



Town Board Regular Meeting
November 08, 2023 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Ronnie Currin, Mayor
Sheilah Sutton, Commissioner
Michelle Medley, Commissioner
Kelly Arnold, Town Manager
Robin Peyton, Town Clerk
Meredith Gruber, Planning Director
Captain Richard Haynes, PD
Paul Vilga, Mayor Pro-Tem
April Sneed, Commissioner
Dan Alston, Commissioner
Erin Catlett, Deputy Town Attorney
Eric Marsh, Assistant Town Manager
Mical McFarland, Econ. Dev. Manager

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 Sutton gave the invocation.
3. Proclamation Recognizing Operation Green Light for Veterans.
Commissioner Alston, Town Board Veterans Liaison, read aloud the Proclamation Recognizing Operation Green Light for Veterans
4. 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 agenda as presented; seconded by Commissioner Alston. Motion to approve agenda carried by unanimous vote.

B. CONSENT AGENDA

Moved by Mayor Pro Tem Vilga to approve the Consent Agenda as presented and consisting of the following:

1. Minutes of October 3rd Reg Mtg and October 17th Work Session.
2. ANX23-01: Woodlief Assemblage – Direct Clerk to Investigate Sufficiency.
3. ANX23-05 – 880 E. Young Street. Direct Clerk to Investigate Sufficiency. Call for Legislative Hearing on December 5, 2023.
4. Consideration of Adoption of TA23-05: Text Amendment – Townhome Lot Frontage.
5. Reclassification of Accounting Technician to Accounting Specialist.
6. Resolution to Appoint Finance Officer and Deputy Finance Officer.

Motion to approve Consent Agenda was seconded by Commissioner Alston and carried by unanimous vote.

C. BOARD LIAISON REPORTS

1. Mayor Pro Tem Vilga – Parks & Recreation Advisory Board

- The George Taylor sign was discussed at the last meeting.
- Memorial Donation Policies were discussed.
- Reviewed the proposed Millbridge Park Amphitheater rendering.
- Mural Dedication Ceremony was held.
- Fall Funfest was a success.

2. Commissioner Sutton – Economic Development

- Sutton reported on concerns regarding higher interest rates and bank lending requirements but happily reported Publix, the anchor grocery store for the Wallbrook Development, was approved for its loan and is moving ahead as the anchor of the 78-acre development across from Bojangles. The owner is requesting all subcontractor/supplier inquiries be directed to the General Contractor bidder. Bidding started in November and more information is available via this link:
<https://www.constructionjournal.com/projects/details/9fdbf9e56d5a4409b5f5b4be10084001.html>
- Cobblestone Development at the intersection of Main and Young Streets, is moving forward reports the following businesses will be among its tenants: Woof Gang Pet Bakery & Grooming, Pixels Bar & Arcade, Artisan Beer and Cheese, Anytime Fitness, Rolesville Farmers Market.

3. Commissioner Medley – Planning Board

- A Planning Board meeting was held October 23rd at which the proposed Appearance Commission was discussed. Commissioner Medley reported that the Planning Board collectively felt the information provided to them did not fulfill the requirements or request task and would like to see the document refined and circulated again.
- The Planning Board also questioned if the landscaping plan would go before the advisory board before going to the Town Board.
- The Planning Board would like to have a joint meeting with the Town Board to discuss the landscaping.

4. Commissioner Alston – Veterans

- Master Sergeant retired Jerry Mangum held the 5th fellowship breakfast on October 25th at the I HOP in Knightdale at which 15 Veterans attended. The next fellowship breakfast will be on November 29th at 9:00 a.m.
- On November 2nd Commissioner Alston attended the Veterans recognition held by the Northern Wake Senior Center held at the Renaissance Center. Rolesville Veterans Jerry Magnum, Eugene Padgett and Commissioner Alston received coins for their service.
- On November 4th at 11:00 p.m. Alston attended the NC Veterans Day service provided by the Wake County Veteran Council. The guest speaker was Major General (retired) Kirkland who gave an outstanding speech.
- Operation Green Light is from 6 November to 12 November.
- On November 6th at 9:00 a.m. Alston attended the NC02 Congressional Veterans Breakfast with U.S. Congresswoman Deborah Ross at Wake Technical College.
- November 9th at 10:00 in the James Auditorium at the NC Museum of History, Alston will attend the first induction ceremony for NC Military.
- Veterans will be honored on Veterans Day on November 11th at 11:00 a.m. at Rolesville Town Hall.
- On November 3rd at 1:30 p.m., Alston attended a meeting with Rolesville High School Principal Perry, the new Navy Junior ROTC area assistant manager, Navy Talent

Acquisition Group Manager, and the North Carolina 3rd Superior Court Division Special Judge to discuss the importance of bringing a Navy Junior ROTC or Navy National Defense Cadet Corps to Rolesville. It was discovered that Wake County had intervened on Rolesville's behalf, and the area assistant manager was present to see Rolesville and to report back to the Chicago office and notify Rolesville that they have received Rolesville's application for review. The board will convene in January and, pending approval of the Navy National Defense Cadet Corps, Rolesville High School could have a corps as early as 2024.

5. Commissioner Sneed – Public Safety

- The Rolesville Rural Fire Department now has 13 paid staff and 36 volunteers.
- Chief Lawrence provided the following statistics: From January 1st through October 1st the department had one thousand-one hundred calls run; EMS had seven hundred and five; and 395 Fire Department calls. Five hundred eighty-two of those were in the town of Rolesville, three hundred forty-eight were in the county mutual aid was one hundred seventy.
- The department held training at the old Pine Glo building and wanted to send a special thank you to its owner Robert Sharr for allowing them to use the building for training.
- The next board meeting will be December 7th and the annual appreciation dinner will be in January.
- The fire department held a sergeant process during which two candidates were identified to be promoted.
- 3 pilots for the drone program have completed thirty-two hours of drone training for first responders.
- Members toured a new Wake Tech college public safety simulation complex in Wendell that is the only state of the art facility like it in the country. The complex has indoor simulated streetscapes and outdoor simulated driving track.

D. COMMUNICATION FROM TOWN STAFF

1. Meredith Gruber, Planning.

- October was National Community Planning month during which Rolesville's Community Engagement Specialist Linds Owens did a great job promoting Rolesville on social media.
- Gruber highlighted Senior Planner Mike Elabarger's quote : *"Planning is the backbone of the fabric of a community...it is rarely seen or observed when the results are pleasant, but quite obvious when omitted. Intentional planning generates predictable outcomes, which equates to balanced services and experiences by residents and visitors alike..."*
- Seven annexation applications and seven rezoning applications are in review, as are five preliminary subdivision applications, twelve construction infrastructure drawings, eleven site development plans, and nine final subdivision plats.
- Applications for the Planner II position are in review.
- In August through October the department processed forty-two new single family dwellings and twenty-one new townhomes.
- Current departmental projects are the current Averette, Young and Rolesville Road Corridor Study (nearing completion), kickoff of Affordable Housing Plan, and an updated Comprehensive Plan is coming soon.

2. McFarland, Economic Development.

- [Wake County's Site Identification Program](#), a program to identify priority industrial sites in each of the twelve Wake County municipalities, results were shared.
 - An update on [marketing and outreach efforts](#) was provided.
 - McFarland participated in October in a session by Better Wake on Economic Mobility.
3. Rolesville Chamber of Commerce.
The Rolesville Chamber of Commerce notified the town ahead of time that no presentation would be given at the meeting.

E. [PUBLIC INVITED TO BE HEARD](#)

NONE

F. [OLD BUSINESS](#)

1. [Consideration of Ordinance Adopting Voluntary Annexation ANX22-04 and Rezoning REZ23-03 – Hills at Harris Creek.](#)

Planning Director Meredith Gruber provided a recap of the legislative hearing that was held then closed on October 3, 2023, at which time the Town Board tabled its decision on the hearing and provided an update regarding the changes the applicant is making.

Gruber reported the Planning Board recommended with 3-1 vote.

Staff recommends approval based upon the consistency with

APPLICANT

Jason Pfister, VP Development, Ellis Developments, 5715 Kirkwood Park Drive, Raleigh
Mr. Pfister reported on the expansion of the \$20,000 donation to a Veterans group to include an expansion of the definition of the donation of a finished house to include Veterans/First Responders and the like.

Pfister provided clarification on traffic conditions.

Steve Ellis, Ellis Developments

Mr. Ellis provided the history from where the development started.

Following deliberation, the board offered the following motions and votes:

Moved by Commissioner Alston to deny/ seconded by Commissioner Sutton.

A secondary motion to postpone the vote was made by Commissioner Medley to the January 2nd? Meeting. Commissioner Medley's motion failed for lack of a second.

Following further deliberation by the board, the motion to deny carried by the following vote:

Ayes: Sneed, Vilga Sutton, Alston

Noes: Medley

2. [Continued Legislative Hearing: ANX23-02/MA22-05 – 1216 Rolesville Road.](#)

Senior Planner Michael Elabarger introduced the voluntary annexation petition and

rezoning request under hearing.

Planning Board recommended approval with two requests: Move the commercial building to the site's North end and identify if a town square or plaza place may be created within the development.

Elabarger presented the post-Planning Board concept plan revised by the applicant.

Andrew Eagle, Traffic Engineer, Ramey Kemp Associates

Ramey Kemp conducted a Traffic Impact Analysis (TIA). Ramey Kemp is one of two consultants contracted by the town on traffic studies and engineering recommendations.

Mayor Currin opened the Legislative Hearing on ANX23-02/MA22-05 at 8:30 p.m.

APPLICANT

Robert Shaar, 924 Evening Snow, Rolesville, NC

Mr. Shaar is the developer of the 11.8-acre property and is asking for approval. Shaar further described the actions taken prior to the hearing.

Shaar is looking to secure a non-chain restaurant for the old Pine-Glo building as well as this location.

Open to conversation on donating a home to Veterans/first responders.

Call for speakers.

Moved by Commissioner Alston to continue the hearings on ANX23-02 and MA22-05 to November 16, 2023, at 7:00 p.m. (looking for conditions: 30K sq. ft to 20K sq. ft, donation of townhome unit which aligns with language about the nature of that donation; required stub to north, south and west and location of commercial.; seconded by Commissioner Sutton. Motion to continue carried by unanimous vote.

3. [Presentation and Consideration of Adoption of Resolution Accepting the George Taylor Lynching Memorial Sign at Main Street Park.](#)

June Greene, Parks & Recreation Director presented the proposed sign donation and its parameters.

Derek Versteegen, 414 Virginia Water Drive, Rolesville, NC

Mr. Versteegen is a member of the Town of Rolesville Planning Board but comes before the board, resident and member of the Wake County Community Remembrance Coalition promoting awareness of the historical George Taylor lynching. Mr. Versteegen asked the board to approve acceptance of the sign being donated as well as commitment of its ongoing maintenance.

Motion to approve a recommendation from the Rolesville Parks and Recreation Advisory Board to the Rolesville Town Board of Commissioners to accept, install, and maintain the George Taylor Information Marker - noting the location as being a few feet east of the gazebo in Rolesville's Main Street Park; seconded by Mayor Pro Tem Vilga. Motion to approve carried by unanimous vote.

4. [Report to Town Board from Planning Director Regarding Appearance Commission.](#)

Planning Director Meredith Gruber provided a report on the status of the proposed Appearance Commission.

G. NEW BUSINESS

1. [Report to Town Board from Town Clerk Regarding Consideration of January 2nd Town Board Meeting Schedule.](#)

Following the Town Clerk's presentation, the Town Board opted to move the first meeting to January 2024 to Thursday, January 4th.

Moved by Commissioner Alston to move the Town Board's January 2, 2024, meeting to January 4, 2024; seconded by Mayor Pro Tem Vilga. Motion to move the meeting carried unanimously.

2. [Consideration of Adoption of Service Agreement/MOU with the Rolesville Downtown Development Association.](#)

As he serves on the committee, along with Commissioner Sutton, Mayor Currin and Commissioner Sutton both recused themselves from consideration of the agreement.

Mayor Pro Tem Vilga introduced Economic Development Manager Mical McFarland who provide background and summary information on the agreement under consideration.

3. [Yard Waste Contract Amendment](#)

Following presentation by Assistant Town Manager Eric Marsh and deliberation, the Town Board voted as follows:

Moved by Mayor Pro Tem Vilga to authorize the Town Manager to execute the contract amendment of the existing yard waste service agreement with Allen's Tree Service and to adopt the budget amendment; seconded by Commissioner Medley. Motion carried by the following vote:

**Ayes: Sneed, Vilga, Medley, Alston
Noes: Sutton**

H. COMMUNICATIONS

1. Communication from Town Attorney
NONE

2. [Communication from Town Manager](#)

- New logo installed in Board Room.
- Provided update on status of vulture complaints and mitigation.
- Update on Greenway Project from Granite Acres to Granite Falls
- Update on The Grande Senior Living.

3. [Communication from Town Board](#)


- Mayor Currin reported that the upcoming Mayor's Show will focus on Veterans and will host Veterans Tasha Miller and Dan Alston.

I. ADJOURN

Moved by Commissioner Alston to adjourn; seconded by Commissioner Sneed. Motion to adjourn carried unanimously. Meeting adjourned at 10:53 p.m.


Ronnie I. Currin, Mayor

ATTEST:


Robin E. Peyton, Town Clerk

