



## Minutes

**PRESENT:** Ronnie Currin, Mayor  
Sheilah Sutton, Commissioner  
Michelle Medley, Commissioner  
Kelly Arnold, Town Manager  
Robin Peyton, Town Clerk  
Amy Stevens, Finance Director  
Meredith Gruber, Planning Director  
Paul Vilga, Mayor Pro-Tem  
April Sneed, Commissioner  
Dan Alston, Commissioner  
Dave Neill, Town Attorney (remote via Zoom)  
Eric Marsh, Assistant Town Manager  
J.G. Ferguson, Parks & Recreation Director  
Richard Haynes, Police Captain

### A. CALL TO ORDER

**Mayor Currin called the meeting to order at 7:06 p.m.**

1. Pledge of Allegiance  
**Mayor Currin led the Pledge of Allegiance**
2. Invocation – Commissioner Dan Alston gave the invocation.
3. Review of Agenda by the Board and Addition/Changes of Items of New Business to the Agenda for Consideration.  
**Moved by Commissioner Alston to approve the agenda as presented; seconded by Commissioner Sneed. Motion to approve carried by unanimous vote.**
4. Board Liaison Reports
  - Mayor Pro Tem Vilga – Parks & Recreation Advisory Board
    - Met on 27<sup>th</sup> and discussed cost recovery policy. Policy is in its initial stage but will be brought to the Town Board at a later date.
    - Discussed policy for naming dedicated public parks/streets.
    - Updating lights at baseball fields. New lights on Field C.
  - Commissioner Sutton – Economic Development
    - Rolesville Downtown Development Association met on July 22<sup>nd</sup> and talked about possible mural projects in the town.
    - Parks & Rec Director J.G. Ferguson presented information from The United Arts Council of Wake County who has a mural program with matching grant. The group welcomed Christy Estes who is one of the New Bethel Baptist Churches Ministers.
    - The group meets every fourth Friday.
    - New Business: Realtor – Mastro which has a home-based business. Also, Cuts & Curls Plus Salon on Young Street.
    - Rolesville Chamber Dinner on August 18<sup>th</sup> at 6:00 p.m. at Renaissance Center in Wake Forest
    - New digital guide to Rolesville available online. Hard copy to be distributed to Rolesville residents in the mail.

- Commissioner Medley – Planning Board
  - The Planning Board met on July 25th.
  - As a preliminary subdivision plat was on the agenda for discussion, it was recommended that Commissioner Medley not attend the meeting.
  - Planning Director Meredith Gruber gave the report due to the absence of Commissioner Medley from the meeting and reported that the Point North Preliminary Subdivision Plat was discussed at the meeting. The preliminary plat case will come before the Town Board at its September 6<sup>th</sup> meeting.
  
- Commissioner Alston – Veterans
  - Met on July 8<sup>th</sup> with the Garden Club to discuss concepts of the Blue Star and Veterans memorials. Went to Knightdale to visit their memorial and get their concepts
  - July 13<sup>th</sup> visited with Wake Co. Veterans Services Senior Veterans Services Office Douglass Johnson II. Mr. Johnson introduced Commissioner Alston to the staff, and they discussed bringing Veterans Center to Rolesville.
  
- Commissioner Sneed – Public Safety
  - Received two new trucks in past month. Rescue engine on July 21<sup>st</sup> and new engine on July 1<sup>st</sup>.
  - Everyone received training on new trucks.
  - Closed on loan for rescue engine with Wake Electric for 400k for 10-years at 0% interest.
  - Reception with Wake Electric on August 23<sup>rd</sup> at 4:00 p.m.
  - Insurance ratings received went from 3 to a 2 in municipality (1 being the highest). From 4 to 3 in rural areas.

## 5. Communication from Town Staff

- J.G. Ferguson – Parks & Recreation
  - 812 participants 79 youth teams, 40 games this spring.
  - Started fall evaluations, 799 participants, 78 teams.
  - Registrations begin in September.
  - Week 8 of week 9 of summer camp. At capacity at 198 campers. 243 on wait list.
  - 157 sessions offered for programming over 27 participants
  - Litter sweep every other month (September 17 and November 12 next ones) collected over 120 bags collected to date.
  - Blood drive every other month (even months: 10/7 12/9). This year there have been 195 donors and 103 units of blood have been collected.
  - Egg rush. About 1000 participants.
  - Arbor Day event – distributed 100 tree saplings.
  - Memorial Day: Memorial Mile had 60 walkers.
  - 6 concerts were held in the Spring with about 550-600 people in attendance.
  - Over 11k watched the town's fireworks display. Thanks to the PD and Fire Dept.
  - Fall Fun Fest will be held on 10/29. Vendor registrations started 8/1 and we already have 37 vendors registered out of 122.
  - Movies at Rolesville Middle School August 13, September 10, October 8<sup>th</sup>.
  - Turkey Drive (food security) and ham drives coming up.
  - 171 total rentals of facilities so far this year.
  - LED Lights on field C are being installed with a 25-year maintenance free warranty.



- Top dressing field at Rolesville Middle School
- 12 new greenway wayfinding signs installed.
- Eric Marsh – Public Works
  - First departmental breakfast held.
  - Working on purchase of truck included in current budget.
  - Working on numbers for adding a future truck.
  - Asset management software.
  - Discussed how we can scale our services in a better way.
  - 19<sup>th</sup> of August – Departmental retreat.
  - Working on mission/vision.
  - Finalizing contracts for micro paving with Withers Ravenel.
  - Working on erosion control on greenways in response to recent storms.

6. Public Invited to be Heard  
NONE

B. CONSENT AGENDA

**Moved by Commissioner Vilga to approve the consent agenda with the removal of the Elizabeth Springs orders for discussion and consisting of the following: Motion was seconded by Commissioner Sneed. Motion to approve carried by unanimous vote.**

1. Minutes of the July 6, 2022, Regular Town Board Meeting.
2. Budget Amendment to Reappropriate FY21-22 Funds.
3. Elizabeth Springs Orders for Approval:
  - a. SP20-01: Elizabeth Springs Amenity Center.
  - b. SUP22-01: Elizabeth Springs Master Plan.
  - c. PR22-03: Elizabeth Springs Preliminary Subdivision Plat.
4. PR22-02: Granite Crest Phase IV Order of Approval.

C. BOARD ACTION

1. Public Hearings: Open Space and Greenway Master Plan // Bicycle Master Plan

INTRODUCTION FROM STAFF

Parks & Recreation Director J. G. Ferguson provided a project overview and timeline during his introduction [presentation](#).

**Mayor Currin opened the public hearing at 7:49 p.m. on both plans.**

*Jacky Wilson, 203 Kelly Green Court, Rolesville, NC*

Misunderstood if Granite Falls Swim and Athletic Club can retain Granite Falls Swim Club parking on its side (within bike lanes). Restriping is an option and the recommendation. Bike lanes on both sides is overkill. Have been allowed to park there for over 13 years and have never had a safety issue. Wants assurance that he can retain the parking he has had for over 13 years.

**There being no one remaining to speak, Mayor Currin closed the Public Hearing on the Open Space and Greenway Master Plan and Bicycle Master Plan at 8:01 p.m.**

Moved by Commissioner Vilga to approve [Resolution 2022-R-14](#). Rolesville Greenway Plan; seconded by Commissioner Sutton. Motion to approve Resolution 2022-R-14 Rolesville Green Plan carried by unanimous vote.

Moved by Commissioner Vilga to approve [Rolesville 2022-R-15](#) Rolesville Bike Plan subject to NC Department of Transportation approval; seconded by Commissioner Sutton. Motion to approve carried by unanimous vote.

2. Evidentiary Hearing: SP21-04 Preserve at Jones Dairy North Townhomes.  
**Mayor Currin opened the evidentiary hearing on SP21-04 Preserve at Jones Dairy North Townhomes at 8:04 p.m.**

Town Attorney Dave Neil read the procedural statement for evidentiary hearings then conducted the Voir Dire of board members. Hearing satisfactory answers from board members the Town Clerk swore in those witnesses wishing to testify in the hearing.

#### STAFF REPORT

Planning Director Meredith Gruber provided an [introductory report](#) on Case SP21-04 – a site plan application from Preserve at Jones Dairy LLC for 63 townhome lots on 11.34 acres.

Attorney Neill clarified that this site is already under a special use permit with conditions as well and that staff has determined that this application meets the conditions that were applicable under the special use permit.

#### APPLICANT

*Ben Kuhn, Ragsdale Liggett PLLC, 2840 Plaza Place, Suite 400, Raleigh, NC*

Mr. Kuhn, attorney for applicant, asked that Ms. Gruber's presentation and the July 28<sup>th</sup> memorandum and 6 attachments in [agenda materials](#) be admitted in to the record as evidence. Mr. Kuhn then introduced witnesses and declared the property meets each of the conditions (findings of facts) based upon written evidence.

*Brad Hartman, 10550 Arnold Palmer Drive, Raleigh, NC with Preserve at Jones Dairy*  
Spoke in response to a question if this project is the same as what has already been approved to which he responded to the affirmative.

*David Peoples, Applicant, 4214 Batiste Road, Raleigh, NC 27613*

Following being sworn in by the Town Clerk, Mr. Peoples spoke in response to questions on number of townhomes and/or density.

*Rynal Stephenson, 5808 Farrington Place, Raleigh, NC*

Mr. Stephenson gave his qualifications to be accepted as an expert witness in traffic engineering. Stephenson responded to a question regarding ingress/egress as it pertains to traffic and that it was considered in the original traffic study performed for the special use permit.

*Brad Hartman, Drees Homes*

Mr. Harman spoke regarding the number of house plans being considered and their projected price points.

#### WITNESSES IN OPPOSITION



*George Garcia, 524 Averette Road, Wake Forest, NC*

Mr. Garcia stated that a plan has not been submitted to NC DOT for the intersection of Averette and Jones Dairy. Garcia further stated that the State of North Carolina has requested the plan.

Town Attorney Dave Neill submitted a statement that testimony must be regarding factual information only and that hearsay and safety or traffic impacts should not weigh in on deliberations.

#### REBUTTAL

Mr. Rynal Stephenson provided rebuttal testimony regarding the site plan meeting the findings of facts pertaining to traffic and answered questions regarding the intersection and signal procedures, specifically that NC DOT looks at turning traffic.

Deliberation by board.

**Moved by Commissioner Sutton to approve the site based upon the evidence and testimony presented at the evidentiary hearing by the applicant; seconded by Commissioner Alston. Motion to approve carried by the following vote:**

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

**Noes: Medley – citing impact on surrounding homes (B. Value)**

The Town Board took a brief recess at 8:59 p.m.

The Town Board reconvened at 9:08 p.m.

### 3. Evidentiary Hearing: SP22-03 Wallbrook Buildings 1, 2, 3, and 4.

**Mayor Currin opened the evidentiary hearing on SP22-03 at 9:09 p.m.**

Town Attorney Dave Neill chose to forego the reading of the procedural statement again as it had been read previously and conducted the Voir Dire questioning of the board members. Hearing satisfactory answers from all board members, the Town Clerk swore in those persons wishing to provide evidentiary testimony.

Planning Director Meredith Gruber provided an [introduction and staff report](#) on Case SP22-03.

[Site Plan Review Standards](#) were provided.

#### OPENING STATEMENT BY COUNCIL FOR APPLICANT

*Mark Frederick, Parker Poe Adams and Bernstein, 150 Fayetteville St., Raleigh*

Mr. Frederick, attorney for applicant, spoke on behalf of applicant Crosslands Southeast and provided a [presentation](#) showcasing the project and how the findings of facts are being met.

*Austin Williams, Crossland Southeast 801 East Boulevard, Charlotte, NC*

Mr. Williams provided his credentials to be considered an expert witness in commercial real estate development and addressed the project meeting those standards with respect to commercial real estate.

*Brian Figundis, 2755-B Greenville, NC 27858*

Mr. Figundis provided his credentials to be considered an expert witness in civil engineering and addressed the project meeting standards in pedestrian and vehicular ingress/egress engineering, landscaping and water and sewer provision.

*Matt Pietsch, Stantec Engineering, 801 Jones Franklin Road, Suite 300, Raleigh, NC*

Mr. Pietsch provided his credentials to be considered an expert witness in traffic engineering and addressed the project meeting standards with respect to traffic. The Traffic Study was referenced and admitted into evidence.

Hunter Howell,

Mr. Powell provided his credentials to be considered an expert witness in real estate and addressed the property meeting standards in property values. Mr. Howell's appraisal admitted into evidence and included herein by reference.

#### EVIDENCE IN OPPOSITION

None

#### CLOSING REMARKS

Attorney Mark Frederick provided a brief closing statement summarizing the evidence and asked for approval of the proposed site plan.

**Moved by Commissioner Vilga to approve the Site Plan, SP 22-03, Wallbrook Lot 1 (Buildings 1, 2, 3, and 4), based on the evidence and testimony received at the hearing to determine the Special Use Review Standards; seconded by Commissioner Sutton. Motion to approve carried by unanimous vote.**

4. Consideration of Resolution 2022-R-13: Locally Administered Projects Program (LAPP) Grant Bid.

Town Manager Kelly Arnold introduced Resolution 2022-R-13: Locally Administered Projects Program (LAPP) Grant Bid pertaining to the bid being recommended by staff for the Main Street Project following solicitation of bids and bid openings procedure. Staff is seeking approval of the recommended bid.

**Moved by Commissioner Sutton to accept via Resolution No. 2022-R-13 the low bid from Fred Smith Company for \$16,875,678.50 and forward Resolution No. 2022-R-13 to NCDOT for concurrence. This acceptance is contingent upon CAMPO approval of the requested additional federal grant funds and obtaining the Wallbrook commitment to funding their portion of the project; seconded by Commissioner Alston. Motion to accept the recommended bid carried by unanimous vote.**

5. Elizabeth Springs Order (Consent Agenda Item 3. moved out for discussion)  
**Moved by Commissioner Sutton to approve; seconded by Commissioner Medley. Motion carried by unanimous vote.**



D. COMMUNICATIONS

1. Communication from Town Attorney
  - HB1031 (electronic noticing) no action taken by the legislature in the short session, may come back in the long session.
2. Communication from Town Manager
  - Overview of 8/16 Work Session agenda.
3. Communication from Town Board
  - Mayors show coming up.
  - August 18<sup>th</sup> Chamber banquet.


E. ADJOURN

**There being no further business before the Town Board, Mayor Currin adjourned the meeting at 10:19 p.m.**



Ronnie I. Currin, Mayor

ATTEST:



Robin E. Peyton, Town Clerk

