

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

September 5, 2017

MINUTES

PRESENT:	Frank Eagles, Mayor	Ronnie Currin, Mayor Pro Tem
	Frank Hodge, Commissioner	Sheilah Sutton, Commissioner
	Betty Whitaker, Commissioner	Michelle Young-Medley, Commissioner
	Bryan Hicks, Town Manager	Danny Johnson, Planning Director
	Amy Stevens, Finance Officer	J. G. Ferguson, Parks & Recreation Director
	Orland Soto, Police Chief	Roy Holloway, Police Investigator
	David York, Town Attorney	Robin Peyton, Town Clerk

CALL TO ORDER

Mayor Frank Eagles called the meeting to order and led the pledge of allegiance. Pastor Patrick Cherry gave the invocation.

APPROVAL OF THE AGENDA

Mayor Eagles called for approval of the September 5 2017 meeting agenda. Upon a motion by Commissioner Whitaker and second by Commissioner Hodge, the September 5, 2017 agenda was approved by unanimous vote.

APPROVAL OF THE CONSENT AGENDA

Mayor Eagles called for the approval of the consent agenda consisting of the following:

2. Approval of the minutes for the August 1, 2017 meeting.
3. Proclamation recognizing September as First Responders Month in Rolesville
4. Resolution directing the Town Clerk to certify to the sufficiency involving the annexation of the Barrington Subdivision.
5. Resolution appointing Danny Johnson as Rolesville's Review Officer.

Following a motion by Mayor Pro Tem Currin and second by Commissioner Whitaker, the consent agenda for the September 5, 2017 meeting was unanimously approved.

PUBLIC COMMENTS

None

NEW BUSINESS

Chamber of Commerce Report

The Mayor reported that a new Chamber Director has been appointed, effective September 1st.

Elected Officials and Department Head Reports

Mayor Eagles reported on the following:

Has been working with Wake County on food pantries for the five Rolesville schools. Reported that Rolesville Elementary is getting a new food pantry.

Mayor Pro Tem Currin reported on the following:

Met with engineer on the Town Center project regarding civil drawings. The design is 50% complete. The stormwater retention pond location needs to be addressed and decided.

Four new towns have joined the Triangle J Council of Governments (COG). Micro, Aberdeen, Pinehurst, and Southern Pines. Pinehurst and Southern Pines joined for support with a superstreet issue coming in from Aberdeen.

Commissioner Hodge reported on the following:

The Police Department is aware that motorcycle races are being conducted between Pulleytown Road and Highway 96.

Commissioner Medley reported on the following:

The Economic Development Committee will be providing a report on their recommendations for consulting firms during the September 19th Town Board meeting.

Planning Director, Danny Johnson reported on the following:

- Mr. Johnson distributed copies of a report showing building activity.
- Thirteen (13) new single-family homes. Slightly above last year.
- Fewer new homes than January to August of 2016.
- Planning Board met on the 28th and a request for a text amendment regarding weekend only directional signs was approved to go before the town board with changes. Twelve signs per builder was recommended.
- Commissioner Whitaker asked Mr. Johnson to provide a report on how many building lots are available. This report is to be provided at the October 3rd Town Board meeting.
- Commissioner Sutton asked if the town could determine if it is permitted to regulate the appearance of signs.
- Commissioner Hodge asked Mr. Johnson if he has compared entry-level homes in Zebulon, Wendell, Knightdale and Rolesville.

Finance Officer Amy Stevens reported on the following:

Ms. Stevens distributed and reviewed an updated financial summary report.

Parks & Recreation Director J. G. Ferguson reported on the following:

- Fall youth athletics and adult softball leagues started today. The number of teams are at capacity.
- Movies (makeup dates): ET - September 15th at 8:00 p.m. and Little Rascals – October 14th at 7:30. Both movies will be shown at Rolesville Middle School.
- Fall Fun Fest is scheduled for October 28th. Anticipating the normal 70+ vendors.
- New Program: Daddy/Daughter dance.
- Nine week Summer Camp had 213 participants and the department was at 100% cost recovery

Police Chief Orlando Soto reported on the following:

- Camp Care was a success due to the donations of area businesses and individuals. 100 students ages 9-12 benefitted from having a difference made in their lives. Plaques of recognition were distributed.
- Introduction of new personnel: Officer David Horton, Officer Patrick Dolan, Captain David Simmons

Public Hearing (legislative) considering the installment financing of the purchase of the Frazier park property

Introduction by staff

Town Manager Bryan Hicks provided in introduction and overview of the finance procedure.

Open Public Hearing

Mayor Eagles opened the public hearing at 7:27 p.m.

Comments from applicant

The Town of Rolesville, being the party introducing the plan, made no further comment.

Mitch Bruglio with Davenport & Associates, Charlotte, NC

Mr. Bruglio spoke as a representative of Davenport and Associates, the Town's contracted financial advisor. Mr. Bruglio provided details of the financing options received from seven nation-wide lending institutions, following the request for bids process. Reportedly, BB&T offered the best interest rate term of 2.23%.

Comments from public in favor

Mr. Jimmy Sanders, 606 Long Melford Drive, Rolesville, NC

Town Manager Bryan Hicks responded to and reassured Mr. Sanders' regarding his worst-case scenario concerns for loan repayment.

Jackie Wilson 203 Kelly Green Court, Rolesville, NC

Asked regarding the lending options and the length. Encouraged the board to consider the bid favorably. Not sure if it affects the new town campus, he asked that the town put the children first.

Comments from public in opposition

NONE

Rebuttal from applicant

NONE

Close public hearing

There being no one remaining to speak, Mayor Eagles closed the public hearing at 7:53 p.m.

The board deliberated at this time. Commissioner Whitaker reiterated that the money for the parks and recreation facility (in addition to the money received through a loan) is coming from parks and recreation funds (fees) and not from the general fund and taxpayer money.

Commissioner Sutton voiced her opinion that shorter debt service is better.

Involving the financing options in purchasing the Frazier park property, it was moved by Commissioner Hodge to approve all proposed resolutions and accept the bid of BB&T to loan \$3,000,000 at an interest rate of 2.47% for 15 years. The motion died for lack of a second.

Involving the financing options in purchasing the Frazier park property, it was moved by Commissioner Sutton to approve all proposed resolutions and accept the bid of BB&T to loan \$2,153,000 at an interest rate of 2.23% for 10 years; seconded by Commissioner Medley. Motion carried by a unanimous vote.

Public Hearing (quasi-judicial) for case SUP17-02 involving the special use permit conditions of the location of the sanitary sewer line serving the Kalas Falls Subdivision

Open Public Hearing

Mayor Eagles opened the public hearing on case SUP17-02 at 8:06 p.m.

Town Attorney David York read the requirements for the quasi-judicial hearing as outlined in N.C.G.S. §160A-393 and all board members were questioned as to their existing or potential predispositions. Upon receiving satisfactory responses from the board members, the clerk swore in those persons wishing to provide testimony.

Introduction by Staff

Town Manager Bryan Hicks provided a history of board actions on the subject being heard as well as action taken by the City of Raleigh since completion of engineering. Representatives of the town met with residents. The developer has agreed to move the line off the dam.

Comments from Applicant

Nil Ghosh, Land Use Attorney, Morningstar Land Group, 421 Fayetteville Street, Raleigh, NC

Attorney Ghosh came representing Mitchell Mill Investors and provided a report on the new sewer routing, which has been fully vetted by the City of Raleigh and Town of Rolesville staff, and is being considered under the public hearing. Following his testimony, Attorney Ghosh introduced the witnesses for the applicant.

Mr. Hugh Jay Gilleece, Cary, NC, Engineer

Mr. Gilleece provided his qualifications as head engineer of the project and provided background and justification for the approval of the proposed sewer route.

Mr. Ernie Stitzinger, Senior Engineer of GeoTechnologies, 3200 Wellington Court, #108 Raleigh, NC,

Mr. Stitzinger provided his qualifications to provide testimony under the hearing. Mr. Stitzinger spoke regarding the investigation conducted in order to determine potential hazard the sewer structure may potentially present and what mitigative procedures would be taken as preventative measures against any possible seepage losses. A geotechnical report was provided based upon the investigation. Since providing the report, the location of the line was moved. Recommended construction provisions are similar to those required for a high-hazard dam.

Closing of Public Hearing

As there was no one remaining to provide testimony, Mayor Eagles closed the public hearing at 8:32 p.m.

Involving case SUP16-02, it was moved by Commissioner Whitaker to thereby amend the issued special use permit to approve the proposed alternative sewer outfall route location because of no change to all findings of fact. Motion was seconded by Commissioner Sutton and carried by unanimous vote.

OTHER BUSINESS

Consideration of the adoption of the proposed Town of Rolesville Comprehensive Plan

Planning Director Danny Johnson provided information on the two requests submitted for implementation in to the proposed comprehensive plan under consideration. The board is compelled to consider the proposed changes, be they included or not, prior to adoption of the comprehensive plan.

Involving the draft Comprehensive Plan, it was moved by Commissioner Whitaker to deny the request made under attachment 11.1 to change the comprehensive plan; seconded by Mayor Pro Tem Currin. Motion carried by unanimous vote.

Moved by Commissioner Whitaker to grant the change to the Emily Lane location as presented; seconded by Commissioner Sutton. Motion carried by unanimous vote.

No action was taken on the draft plan. Further discussion and vote on the comprehensive plan has been moved to the October 3rd Town Board meeting.

Discussion of changing the standards of townhomes and multi-family housing developments

Planning Director Danny Johnson opened discussion on changing townhomes and multi-family housing development standards. The following were among the comments made.

- Alleys should be required in the event garages are constructed.
- Cart corrals were suggested.
- Rear-load garages were preferable.
- Carts are preferred over dumpsters.
- Recreation areas are necessary, as are wider streets, visitor parking and mail kiosk parking, which must be separate.

These proposed changes are to be taken to the Planning Board for its review and recommendations.

Commissioner Whitaker inquired regarding infill lots being surveyed. Town Manager Bryan Hicks responded that most are R-1 zoning and that it may be advisable that staff revisit the R-1 zoning concerning setbacks in all zoning areas and analyze the research. Standards of congruency with the neighborhood may be proposed as "infill standards". Time deadlines were suggested to prevent ongoing subdivisions. Within next 30 days staff is to provide a report recommending a moratorium.

Moved by Commissioner Hodge that the Planning Director come back before the board with an improved strategy for in-filled properties at the October 17, 2017 meeting; seconded by Mayor Pro Tem Currin. Motion carried by unanimous vote.

Development orders and findings of fact for cases D17-01 and SUP05-01 were distributed.

Moved by Commissioner Whitaker to approve the order for Case D17-01; seconded by Commissioner Hodge. Motion carried by unanimous vote.

Moved by Commissioner Whitaker to approve the order for SUP05-01; seconded by Mayor Pro Tem Currin. Motion carried by unanimous vote.

Commissioner Sutton requested a working session on providing administrative support to Department Heads. Commissioner Whitaker suggested that it would be best saved for the next budget. Space would be a consideration as well. No date was set.

Town Manager Bryan Hicks reported that he met with appearance committee members who recommended uniformity for Christmas decorations. The committee recommended LED Presidential Snowflakes (picture distributed) for all 60 decorations.

Consideration of the draft agenda for the Town Board meeting September 19, 2017

CLOSED SESSION

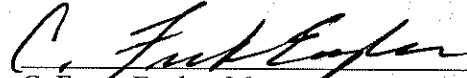
Moved by Mayor Pro Tem Currin to enter into closed session pursuant to N.C.G.S. 143-318.11.(a)(6) to discuss a personnel matter; seconded by Commissioner Whitaker. Motion carried by unanimous vote. The Town Board entered closed session at 9:40 p.m.

RETURN TO OPEN SESSION

Moved by Commissioner Sutton to return to open session; seconded by Commissioner Whitaker. Motion carried by unanimous vote. The Town Board returned to open session at 10:18p.m.

ADJOURNMENT

Upon a motion by Commissioner Hodge second by Commissioner Whitaker, the meeting was adjourned by unanimous vote at 10:20 p.m.


C. Frank Eagles, Mayor

ATTEST:


Robin E. Peyton, Town Clerk

