



Town Board Regular Meeting
November 1, 2022 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

Minutes

A. CALL TO ORDER

Mayor Currin called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance
Mayor Currin led the Pledge of Allegiance
2. Invocation – Minister Christy Estes, New Bethel Baptist Church
3. Review of Agenda by the Board and Addition/Changes of Items of New Business to the Agenda for Consideration.

Moved by Commissioner Sutton to approve the meeting agenda as presented; seconded by Commissioner Medley. Motion to approve agenda carried by unanimous vote.

4. Board Liaison Reports

- **Mayor Pro Tem Vilga – Parks & Recreation Advisory Board**
 - The Parks & Recreation Advisory Board met on October 26th.
 - Had 6 upcoming developments come before the board to for review of greenways.
 - Recommendations to go to the Technical Review Committee.
 - Update on Farm entrance. Traffic Impact Analysis inhouse. Final drawings Feb. 23rd. Bid package to go out March 23rd.
 - Requesting PARAB to change to Parks, Recreation and Cultural Advisory Board. More to come about this at a future meeting.
- **Commissioner Sutton – Economic Development**
 - No meeting of the Rolesville Downtown Development Association this month. Commissioner Sutton provided explanation of what the group is.
 - Close out celebratory event will be held in December.
 - Will be starting an affordable housing committee.
 - Will be partnering with Commissioner Medley on the affordable housing committee.
 - Wallbrook is coming next year, and Cobblestone is to begin vertical construction.
- **Commissioner Medley – Planning Board**
 - Triangle J Council of Governments meeting last Wednesday.
 - Meeting was focused on mental health. Event tomorrow at Dorothea Dix.
 - Planning Board meeting was on 24th. Could not attend but watched online.
 - Toms Creek voted down by Planning Board. Forestville and Burlington Mills Road. 4-1 vote against. The Planning Board felt an incomplete design was submitted and had questions on traffic and clusters.

- Commissioner Medley urged the board members to watch the video of the Planning Board meeting.

- Commissioner Alston – Veterans

- Promoted and explained Operation Green Light.
- Meeting w/Carol Hayes of the Garden Club of Rolesville on 10/31 regarding moving of Veterans Memorial to a temporary location at Town Hall.
- Veterans Day event will be held at this new temporary location.
- Attended Navy Talent Acquisition Group (NTAG) Carolina recruiting district assistant briefing. Two members of the Raleigh NTAG office were in attendance to witness the reading of the Operation Green Light Proclamation.
- North Carolina Veterans parade will take place November 5th.
- Attending Congressional Veterans briefing with Congresswoman Deborah Ross and Representative David Price on November 10th. In addition, the mayors show coming up will be focused on Veterans.

- Commissioner Sneed – Public Safety

- Annual meeting on Oct 7th.
- Accountant Phyllis with Petway, Mills and Pearson in Zebulon, offered her services for any training.
- 934 calls to date. 352 fire 582 EMS. 495 in town 309 out of town 125 mutual aid. Paid staff of 12. Hiring an additional after David Butler promoted to Division Chief. Recruiting effort going on.
- Board meeting. Two Battalion Chiefs coming on board.
- Sold one truck, selling another.
- Police Chief spoke on shop with a cop.
- Busiest hours are between 11 am and noon with an average 36 calls.
- Already working to address any issues when Main Street is developed.

5. Communication from Town Staff

- Meredith Gruber, Planning Director provided the following:

- 10/24 Planning Board meeting agenda items.
- Development Review Queue.
- Planning Department update.

- Terry Simmons, Chairman of Rolesville Chamber of Commerce

- Reviewed finances as they pertain to the MOU. \$800 remaining and is reserved for lunch and learns.
- Annual dinner held.
- Back to school event at Factory in Wake Forest.
- Shop w/a cop, looking to partner by providing school supplies.
- Mayor gave state of the town address. The Chamber provides the technology for the mayors show.
- Recent special showcase on Rodney Privette.
- Fall fun fest participation.
- Launch Rolesville volunteers.
- Guide to Rolesville out in September.
- Youth Leadership program going on with 20 students.

- Business after hours coming up.
- Partner with Rolesville Baptist Church woman day or veteran day event.
- Launch Rolesville pitch night 11/3 and graduation 12/7.
- Two chamber board seats up for election with voting on 11/9.
- Golf outing on 11/27.
- 12/9 Christmas party.

- Mical McFarland, Community and Economic Development Manager

- Showed commercial properties of interest in Rolesville including potential development under discussion.
- Distributed a site identification program outline. Incorporated herein by reference.
- List of available buildings on website.

6. Public Invited to be Heard

Individuals wishing to participate in Public Invited to be Heard (non-public hearing items) are requested to sign upon the form provided on the podium in the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Town Board.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.

NONE

B. CONSENT AGENDA

Moved by Commissioner Sutton to approve the Consent Agenda as presented and consisting of the following:

1. Proclamation: Supporting Operation Green Light for Veterans.
Read aloud by Commissioner Dan Alston.
2. Minutes of the October 4, 2022, Regular Meeting and October 18, 2022, Work Session.
3. Resolution 2022-R-25: Forming Ad Hoc Affordable Housing Committee.
4. SP22-07 – Crossfit Rolesville Order.
5. ANX22-06 Parker Ridge – Call for Legislative Hearing for November 15, 2022.
6. ANX22-07 Tom's Creek – Call for Legislative Hearing for December 6, 2022.
7. Appointment of Advisory Board Candidate Selection Committees
8. Planning Board: Michelle Medley; Paul Vilga PARAB, Sutton
9. Cancel December 20, 2022, Town Board Work Session.

The motion to approve the Consent Agenda was seconded by Commissioner Vilga and carried by unanimous vote.

C. BOARD ACTION

1. [Financial Statements Presentation.](#)

Finance Director Amy Stevens provided an introduction of April Adams with Cherry Bekaert. Cherry Bekaert is the auditing firm under contract with the Town. Ms. Adams provided a summary of the results of the audit conducted by the firm which resulted in a clean opinion.

2. [Legislative Hearing: MA22-07 503 South Main Street.](#)

Mayor Currin opened the legislative hearing on MA22-07 503 Main Street at 8:11 p.m.

Senior Planner, Michael Elabarger provided a staff report and introduction to case MA22-07, a request for change from current zoning Residential Low (RL) & Residential Planning Unit Development (R&PUD) to General Commercial (GC). Review of this case falls under the Land Development Ordinance (LDO). Staff is recommending approval.

APPLICANT

Alan Massey, 5020 Curvature Lane, Raleigh

Mr. Massey stated he had nothing to add other than the current split zoning falls under older regulations and approving the request would clean things up for the project moving forward. Some discussion was held surrounding the existing, large tree on the site.

PUBLIC IN FAVOR

NONE

PUBLIC IN OPPOSITION

Linda Hood, 105 Wallcreek Drive, Rolesville provided the following:

1. Not here to rebut anything stated.
2. Present to provide feedback from Wallbrook residents on the proposed project.
3. Rezoning impact on subdivision.
4. Skeptical of storage units built directly behind her home but glad they are there as there is no impact. Storage units make good neighbors.
5. Attorney at entrance to subdivision is also a good neighbor. However, the Greenway Beer & Wine has posed a noise problem for the residents of the Wallcreek Subdivision since it implemented outdoor music and activities.
6. Not in opposition of the proposed project, rather concerned a rezoning may open to something that is not conducive to the beauty of Main Street in Rolesville should the applicant decide to back out and someone else develops the property.

Michael Elabarger spoke to Ms. Hood's concerns should another owner develop the property.

There being no one remaining to speak, Mayor Currin closed the legislative hearing on MA22-07 503 Main Street at 8:26 p.m.

Following concerns expressed with applying General Commercial zoning to the property, the applicant withdrew his application for General Commercial request and will resubmit later, perhaps for conditional zoning.

RECESS

Following a brief recess, Mayor Currin called the meeting back to open session at

3. [Legislative Hearing: MA22-06 and ANX22-03 5109 Mitchell Mill Road.](#)

Mayor Currin opened the legislative hearing on MA22-06 and ANX22-03 5109 Mitchell Mill Road at 8:55 p.m.

Planning Director Meredith Gruber provided a [staff report and introduction](#) to cases MA22-06 and ANX22-03 Mitchell Mill Road. Ms. Gruber stated that the town is receiving multiple map amendment applications which could bring between 300 to 600 new homes to Rolesville. Planning staff may need additional time to work through the number of rezoning of requests being received. Staff has provided the option to continue this case if needed to discuss further. However, staff recommends approval of MA22-06 5109 Mitchell Mill once all conditions have been fully vetted.

Beth Trahos, Attorney with Nelson Mullins on behalf of applicant Hopper Communities.
Ms. Trahos stated staff has done a great job of orienting the Town Board to the project and brought to its attention a little slip of adjacent property not included in the application. Attorney Trahos further reviewed the conditions for approval as well as conceptual plan for the residential aspects of the project

Bill Harrell, 2403 Medway Drive, Raleigh

Mr. Harrell, who is with the applicant Hopper Communities, reviewed the concept plan for the commercial development of the project and spoke to the town's desire for commercial development. Mr. Harrell further indicated letters of interest from prospective tenants of the commercial locations.

Board members expressed concerns over insecure commitments from commercial tenants and isolation of building to the north of the property. Discussed also centered around lots sizes and commercial versus residential.

Craig Hyman, Ramey Kemp Associates, 5808 Farrington Drive, Raleigh

Mr. Hyman, Traffic Engineer, was present to answer any traffic questions for the proposed project.

IN FAVOR

Derek Versteegen, 404 Virginia Water Drive, Rolesville

Mr. Versteegen spoke as a resident and as a member of the Town of Rolesville Parks & Recreation Advisory Board member and Open Space and Greenway Committee member and having had side conversations with the developer directly. Mr. Versteegen spoke in favor of the walkability of the proposed project, open spaces and what a positive addition it would be to the town. Road improvements resulting from the property will improve what is otherwise a location of concern due to NC DOT regulations for the major, existing intersection.

Archie Underhill, 0 Gro Peg Lane, Raleigh

Not opposed to the development but is concerned for the projected, additional 700 to 800 daily cars on Mitchell Mill Road and the proposed three lanes of traffic. Mr. Underhill stated an additional subdivision is to be located between Manly Farm Road and the powerlines adding additional traffic on Mitchell Mill Road.

Darlene Jones, 3816 Jonesville Road, Rolesville

Ms. Jones has resided on Jonesville Road for over 50 years and is concerned that, whatever improvements are made, may negatively affect her community, and not add amenities.

Holly Niederhofer, 4913 Mitchell Mill Road, Wake Forest

Ms. Niederhofer stated her family settled in the area because it was farmland and is now finding the development jarring and non-conforming. Ms. Niederhofer requested the location of additional information on the widening of Mitchell Mill Road.

Siting questions and concerns expressed in the hearing; town board members discussed continuing the hearing to a date certain.

Moved by Commissioner Vilga to continue the legislative hearing on MA22-06 and ANX22-03 5109 Mitchell Mill Road to January 3, 2023, meeting; seconded by Commissioner Medley. Motion to continue carried by unanimous vote.

4. Resolution Accepting Bids and Awarding the Contract for the Public Works Facility.

Assistant Town Manager Eric Marsh provided an overview of the capital projects budget amendment staff is seeking for the building of a new Public Works facility on the 15-acre parcel the town purchased from NC DOT no E. Young where it meets the 401 bypass. Also presented were the bid results. Seven bids were received, and O'Connor Company of NC was the lowest responsible bidder and, following review, was chosen as the company to present to the board for approval as the contractor for the building of the project.

Having to leave the meeting early, Commissioner Medley requested the board consider the replacement for outgoing Planning Board member Renorda Pryor.

Moved by Commissioner Medley to nominate Tisha Lowe to fulfill the two-year Planning Board term vacated by Renorda Pryor. Following information regarding this position not being sufficiently advertised, Commissioner Medley withdrew her motion.

Replacement to fill Ms. Pryor's vacant seat is to be considered with additional Planning Board member seats expiring December 2022.

5. Capital Project Ordinance Amendment for Public Works Facility

Finance Director Amy Stevens provided an overview of the Capital Projects Ordinance amendment request being made including the cost increase necessitating the request.

Moved by Commissioner Alston to approve the Resolution Authorizing the Acceptance of the Public Works Facility Project bids and Award Contract; and the Amended Capital Project Ordinance; seconded by Commissioner Vilga. Motion to Accept Bids, Award Contract and Amend the Capital Project Ordinance carried by unanimous vote.

6. Public Hearing – Financing of Public Works Facility.

a. Resolution Approving Preliminary Findings for Financing of Public Works Facility.

Mayor Currin opened the public hearing on Financing of Public Works Facility at 10:52 p.m.

Finance Director Amy Stevens provided a brief history and overview on the proposed financing of the Public Works Facility Project. Stevens reported that the town's application for installment financing requires approval by the Local Government Commission and North Carolina General Statutes direct that a public hearing be held.

Ms. Stevens then introduced Mitch Brigulio, Senior Vice President of Davenport & Company who is the assigned municipal finance advisor to the Town of Rolesville.

Mr. Brigulio has provided oversight of the project bidding process and came to provide a summary of the bidding process results:

- Requests for proposals were sent out to local, regional, and national banking institutions known to regularly provide financing on similar projects.
- As bids were unknown at the time, the request for bids were in the amount of 5.5M in both a 15-year and 20-year term.
- Four proposals were received from: Capital One Public Funding, Signature Bank, Truist Bank and Webster Bank.
- Truist Bank provided the lowest interest rate bid at 4.13% for 15-years and 4.2% for 20-years.
- The next lowest bid came from Webster Bank at 4.58% for 15-years and 4.76% for 20-years.
- Truist Bank provided options for pre-payment provisions whereby the loan could be pre-paid at any time beginning at closing with a 1% penalty or the town could choose that the loan not be pre-payable for the first one-half of the term of the loan (7-1/2 years for 15-year term and 10 years for 20-year term). The loan would then be prepayable without penalty for the second one-half of the term.
- The shorter term would result in lower total interest cost over the life of the loan; and the 20-year term would provide a slightly lower annual payment at a higher cost in interest over the life of the loan.
- Following review of the capital projects strategic plan in collaboration with town officials and staff; Davenport recommends proceeding with the 20-year term proposal with Truist Bank with the 1% prepayment penalty throughout the life of the loan, thus providing greater prepayment flexibility or refinancing to a lower interest rate if the opportunity is presented. The lower interest rate of the 20-year term would make other capital projects more affordable going forward.
- Final approval is to be sought from the Town Board at its December 6, 2022, meeting which is concurrent with potential approval from the Local Government Commission.
- Following successful approval, target date for closing would be on or about December 15, 2022, to meet the deadline for closing of December 17, 2022.

Staff is recommending approval of the 20-year term loan at 4.2% with Truist Bank.

COMMENTS FROM PUBLIC IN FAVOR

None

COMMENTS FROM PUBLIC IN OPPOSITION

None

There being no one remaining to speak, Mayor Currin closed the public hearing on Financing of the Public Works Facility at 11:00 p.m.

Moved by Commissioner Sneed to approve the Resolutions of the Town of Rolesville, NC Authorizing the Financing of Improvements to Real Property and Application to the Local Government Commission for Financing Approval Pursuant to NC General Statute 160A-20; seconded by Commissioner Alston. Motion to approve carried by the following vote with the excusal of Commissioner Medley earlier in the meeting.

Ayes: Sneed, Vilga, Sutton, Alston
Noes: NONE

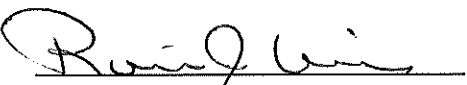
D. COMMUNICATIONS

1. Communication from Town Attorney
 - a. Attorney Dave Neill suggested revising future agendas by adding an old business/new business section which will aid in facilitating continued hearings. This suggestion has been included in the draft policy and procedures manual presented to the board for consideration in a previous meeting.
 - b. The Town of Rolesville v. Gillis case has reached a preliminary settlement.
2. Communication from Town Manager
NONE
3. Communication from Town Board
Board members urged citizens to get out and vote.


Mayor Currin reminded everyone of the Tree Lighting to take place December 6th at 6:00 p.m. prior to the regular board meeting.

E. ADJOURN

Moved by Commissioner Vilga to adjourn, seconded by Commissioner Sutton. Motion to adjourn carried by unanimous vote. Meeting adjourned at 11:04 p.m.


Ronnie I. Currin, Mayor

ATTEST:


Robin E. Peyton, Town Clerk

