



**Board of Commissioners
Regular Business Meeting**
May 5, 2026 – 6:30 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

Present: Mayor Ronnie Currin
Mayor Pro Tem Dan Alston
Commissioner April Sneed
Commissioner Lenwood Long
Commissioner Jenn Bernat
Commissioner Michael Paul (absent)

Town Attorney Dave Neill
Town Manager Eric Marsh
Town Clerk Christy Frazier
Police Chief David Simmons
Planning Director Stephen Wensman
Finance Director Amy Stevens

1. Call to Order

Mayor Ronnie Currin called the regular business meeting of the Rolesville Board of Commissioners to order on Tuesday, May 5, 2026, at 6:30 PM at 502 Southtown Circle, Rolesville, NC 27571. Mayor Currin welcomed members of the public in attendance and those watching online, noting the meeting included a substantial agenda with several public hearings.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Invocation

The invocation was delivered by Pastor Jason Byler of Lighthouse Baptist Church.

4. Proclamations

4.a. Proclamation for National Public Works Week

Commissioner April Sneed read the proclamation designating the week of May 17–23, 2026, as National Public Works Week, recognizing the 66th annual observance sponsored by the American Public Works Association. Mayor Currin offered remarks acknowledging the often-unseen contributions of public works staff, including event setup, teardown, and daily operations.

4.b. National Police Appreciation Week

Commissioner Lenwood Long read the proclamation declaring May 11–16, 2026, as Police Week in the Town of Rolesville. Mayor Currin recognized the Police Chief in attendance and noted that Rolesville had earned recognition as one of the safest communities in North Carolina for five consecutive years, crediting the Police Department's performance.

4.c. Older Americans Month

Mayor Currin read the proclamation recognizing May 2026 as Older Americans Month. He noted that Rolesville has a comparatively large senior citizen population compared to Wake County and acknowledged staff efforts in Parks and Recreation to expand senior programming over the past year.

4.d. National Small Business Week

Commissioner Jenn Bernat read the proclamation encouraging citizens to shop small and support local businesses during May 3–9, 2026. Mayor Currin reflected on the importance of small businesses as the "lifeblood" of the community, noting that several Board members, including Commissioners Bernat, Long, and the absent Commissioner Michael Paul, are themselves small business owners.

4.e. Proclamation for Municipal Clerks Week

Mayor Pro Tem Dan Alston read the proclamation recognizing the week of May 3–9, 2026, as the 57th Annual Professional Municipal Clerks Week. Mayor Currin offered extended remarks, commending Town Clerk Christina for her work since joining the town, including organizing legal documents and engaging with the community beyond her formal duties.

5. Consider Approval of the Agenda

Town Manager Eric Marsh noted that communications from Parks & Recreation Director June Greene and Public Works Director Isaac Poelman had been submitted as informational memos written in the agenda packet, in lieu of verbal presentations, to preserve time given the agenda's length.

Motion to approve the agenda as presented was made by Commissioner Long and seconded by Commissioner Bernat. The motion carried unanimously.

6. Consider Approval of the Consent Agenda

6.a. Adoption of Minutes for April 7, 2026 & April 21, 2026

6.b. Economic Development Incentive Policy Resolution – Mical McFarland, Economic Development Manager

Motion to approve the consent agenda was made by Mayor Pro Tem Alston and seconded by Commissioner Long. The motion carried unanimously.

7. Public Invited to be Heard

Two residents addressed the Board regarding ongoing conditions on adjacent Crooked Creek Road, located within Rolesville's ETJ.

Maryanne Livingston, speaking on behalf of 17 households, described the road as carrying over 350 vehicles per day, including heavy commercial trucks, resulting in constant dust, noise, and deteriorated road conditions that have severely impacted residents' quality of life and health for over 2 years. She cited relevant North Carolina General Statutes (NCGS 160A-174, 175, and 193) and called on the Board to exercise its enforcement authority.

Dave Livingston elaborated on the regulatory complexities of the situation, describing a private road with no clear responsible party due to a defunct estate and a series of title and probate issues. He stated that the county had deferred to the town's ETJ jurisdiction for land-use enforcement, leaving residents with no effective avenue for relief. He described the activity on the road as including industrial tree services, a pool company, and regular discharge of firearms, all occurring on land zoned residential or rural. He submitted a packet

of supporting documentation and stated that 45 signatures had been collected from affected neighbors.

Mayor Currin directed Town Manager Marsh and Town Attorney Dave Neill to prepare a report for the Board at an upcoming work session, noting that certain aspects of the matter may require closed-session discussion due to potential litigation. Mayor Currin and the Board acknowledged the limitations on land-use enforcement within the ETJ and expressed a commitment to understanding the full scope of the situation.

8. Town Board Liaison Reports

Commissioner Bernat – Public Safety: Commissioner Bernat reported that the Police Department will conduct a bicycle helmet safety citation program throughout the summer, rewarding children found riding safely with a certificate redeemable for a treat at McDonald's. Camp KIDDS, a free police-sponsored youth camp, is scheduled for July 6–10, with applications open through May 21 at 5:00 PM. Two officer candidates are currently undergoing background checks. On the fire side, the department's annual awards ceremony is scheduled for May 7. The department has been conducting vehicle extrication training and is actively working with the design firm ADW on the new fire station.

Commissioner Long – Planning: Commissioner Long reported that the April 27 Planning Board meeting focused on policy and ordinance updates, including a review of the town's new AI policy for board operations and a discussion of proposed updates to the Land Development Ordinance (LDO) under Text Amendment TA-26-005.

Commissioner Sneed – Parks & Recreation: Commissioner Sneed reported that Parks & Recreation Day on April 11 was well attended. Highlights included a student performing the national anthem, a ceremonial first pitch, and a fundraiser for autism awareness in which participants left handprints on a police cruiser. Fall sports registration opens for residents on May 11 and for non-residents on May 18. The HUD grant for Main Street Park is in progress, with vendor work anticipated in winter. Arbor Day was observed by planting three trees. The upcoming Memorial Day Memorial Mile walk will run from Town Hall to the Joel Fund, approximately 1 mile. Trail Art has been rescheduled to July to coincide with Parks and Recreation Month.

Mayor Pro Tem Alston – Veterans Affairs: Mayor Pro Tem Alston noted that May is Military Appreciation Month, with Armed Forces Day on May 17. He reported that he served as guest speaker at Rolesville High School's first Navy National Defense Cadet Corps Military Ball, where he spoke on leadership, character, and ethics. He also announced the Rolesville Chamber of Commerce Military Appreciation Luncheon on May 14 at ARISE Coworking Community, and the Joel Fund's ribbon-cutting ceremony for its new veteran center on June 11 at 10:00 AM at 115 West Young Street.

Mayor Currin – RDDA/Senior Citizens (in place of Commissioner Paul): Mayor Currin reported that the Rolesville Downtown Development Association (RDDA) has elected Lisa Croom as its new president. The organization is in the process of revising its bylaws to become a fully independent nonprofit, thereby severing its formal governance connection with the town. Mayor Currin expressed support for the direction, noting that it would allow the RDDA to access grants not available to government entities. The RDDA's evolving priorities include Main Street improvements, such as pedestrian-scale acorn lighting, and continued grant-seeking.

9. Communication from Town Staff

9.a. June Greene, Parks & Recreation Director

Written memo submitted in lieu of verbal presentation; available in the agenda packet.

9.b. Isaac Poelman, Public Works Director

Written memo submitted in lieu of verbal presentation; available in the agenda packet.

10. Old Business

No old business items were presented.

11. Legislative Hearing

FY26-27 Proposed Budget Public Hearing – Eric Marsh, Town Manager

Finance Director Amy Stevens presented a summary of the proposed FY2026–27 budget. The budget is structured around two funds: the General Fund (annual operating budget) and the Capital Projects Fund (multi-year construction appropriations). The proposed combined budget reflects a slight decrease from the current year, attributable to one-time items in FY2025–26 related to fire unification and capital project appropriations.

Revenues: The proposed budget maintains the property tax rate at \$0.40 per \$100 of assessed valuation and the motor vehicle fee at \$30. A 5% increase in solid waste fees is proposed to align revenues with escalating service provider costs. Wake County is projecting a 7% increase in property tax valuations, which drives the primary revenue increase. Ad valorem (property) taxes remain the largest revenue source, followed by sales tax. Intergovernmental revenues have grown to approximately 12% of the total, largely due to property tax receipts from the unified fire tax district.

Expenditures: Public safety remains the largest expenditure category. Capital and debt service have grown to approximately one-quarter of total expenditures, reflecting the town's capital investment program, including the new police station, fire station, and future town hall. Operational cost increases are largely due to inflation, particularly in solid waste and street lighting.

Manager's Priorities: Town Manager Marsh outlined three budget priorities: (1) sustaining capital investment and service levels, including continued funding of the Capital Improvement Plan and a reserve for fire apparatus replacement; (2) investing in people, with a cost-of-living adjustment of 2.4% tied to the CPI, merit increases, health insurance adjustments, and one new police officer position at the cadet level; and (3) strengthening the foundation for long-term growth through financial sustainability and operational efficiency.

Discussion among Board members touched on several topics. Commissioner Long raised the importance of IT and cybersecurity staffing, noting that Rolesville is among the few municipalities without a dedicated in-house IT professional. Town Manager Marsh acknowledged that the town has a staff member championing IT within the Finance Department and has contracted with a virtual IT director, and that a pending cybersecurity assessment from CISA (which has been delayed due to federal funding disruptions) will inform future staffing recommendations. Commissioner Sneed inquired whether development-related fees had been updated; the Planning Director noted that a review is ongoing and that amendments may come before the Board at a later date. Commissioner Long raised the condition of Christmas light fixtures on Main Street poles and received confirmation that an annual maintenance budget exists within general supplies, with future capital planning for new pole fixtures to be addressed as the Main Street streetscape project advances. Commissioner Bernat asked about a vehicle capital reserve for the Police Department; Town Manager Marsh acknowledged the need for a more formalized replacement cadence and stated this was being actively discussed.

The public hearing was open. No members of the public signed up to speak. The public hearing was closed.

FY26-27 Budget Consideration – Eric Marsh, Town Manager

Motion to adopt the FY2026–27 proposed budget as presented was made by Commissioner Long and seconded by Commissioner Bernat. The motion carried unanimously.

TA-26-0002 Required Perimeter Buffer Correction – Stephen Wensman, Planning Director
Planning Director Stephen Wensman presented Text Amendment TA-26-0002, a technical correction to Section 6.20.201(g) of the Land Development Ordinance (LDO) governing required perimeter buffer yards by zoning district. The amendment removes discretionary language from the buffer ordinance that is inconsistent with how the provision operates in practice, replacing it with clearer, objective standards consistent with the town's comprehensive plan. Both staff and the Planning Board recommended approval.

The public hearing was open. No members of the public signed up to speak. The public hearing was closed.

Motion to approve TA-26-0002, Text Amendment to Section 6.20.201(g) – Required Perimeter Buffer by District, as consistent with the Rolesville Comprehensive Plan, was made by Commissioner Sneed and seconded by Mayor Pro Tem Alston. The motion carried unanimously.

Motion to adopt the Statement of Consistency and Reasonableness, finding that TA-26-0002 is consistent with Rolesville's Comprehensive Plan and is therefore reasonable, was made by Commissioner Sneed and seconded by Mayor Pro Tem Alston. The motion carried unanimously.

TA-26-0003 Minor Subdivision Correction – Stephen Wensman, Planning Director

Planning Director Wensman presented Text Amendment TA-26-0003, a correction to Section 9.10.2(b) governing minor subdivisions and its mirrored language in LDO Appendix A. The amendment corrects an error in the ordinance that had the threshold for minor subdivisions stated backward and fills a coverage gap for parcels between 2 and 10 acres. The revised language aligns the LDO with the definitions of minor subdivisions in the North Carolina General Statutes.

During the presentation, Planning Director Wensman identified a needed refinement to proposed item 3 of the amendment, which, as written, could be read to permit subdivisions on private easements—inconsistent with the town's longstanding policy requiring all new lots to have frontage on a public road. He proposed replacing item 3 with a direct cross-reference to Section 9.20.1.11 (design standards).

Town Attorney Dave Neill offered an additional refinement, recommending that the original statute language in item 3 regarding ingress and egress be preserved rather than replaced, and that a new item 4 be added to provide that all lots, for development purposes, must comply with Section 9.20.1.11. This approach would preserve the right to subdivide land (as required under state statute) while making clear that a building permit would not be issued unless all design standards—including public road frontage, minimum lot size, setbacks, and utility requirements—are met.

The public hearing was open. A member of the public, Ron Brissom, addressed the Board. He stated that his family has owned land in the ETJ for over 100 years, and that he had recently been informed that his children could not build on a portion of the family property because it lacks frontage on a public road, despite an existing private gravel driveway

bisecting the property. He asked the Board to consider whether the current standard appropriately serves families in rural settings.

The public hearing was closed. The Board discussed the scope of the amendment—confirming it is a technical cleanup of existing policy, not a policy change—and directed staff to schedule a work session to separately explore whether provisions could be crafted to address landlocked family parcels without inadvertently recreating the conditions that led to the Crooked Creek situation.

Motion to approve TA-26-0003, Text Amendment to Section 9.10.2(b) and LDO Appendix A – Minor Subdivision Correction, incorporating the addition of item 4 as proposed by Town Attorney Neill, was made by Commissioner Bernat and seconded by Mayor Pro Tem Alston. The motion carried unanimously.

TA-26-0004 Fence Height – Stephen Wensman, Planning Director

Planning Director Wensman presented Text Amendment TA-26-0004, a proposed amendment to Section 6.5(e)(4) that would allow fences up to 8 feet in height (rather than the current 6-foot maximum, with one foot of semi-transparent material permitted above that) within required rear or side yards of residential lots at the perimeter of a subdivision, where those lots are adjacent to a more intensive residential or non-residential zoning district. The amendment was initiated in response to a specific resident's situation involving proximity to a manufactured home park.

Board members raised a range of concerns, including the potential for inconsistent visual outcomes along residential perimeters (e.g., one homeowner erecting an 8-foot fence while neighbors do not), the applicability to HOA-governed communities, the lack of a permit requirement for fences, and whether comparable municipalities allow such increased heights. Planning Director Wensman noted that the Planning Board had recommended approval. Town Attorney Neill noted that Durham's standard fence height is 8 feet. Commissioner Long expressed a desire for more research before taking a position.

A motion to deny TA-26-0004 was made by Mayor Pro Tem Alston and seconded by Commissioner Bernat. Upon a vote, the motion to deny failed, with Mayor Currin voting against the denial to allow further consideration.

Motion to continue TA-26-0004 to the Town Board of Commissioners meeting scheduled for June 16, 2026, was made by Mayor Pro Tem Alston and seconded by Commissioner Long. The motion carried unanimously.

Staff was directed to research comparable fence-height provisions in surrounding municipalities prior to the June 16 meeting.

12. New Business

No new business items were presented.

13. Communications

Town Attorney

Town Attorney Dave Neill had no items to report.

Town Manager

Town Manager Eric Marsh noted that several Board members would attend the City Vision Conference on May 6–7 in downtown Raleigh. He reported that he will be graduating from the Leadership North Carolina Fellowship the following Wednesday and will subsequently

assist in developing the economic development-focused week for the next cohort. He also announced that he had been recognized by the Triangle Business Journal as one of its "40 Under 40" leadership honorees, with the award ceremony scheduled for June 24.

Manager Marsh provided an update on the Main Street streetscape construction project, reporting that paving is expected to be completed within the next two nights. Thermoplastic striping and signal adjustments will continue for approximately two additional weeks, after which the punch list phase will begin. He noted that Duke Energy is beginning the second phase of pole installation the following day. The Board asked about the timeline for removing orange construction fencing in front of residential properties along the corridor, and Manager Marsh committed to expediting removal in areas where active work is complete.

14. Adjourn

Motion to adjourn was made by Commissioner Long and seconded by Commissioner Bernat. The motion carried unanimously. The meeting was adjourned.





Ronnie I. Currin, Mayor



Christy Frazier, Town Clerk