

**TOWN OF ROLESVILLE
REGULAR MEETING OF THE
TOWN BOARD**

October 2, 2018

MINUTES

PRESENT:

Frank Eagles, Mayor	Ronnie Currin, Mayor Pro Tem
Jacky Wilson, Commissioner	Sheilah Sutton, Commissioner
Paul Vilga, Commissioner	Michelle Young-Medley, Commissioner
Kelly Arnold, Town Manager	Amy Stevens, Finance Officer
Q Danny Johnson, Planning Director	J. G. Ferguson, Parks & Recreation Director
Orlando Soto, Police Chief	David York, Town Attorney
Robin Peyton, Town Clerk	

APPROVAL OF THE AGENDA

Mayor Frank Eagles called the Regular Meeting to order at 7:00 p.m. and led the pledge of allegiance.

INVOCATION

Commissioner Jacky Wilson gave the invocation.

APPROVAL OF THE AGENDA

Mayor Eagles called for the approval of the October 2, 2018 meeting agenda. Upon a motion by Commissioner Sutton and second by Commissioner Wilson, the October 2, 2018 meeting agenda was approved by unanimous vote.

APPROVAL OF THE CONSENT AGENDA

Commissioner Wilson moved to pull consent agenda item #3 for discussion on behalf of Commissioner Sutton. The motion was seconded by Mayor Pro Tem Currin and the October 2, 2018 consent agenda consisting of the following was approved by unanimous vote:

- Approval of the September 4, 2018 meeting minutes.
- Proclamation Recognizing October as Breast Cancer Awareness Month.
- ~~Position reclassification and Budget Amendment.~~ Pulled for discussion.

PUBLIC COMMENTS

Mr. Eric Stewart, 102 Poetic Walk Drive, came asking for streetlight replacement at the intersection of Hampton Lakes Drive and S. Main Street following the building of the new charter school.

POSITION RECLASSIFICATION AND BUDGET AMENDMENT

Commissioner Sutton requested clarification on the position reclassification and budget amendment, asking if the amount allocated was the full salary for the Economic Development position, and if current and administrative needs will be met since the reclassification contains absorption of an administrative assistant position. Town Manager Kelly Arnold stated that there is ongoing discussion on the assistant position but that he does not believe he needs an assistant at this time, and it is not a priority in his opinion. Commissioner Sutton was informed that the allocated amount was for the Economic Development position expenditures for this fiscal year.

In response to a question from Mayor Eagles, it was reported that solid waste billing changes are to begin July 1st.

Moved by Commissioner Wilson to approve the budget amendment; seconded by Commissioner Sutton. Motion carried by unanimous vote.

PRESENTATION

NC Senator John Alexander and NC Representative Chris Malone presented a check to the Town of Rolesville representing legislative funds to help defray costs of building sidewalks from Cedar Lakes Subdivision to Rolesville High School. The sidewalks will alleviate the safety hazard of students walking on the shoulder of the roads. Construction will include a signaled crosswalk designed by NC DOT.

Commissioner Medley thanked the Rolesville Police Department for including elected officials and staff in recent training demonstrations, adding that, upon some reflection, she has a better understanding and appreciation for what the police force does.

PUBLIC HEARINGS

Public Hearing (quasi-judicial) on Case D18-01: Greenway Beer and Wine Site Plan Approval for 519 S. Main Street and Public Hearing (quasi-judicial) on Case SUP18-02: Greenway Beer and Wine, 519 S. Main Street Retail Beer and Wine Store with On-Premises Consumption. Special Use Request

Town Attorney David York read the following statement: *Quasi-judicial hearings have characteristics similar to court proceedings. Quasi-judicial decisions must be based only on the evidence presented at the hearing and site visits by the board if any. Witnesses must testify under oath or affirmation. Parties have the right to cross-examine the witnesses and there is a right to present rebuttal evidence. The evidence provided by the witnesses must be competent and material. North Carolina General Statute 160A-393 prohibits a person from giving opinions about scientific, technical or other specialized subjects, unless the person, from knowledge, skills, experience, training or education is in fact an expert on the subject. A person wanting to give an opinion as an expert must first state his or her qualifications to be an expert on the subject. North Carolina General Statute 160A-393 specifically prohibits opinions that "the use of property in a particular way would affect the value of other properties" or opinions that "the increase in vehicular traffic resulting from a proposed development would pose a danger to the public safety" unless the witness is an expert on the subject.*

Attorney York queried the board members as to their predisposition, prior discussion with opponents, or inability to make a decision based solely on evidence presented.

Hearing satisfactory answers from all board members, the Town Clerk swore in those persons wishing to provide testimony in the hearing.

Open Public Hearing

Mayor Eagles opened the public hearings on Case D18-01 and Case SUP18-02 at 7:18 p.m.

Evidence from Staff

Planning Director Danny Johnson provided detailed information on the cases under consideration. In response to a question posed by Mayor Pro Tem Currin, Mr. Johnson reported a public meeting was held on September 17th regarding the proposed site plan. No comments from adjacent property owners were received due to this process.

Evidence from Applicant.

Annette Henson and Molly Milligan, owners of Greenway Beer and Wine took questions from the board. Ms. Henson and Ms. Milligan described their venture as similar but different from Wine 101, adding that children will be allowed at their family oriented establishment, while following ABC regulations. Construction prior to opening is projected to take less than a month.

Speaking in Favor

NONE

Speaking in Opposition

NONE

Close Public Hearing

There being no one remaining to speak, Mayor Eagles closed the public hearing on Case D18-01 at 7:34 p.m.

Moved by Commissioner Wilson to approve public hearing Case D 18-01, Greenway Beer and Wine Site Plan with the evidence and testimony received at the hearing to be used for determining the findings of fact; seconded by Commissioner Medley. Motion carried by unanimous vote.

Moved by Commissioner Wilson to approve public hearing Case SUP 18-02: Greenway Beer and Wine Special Use Permit with the evidence and testimony received at the hearing to be used for determining the findings of fact; seconded by Commissioner Sutton. Motion carried by unanimous vote.

CHAMBER OF COMMERCE REPORT

Executive Director Rachel Morris provided the following report:

- Ms. Morris has been in her position for one year.
- The structure of chamber membership and benefits has changed to encompass revised branding, effective communication and process improvement following a membership and community survey.
- Membership and welcome packages were revised.
- Overall following was increased by over 35%.
- A chamber vision statement was created.
- Electronic registrations were implemented.

Public Hearing (quasi-judicial) on Case SUP18-04: Elizabeth Heights PUD Master Plan Amendment

Attorney York queried the board members as to their predisposition, prior discussion with opponents, or inability to make a decision based solely on evidence presented.

Hearing satisfactory answers from all board members, the Town Clerk swore in those persons wishing to provide testimony in the hearing.

Open Public Hearing

Mayor Eagles opened the public hearing on Case SUP18-04 at 7:43p.m.

Evidence from Staff

Planning Director Danny Johnson provided detailed information on the case under consideration.

Evidence from Applicant.

Attorney Bob Brady provided an oral review of the written application and testified that all conditions of approval in the previous hearing were met and remain in compliance under this hearing.

Ms. Gay Orr, President and Partner of Coldwell Banker Advantage New Homes, gave her qualifications to testify in the hearing. Ms. Orr spoke to questions on changes in square footages in the development.

Ms. Carrie Powell, Batement Civil Survey, testified to the application satisfying the requirements under the original special use permit and that the modifications under the current hearing do not alter the original.

David Schmidt, builder of the homes in the development, qualified the changes in square footage as being an effort to build

more reasonably priced quality homes. .

Speaking in Favor

NONE

Speaking in Opposition

NONE

Closing Statement

Attorney Brady stated his belief that all requirements were satisfied under the original special use permit and asked that the PUD Master Plan Amendment under Case SUP18-04 be approved unanimously.

Close Public Hearing

There being no one remaining to speak, Mayor Eagles closed the public hearing on Case SUP18-04 at 8:11 p.m.

Moved by Commissioner Wilson to approve public hearing Case SUP 18-04, Elizabeth Heights PUD Master Plan Amendment with the evidence and testimony received at the hearing to determine the findings of fact; seconded by Mayor Pro Tem Currin. Motion carried by unanimous vote.

Public Hearing (legislative) on Case MA18-03: MBA Land Group, LC (Stonewater Subdivision) Zoning Map Amendment Request

Open Public Hearing

Mayor Eagles opened the public hearing on Case MA18-03 at 8:14 p.m.

Introduction by Staff

Planning Director Danny Johnson provided detailed information on the case under consideration.

Comments from Public in Favor

Andy Sandman, Developer for Stonewater, thanked Rolesville staff, spoke to the amount of work done to this point and provided additional details on the greenway extension.

Comments from Public in Opposition

NONE

Close Public Hearing

There being no one remaining to speak, Mayor Eagles closed the public hearing on Case MA18-03 at 8:28 p.m.

Moved by Commissioner Wilson to approve the requested rezoning of MA18-03 as presented. The rezoning map amendment request is consistent to the Future Land Use Plan of the Rolesville Comprehensive Plan and is reasonable and in the public interest for the reasons stated in the Planning Staff memo. The motion was seconded by Commissioner Vilga. Motion carried by unanimous vote.

Public Hearing (legislative) on Case A18-03: Stonewater Subdivision Phases 4&5 Voluntary Annexation Petition

Open Public Hearing

Mayor Eagles opened the public hearing on Case A18-03 at 8:30 p.m.

Introduction by Staff

Planning Director Danny Johnson provided detailed information on the case under consideration.

Comments from Public in Favor

NONE

Comments from Public in Opposition

NONE

Close Public Hearing

There being no one remaining to speak, Mayor Eagles closed the public hearing on Case A18-03 at 8:32 p.m.

Moved by Commissioner Wilson to approve the requested annexation petition; seconded by Commissioner Medley. Motion carried by unanimous vote.

OTHER BUSINESS

Communications

Mayor Eagles

Mayor Eagles expressed concern about the mobile units behind Rolesville Elementary School. Currently students do not occupy them. The Mayor requested that the UDO be proactively revised to require the mobile units be secured to the building if they are ever occupied by students. The Mayor requested staff and the Town Attorney work on ideas to present at a future town board work session.

Mayor Eagles referenced an article speaking to poverty being the biggest problem in Eastern North Carolina following Hurricane Florence.

Commissioner Wilson

Commissioner Wilson reported on his meeting with Habitat for Humanity and reiterated that Rolesville is the only municipality in Wake County that does not have a Habitat for Humanity home. He added his discussions with landowners and posed the possibility of the Town donating a small parcel of land for a Habitat for Humanity construction project. Town Manager Kelly Arnold was asked to place discussion on this matter on a future work session agenda.

Commissioner Medley

Commissioner Medley reported on the visit to the Triangle J Council of Governments Economic Development Summit attended by herself, Mayor Pro Tem Currin and Commissioner Sutton.

Commissioner Sutton

Commissioner Sutton gave her perspective of attending the Triangle J Council of Governments Economic Development Summit.

Following Mayor Eagle's mention of the article on Eastern North Carolinians' plight due to Hurricane Florence, Commissioner Sutton reported on her communicating with NC Representative Chris Malone and implored others to reach out to their legislators to urge finding solutions for these hurricane prone areas.

Town Attorney York

Attorney York reported on his firm's merger with Fox-Rothschild effective November 1st.

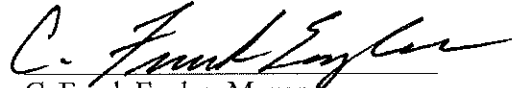
Town Manager Arnold provided the following report:

- His attendance at the ICMA conference in Baltimore, MD.
- Last evening's Branding and Logo Workshop with the stakeholders group. Presentation from the group will be made at the November 20th Town Board Work Session.
- Review of the Future Town Board Meetings list.


A brief discussion was held on implementation of more policies. Mayor Eagles added that an Economic Development Incentive policy is one that is needed.

ADJOURN

Moved by Commissioner Wilson to adjourn; seconded by Commissioner Medley. Motion carried by unanimous vote. Meeting adjourned at 9:11 p.m.


C. Frank Eagles, Mayor

ATTEST:


Robin E. Peyton, Town Clerk

