 estimates reached \$10.6 million, resulting in a \$1 million overage. Wetlands de-designation would significantly reduce this gap, combined with adjustments to street parking, lighting, and other elements through alternative pricing and allowances.

Commissioner Bernat asked about the savings from wetlands removal. Killian indicated hundreds of thousands of dollars in savings, though likely not the full million, and emphasized their commitment to eliminating the budget variance at multiple decision points before advancing design.

Killian confirmed that the town provides "pad-ready" site preparation for Wake County Library, including parking and utilities to the library's building site, with the library handling its own construction. Town Manager Marsh noted that the only external site funding comes from \$345,000 in federal community project grants.

The police station budget showed improvement, with a \$178,000 under budget position, a total budget of \$13.55 million, a guaranteed maximum price of \$10.2 million, and a current estimate of \$9.97 million. Killian attributed this to refined information and design development, while noting that tariffs haven't significantly impacted projects despite earlier concerns. Labor costs and long equipment lead times remain the primary cost pressures.

Fire station estimates were being updated following floor plan revisions, with anticipated savings of \$400,000-\$500,000, bringing the project under budget based on current progress.

Killian emphasized treating individual project budgets separately while noting the potential to reallocate savings toward site improvements, such as undergrounding power along East Yonge Street or additional street lighting.

Mayor Currin inquired about subdivision developer contributions for road connections. Town Attorney Neill confirmed the approved fee-in-lieu agreement language, though payment timing depends on specific triggers in the development process.

Next steps include obtaining Army Corps wetlands determination, advancing text amendments for both the site and the buildings, completing constructability reviews and value engineering analyses for all plans, reviewing police station drawings for additional

value engineering opportunities, and finalizing fire station estimates while continuing design development.

Killian identified site development and associated entitlements (recombination, rezoning, wetlands resolution) as the primary hurdles, expressing confidence in the design team and contractor to address cost impacts. The financing timeline requires careful coordination between bidding, guaranteed maximum price establishment, and Local Government Commission approval processes, adding approximately three months between bid opening and construction start.

The project uses a construction manager at risk delivery method, with Sam as the construction manager and ADW as the architect, to provide early contractor involvement for ongoing cost estimates and transparency. Killian illustrated this benefit with a generator sizing example in which an early cost review identified underestimated requirements, allowing corrections during design rather than discovering overages during September bidding.

Mayor Currin questioned upcoming board decisions. Town Attorney Neill noted the town-to-town rezoning petition as the next major consideration, with Killian indicating text amendments in early May and rezoning potentially following shortly after, though both processes might conclude simultaneously depending on scheduling coordination.

Killian confirmed the resolution of DOT issues through an accepted traffic impact analysis and noted upcoming coordination with Duke Energy regarding undergrounding preferences for power lines along East Yonge Street, as well as with the City of Raleigh for water and sewer infrastructure review and installation.

Financial Impact & Community Benefit

The town campus project represents a \$43 million total investment funded through municipal debt issuance, with positive budget developments, including the police station at \$178,000 under budget and anticipated fire station savings of \$400,000-\$500,000. Site development faces a \$1 million challenge requiring wetlands de-designation and value engineering to achieve the \$13 million budget target. The project benefits from \$345,000 in federal community project grants and fee-in-lieu payments from adjacent development. This comprehensive municipal campus will consolidate essential services, enhance emergency response capabilities, and provide modern facilities for police and fire operations, while creating a central civic hub that strengthens service delivery and community identity for Rolesville's growing population.

6. Closed Session

Town Manager Marsh reminded the board of the scheduled special meeting for Thursday, April 30th, at 6:30 PM for closed session matters only. Town Attorney Neill requested formal board action to schedule and announce the special meeting, noting the requirement to publish 48 hours' advance notice.

Motion: Commissioner Lenwood Long moved to schedule a special meeting for Thursday, April 30, 2026, at 6:30 PM for closed session purposes only. Mayor Pro Tem Dan Alston seconded. Motion passed unanimously.

Town Attorney Neill clarified that, while the meeting would begin in open session before moving to closed session, the special meeting statute requires that the meeting be announced as having closed session as its sole purpose. Mayor Currin noted the possibility of adding open session items if needed, provided 48-hour notice requirements are met.

7. Adjourn

Town Manager Marsh reminded everyone about the upcoming Barbecue and Bands festival weekend, with festivities beginning Friday night on Main Street and continuing Saturday. He noted additional community events, including a car show at Rolesville Baptist Church on Saturday morning and a golf tournament, encouraging residents to enjoy the busy weekend of activities.

Rolesville Chamber of Commerce Director Malcolm Allen emphasized WakeMed's significance for economic development, explaining that emergency healthcare access ranks highly among factors people consider when choosing where to live, alongside schools and community convenience. He noted that standardized hospital care with available beds provides important reassurance for residents and helps attract new families to the growing community, particularly during the current slower real estate market.

Motion: Commissioner Lenwood Long moved to adjourn. Commissioner April Sneed seconded. Motion passed unanimously.

The meeting adjourned at approximately 8:30 PM.


Ronnie I. Currin, Mayor

ATTEST:


Christy Frazier, Town Clerk

