



Board of Commissioners
Work Session

November 16, 2023

MINUTES

PRESENT: Ronnie Currin, Mayor
Sheilah Sutton, Commissioner
Dan Alston, Commissioner
Kelly Arnold, Town Manager
Robin Peyton, Town Clerk
Amy Stevens, Finance Director

Paul Vilga, Mayor Pro-Tem
April Sneed, Commissioner
~~Michelle Medley, Commissioner~~
Dave Neill, Town Attorney
Michael Elabarger, Senior Planner
Eric Marsh, Assistant Town Manager

Mayor Currin called the meeting to order at 6:00 p.m.

6:00 P.M.

1. **Strategic Planning Kickoff**

Town Manager Kelly Arnold introduced the agenda item and in turn, Eric Marsh introduced Warren Miller and Danielle Badaki from Fountainworks, the consultant engaged to complete the town's next level of its Strategic Plan. The Fountainworks team **presented** work thus far on the Strategic Plan.

The Town Board took a five-minute recess and returned to open session at 7:04 p.m.

7:00 P.M.

2. **Audit Presentation**

Finance Director Amy Stevens introduced Amy Adams and Albert Ong from Cherry Bekaert, the firm contracted to do the town's annual financial audit. The duo presented an overview of the results of the audit.

3. **Continued Legislative Hearing on ANX23-02/MA22-05 1216 Rolesville Road.**

Senior Planner Michael Elabarger recapped the events of the legislative hearing sessions and went over the most up-do-date Conditions of Approval before the board this evening for approval.

Mr. Shaar, the applicant, explained his timeline since purchasing the property upon which he intends to develop, thus explaining his being anxious to get the board's approval so that he may develop it.

Mayor Currin provided an opportunity for members of the public to speak on the changes to the conditions. No one spoke.

There being no one remaining to speak, Mayor Currin closed the Legislative Hearing on ANX23-02/MA22-05 at 7:44 p.m.

Moved by Commissioner Sneed to **approve MA22-05**; seconded by Mayor Pro Tem Vilga . **Motion to approve carried by unanimous vote.**

Moved by Commissioner Sneed to **adopt a plan consistency statement** and statement of reasonableness for MA22-05; seconded by Commissioner Alston. **Motion to adopt plan consistency statement carried unanimously.**

Moved by Commissioner Sneed to **approve ANX23-02**; seconded by Commissioner Sutton. **Motion to approve ANX23-02 carried unanimously.**

4. [Advisory Board Appointments](#)

Town Clerk Robin Peyton summarized her memo to the Town Board regarding recommended appointments to the Board of Adjustment and delay of Planning Board appointments until the new year.

Moved by Commissioner Sutton to appoint Marc Camosci, Melissa Elliott, Frank Pearce, and Jeffrey Wuchich to the Board of Adjustment with the following terms:

Marc Camosci until December 31, 2025

Melissa Elliott until December 31, 2025

Frank Pearce until December 31, 2026

Jeff Wuchich until December 31, 2026

Motion to appoint Board of Adjustment members seconded by Commissioner Sneed and carried unanimously.

5. [CLOSED SESSION PURSUANT TO NCGS 143-318.11\(a\)\(6\) Personnel and NCGS 143-318.11\(a\)\(3\) to consult with the Town Attorney regarding possible arbitration.](#)

Moved by Commissioner Sutton to go into Closed Session for two matters: To consult with the Town Attorney in order to preserve the attorney-client privilege and to discuss a confidential personnel matter. The board would enter Closed Session pursuant to Chapter 143-318.11(a)(3) and Chapter 143-318.11(a)(6) of the North Carolina General Statutes; seconded by Commissioner Alston. Motion to enter Closed Session carried unanimously.

Town Attorney Dave Neill provided an explanation of the pending motion following Closed Session.

Moved by Mayor Pro Tem Vilga that the town authorize the Town Attorney to commence an eminent domain action consistent with the town's statutory authority to acquire an easement for construction and operation of a public greenway across that certain real property identified as 212 W. Young Street in Rolesville; seconded by Commissioner Sutton. Motion carried unanimously.

Commissioner Alston reported that the Veterans Coffee will be held at Arise on Thursday, November 18th at 9:00 a.m.

Commissioner Sneed reported that the Rolesville Chamber of Commerce Christmas Parade will be held on the first Sunday in December.

Commissioner Sutton reported that the annual Holiday Ham Food Drive has begun, and food items will be collected at Town Hall. More information may be found on the town's social media.

Mayor Currin reported that the Rolesville High School Rams Football team is having a good

post-season.


6. Adjourn

There being no further business before the board, Mayor Currin adjourned the meeting at 9:30 p.m.



Ronnie I. Currin, Mayor

ATTEST:


Robin E. Peyton, Town Clerk