



Town Board Regular Meeting

May 4, 2021 – 7:00 PM

502 Southtown Circle, Rolesville, NC 27571

Minutes

PRESENT: Ronnie Currin, Mayor
Jacky Wilson, Commissioner
Paul Vilga, Commissioner
Kelly Arnold, Town Manager
Julie Spriggs, Town Planner
Jason Brown, Planning Director
David Simmons, Chief of Police
Mical McFarland, Comm & Econ Dev Director

Michelle Medley, Mayor Pro Tem
Sheilah Sutton, Commissioner
April Sneed, Commissioner
Robin Peyton, Town Clerk
Dave Neill, Town Attorney
Amy Stevens, Finance Director
J.G. Ferguson, Parks & Recreation Director

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
Commissioner Wilson gave the invocation
3. Review of Agenda by the Board and Addition/Changes of Items of New Business to the Agenda for Consideration.
Meeting Agenda approved by consent.
4. Board Liaison Reports
 - Mayor Pro Tem Medley – Planning Board
 - Reported on the list of Land Development Ordinance (LDO) items requiring further discussion, i.e., greenways, setback requirements, regulation of construction trailers and food trucks, more specific regulation of tree planting and removal.
 - Commissioner Sutton – Economic Development
 - Voiced her concern that the town action and proposed budget are too lean concerning continuing economic development.
 - The Rolesville Chamber is promoting a Cash Mob on May 5th at 12:00 p.m. to support local businesses. This Cash Mob will be for *What's Cooking*, the food truck located in the parking lot next to the Veterans Memorial.
 - A ribbon cutting for new attorney Michael Paul will take place at his new office location at 511 S. Main Street on May 6th at 3:00 p.m.
 - Commissioner Vilga – Parks & Recreation Advisory Board
 - The April Parks & Recreation Advisory Board meeting was cancelled due to lack of a quorum.
 - Asked that everyone get out and support the Rolesville High School Football team as it will be playing in the state championship game.
 - Commissioner Wilson – Public Safety
 - Attended a retirement party for long-time bookkeeper for the Rolesville Rural Volunteer Fire Department, Ms. Lilly. Ms. Lilly's position at the fire department has been filled by her sister.
 - Work on a merger agreement between the fire department and town continues.
 - Commissioner Sneed – North Carolina League of Municipalities
 - Attended meetings via video conferencing.
 - East Carolina University offers an entrepreneurship degree.

- The NCLM is focusing on broadband. In addition, discussions were held on pending American Rescue Plan Funding. The League is advising not putting the money into new programs.

5. Public Invited to be Heard

Rick Eddins, 1504 Stratlen Court, Raleigh, NC

Mr. Eddins spoke requesting a parking lot be built on the corner of W. Young and Main Streets due to the pending development by Cobblestone LLC and his concern for parking for his business and other downtown patrons.

B. CONSENT AGENDA

Moved by Commissioner Wilson to approve the consent agenda as presented and consisting of the following:

1. Adoption of Minutes of March 30, 2021 Town Board Budget Work Session, April 6, 2021 Regular Town Board Meeting, April 15, 2021 Town Board/Rolesville Chamber Executive Board Joint Meeting, April 20, 2021 Town Board Virtual Work Session and April 22, 2021 Town Board/Planning Board Virtual Meeting on Proposed Land Development Ordinance (LDO). Adoption of Rolesville Moves Community Transportation Plan.
2. Resolution Regarding Paid COVID-19 Sick Leave Extension.
3. Rolesville Chamber of Commerce Proposed Memorandum of Understanding (MOU) for FY2021-22.
4. Parks & Recreation Advisory Board (PARAB): Request for Use of Town Resources for Validity Study of Bond Referendum.
5. PR21-03: Granite Crest Preliminary Subdivision Plat Amendment.
6. Proclamation: Recognizing Small Business Week.
Mayor Currin read aloud the proclamation
7. Proclamation: Police Week.
Mayor Currin read aloud the proclamation

Motion to approve seconded by Commissioner Sneed and carried by unanimous vote.

Mayor Currin explained that the town flags have been at half-staff following the passing of Fort Bragg Spc. Abigail Jenks as well as Sgt. Chris Ward and K-9 Deputy Logan Fox who died in the line of duty in Boone, North Carolina.

C. Board Action

1. Legislative Hearing: ANX 20-05 - Ashton Raleigh Residential, LLC
Mayor Currin opened the public hearing on Case: ANX20-05 at 7:40 p.m.

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 ANX20-05 at 7:41 p.m.

Moved by Commissioner Wilson to approve a contiguous voluntary annexation petition for 296.634 acres from Ashton Raleigh Residential, LLC for property located on East Young Street, Genovesa Drive, Wake County PIN# 1758930017, 1768044257, 1768068057 & 1768266125 into the Town of Rolesville town limits; seconded by Commissioner Sutton. Motion carried by unanimous vote.

2. Legislative Hearing: ANX20-08 – Preserve at Jones Dairy Road (South).
Mayor Currin opened the public hearing on Case ANX20-08 at 7:47 p.m.

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 Case ANX20-08 at 7:48 p.m.

Moved by Commissioner Wilson to approve voluntary annexation of ANX2-08, Preserve at Jones Dairy, LLC, for 54.205 acres located at 1500 Jones Dairy Road, Wake County PIN# 1759887615 into the Town of Rolesville town limits; seconded by Commissioner Vilga. Motion carried by unanimous vote.

3. **Legislative Hearing: ANX20-06 – 2005 and 2033 Wait Avenue.**
Mayor Currin opened the public hearing on Case ANX20-06 at 8:00 p.m.

Comments from Public in Favor

Chase Massey of FLM Engineering (applicant)

Mr. Massey introduced himself and stated he was available to answer any questions.

Jim Allen, Development Partner

Mr. Allen stated he felt all requirements have been met and communicated during previous public hearings and that he hopes the project will work out and receive approval.

Comments from Public in Opposition

Liz May, 1416 Carrie May Lane

Ms. May alleged the developer is circumventing the conditional zoning process as outlined in the town's Unified Development Ordinance (UDO). Specifically, Ms. May declared the applicant's map does not show easements, rights-of-way, intended uses, topography, traffic patterns, parking spaces, number and location of units and location of trees.

Ms. May asked the board to either continue the hearing pending the applicant submission of required information; or deny the petition outright.

Commissioner Wilson asked Attorney Neill about the accusations made by Ms. May in that the town is not following property protocol in the case under hearing.

4. **Legislative Hearing: UDO MA20-04 Rezoning 2005 and 2033 Wait Avenue.**

Following the staff report given by Planner Julie Spriggs, Attorney Neill requested a short recess so that he may review the application with staff in order to provide appropriate guidance in lieu of accusations made under public comments in the annexation hearing. The board recessed at 8:15 p.m.

The town board reconvened at 8:35 p.m. Following their review, staff and attorney recommended continuing both public hearings to allow for further comparison of application against current ordinances.

Mayor Currin opened the public hearing on Case UDO MA20-04 at 8:39 p.m. and at such time it was moved by Commissioner Wilson that both public hearings be continued to the Town Board's July 8th Regular Meeting. Motion was seconded by Mayor Pro Tem Medley and carried by unanimous vote.

5. Public Hearing: Financing Agreement for Municipal Complex.

Town Manager Kelly Arnold introduced the agreement under consideration. The agreement is with Southern Bank and the board was assured approval of the agreement would not constitute agreement of the purchase of the 17-acre property known as Woodlief. The Local Government Commission requires submission of such an agreement by May 5th in order to approve the financing.

Mayor Currin opened the public hearing on the Financing Agreement for Municipal Complex at 8:48 p.m.

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 the Financing Agreement for Municipal Complex at 8:49 p.m.

Moved by Commissioner Wilson to approve Resolution 2021-R-20: Resolution approving financing terms with Southern Bank; seconded by Commissioner Vilga. Motion carried by unanimous vote.

Cole-Jenest & Stone provided due-diligence testing on the property under consideration for financing with Southern Bank and intended for a new Municipal Complex. Representatives provided the Town Board with findings thus far.

The Town Board requested the information be posted on the Town of Rolesville website for public review.

6. Public Hearing: Proposed Budget for Fiscal Year 2021-22.
Following previous review by the Town Board, the proposed budget was presented again under the required public hearing in order to provide for public comment.

Finance Director Amy Stevens provided a brief presentation of the previously reviewed budget noting the title change from Recreation Superintendent to Project and Facilities Coordinator for the Parks & Recreation Department. Town Manager Kelly Arnold explained that a Superintendent position will undoubtedly be needed in the future for Parks & Recreation and that the new title for the currently proposed position will come with a lower pay grade and will supervise the custodial staff but not be an assistant position to the Parks & Recreation Director.

Mayor Currin opened the public hearing on the proposed budget for FY2021-2022 at 9:59 p.m.

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 the proposed budget for FY2021-2022 at 10:00 p.m.

Moved by Commissioner Wilson to approve the proposed budget for FY2021-2022 as presented and including the budget ordinance, capital project ordinance and resolution authorizing Wake County to collect property taxes; seconded by Mayor Pro Tem Medley. Motion carried by unanimous vote.

7. Call for Special Meeting. Joint Town Board/Planning Board Virtual Meeting on Land Development Ordinance (LDO) Preview on May 5th.
Mayor Currin previous called for and signed an agenda for the special meeting and the meeting was properly advertised according to state statutes.

Commissioner Sutton voiced her concern that additional clarification is needed for uses in the R-3 zoning

D. COMMUNICATIONS

1. Communication from Town Attorney
No report was given.
2. Communication from Town Manager
Town Manager Kelly Arnold introduced new Planning Director Jason Brown
3. Communication from Town Staff

Community & Economic Development

- Reminder of Small Business Week and the Cash Mob.

- Visited small businesses with Chamber Executive Director on May 3rd
- Provided a summary of the meeting held on April 23rd of the Main Street Group.

Police

Chief Simmons reported on the department's plan to hire a Detective Sergeant by May 31st.

Parks & Recreation

- Spring sports have begun.
- Staff is working with Village Church for a place to hold summer camp.
- July 4th event is on but only a fireworks display will be offered.
- Department plans to hire a Program Coordinator and seasonal staff for grounds maintenance.
- The street sweeper has been rented again and will be seen out cleaning up the roadways.

Upcoming Events

- Mother's Day
- National Day of Prayer – May 6th at New Light Church.
- Rolesville High School Football Team in State Championship Game

E. ADJOURN

Mayor Currin adjourned the meeting at 10:25 p.m.