

TOWN OF ROLESVILLE
REGULAR MEETING OF THE
TOWN BOARD

DECEMBER 8, 2014
MINUTES

PRESENT: Frank Eagles, Mayor
Gil Hartis, Commissioner
Shannon Whitley, Commissioner
Bryan Hicks, Town Manager
David York, Town Attorney
Thomas Lloyd, Planning Director
Bobby Langston, Police Captain
Gejuan Batson
Jim Chandler
Hal Perry
Ronnie Currin, Commissioner
Betty Whitaker, Commissioner
Frank Hodge, Mayor Pro Tem
Leslie Rudd, Town Clerk
JG Ferguson, Parks & Rec Director
Matt Anderson, Police Chief
Clellie Allen, The Wake Weekly
Frank Pearce
Jacky Wilson
Wayne Jones

Call to Order

Mayor Frank Eagles called the meeting to order and led the pledge of allegiance. Commissioner Ronnie Currin gave the invocation.

Approval of the Agenda

With no changes recommended, Commissioner Shannon Whitley made the motion to approve the agenda as presented. Commissioner Gil Hartis seconded the motion, which passed unanimously.

Approval of the Consent Agenda

With no changes noted to the consent agenda, Commissioner Betty Whitaker made to the motion for approval. Commissioner Whitley seconded the motion, which passed unanimously.

Public Comments

Gejuan Batson, chair of the Rolesville Community Fourth of July Committee, updated the board on the committee's plans and fundraising efforts for the July 4, 2015 event.

She also requested that any town funds currently earmarked for the Fourth of July be transferred to the committee.

Mayor Eagles asked Ms. Batson to return to give the board periodic updates on organizational progress.

Commissioner Hodge asked Mr. Hicks how much money was in the town's Fourth of July account. Mr. Hicks said the account has \$2,500.

Commissioner Hodge made the motion to transfer the funds in the town's Fourth of July account to the Rolesville Community Fourth of July Committee. Commissioner Whitaker seconded the motion.

Commissioner Whitley asked if future funds from the chamber to the town should be further allocated to the committee.

Town Attorney David York said it would be better to approve a budget amendment with each transfer.

Public Hearing for case D14-02: a Special-Use Permit for a Senior Living Apartment Complex on Grand Rock Way

Mr. York explained the process for this quasi-judicial proceeding.

Mr. York asked the board members: Is any member here predisposed to vote a particular way on this matter such that their opinion is fixed and the evidence presented at this hearing is not likely to influence their decision?

All answered, No.

Mr. York asked the board members: Has any board member discussed this matter with either proponents, opponents or others outside of this hearing?

Commissioner Whitley answered, Yes. She further explained that she has discussed off-site improvements associated with the proposed development including the extension of Granite Falls Boulevard, but not the development plans itself. Commissioner Whitley confirmed that prior discussions have not created a predisposed opinion of the proposed development plans.

Mr. York asked the board members: Is any member here not able to make their decision solely based upon the evidence presented at the hearing?

All answered No.

Mayor Eagles opened the public hearing.

Town Clerk Leslie Rudd swore in Thomas Lloyd, Jim Chandler, Wayne Jones and Mr. Hicks.

Mr. Lloyd reviewed the proposed site plan for the board, which includes the construction of 74 senior apartments within a three-story facility. The building will have elevator access and an established storm water retention pond as well as an oversized landscape buffer and fencing.

Mr. Hicks also noted that the plans do not call for any trees between the sidewalk and the back of the curb.

Mr. Lloyd reviewed the timeline of the proposal, including the recommendation for approval by the Planning Board last month with the conditions that the fencing be

constructed of a material other than wood and that the connecting extension of Granite Falls Boulevard be completed before the first c/o is issued.

Mr. Hicks said the applicant has reservations about the second recommended condition.

Commissioner Currin asked if all the c/o's would be issued at once for this development. Mr. Lloyd said that, in this case, it would.

Mr. Hicks said the applicant has stated they are willing to complete the portion of the Granite Falls Boulevard extension that is in front of the development, but they feel that the rest of the construction is a separate matter from this project.

Mayor Eagles said this condition would be placing provisions and delays on this development.

Mr. Hicks said the focus of this quasi-judicial proceeding is the approval of the development application.

Mr. York called for comments from the applicant.

Wayne Jones with North Wake Developers said that, with the previous success of Granite Ridge and the Granite Falls apartment complex, they wish to expand in Rolesville with a similar project.

Commissioner Hodge asked Mr. Jones if there were any changes his firm would have made to the previous project. Mr. Jones said 'No', they are very pleased with the outcome of the previous developments.

Jim Chandler, the civil engineer for the project, noted that the size of the development doesn't warrant a traffic-impact analysis. Additional parking was added to the plans to meet the town's requirements, he added.

Commissioner Currin asked about the plans for the community mail kiosk to be placed outside. Mr. Jones said they would like to – and likely will – move the mail kiosk indoors for the residents' convenience and safety.

Developer Hal Perry told the board that if the development is approved with both conditions, they will not be able to secure the loans needed for construction as completion of the project would be tied to a timeline that the developers can't control if the c/o's are contingent upon the completion of Granite Falls Boulevard.

Mr. Hicks referred the commissioners to a map that showed the 700 feet between the development's proposed road frontage and the connection point to Rogers Road.

Mr. York asked for comments from the public in favor of the project. There were none.

Mr. York asked for comments from the public in opposition of the project. There were none.

Mayor Eagles closed the public hearing.

Commissioner Whitley made the motion to approve the proposed site plan with the recommended condition no. 1 and the addition that the fencing mirror that of the neighboring development's fence. Commissioner Hartis seconded the motion.

Commissioner Whitaker said she has concerns about street access to the growing development off of Rogers Road, adding that the one-street access could cause problems in emergency situations. She urged the board and staff to formulate a detailed plan to expand road access to the area.

Mr. Hicks said he plans to return at the Jan. 20 meeting with plans for connecting the road at the senior apartments for the board to review.

Commissioner Hodge asked if there are plans for recreation in this development. With that question, Mayor Eagles reopened the public hearing.

Mr. Perry said there are plans for an exercise facility in the apartment building. Developers also plan to implement a shuttle service between the apartments and the Granite Falls Swim and Athletic Club. Membership to the club will be offered to each resident.

Appointments to the Town of Rolesville Parks and Recreation Advisory Board

Mr. Hicks stated that the terms for advisory board members Mary Ka Powers, Lou Sellett and Ken McCalla are all set to expire on Dec. 31. All three have expressed an interest in continuing to serve on the advisory board.

Commissioner Hartis made the motion to reappoint Mrs. Powers, Mr. Sellett and Mr. McCalla to the Town of Rolesville Parks and Recreation Advisory Board with a term expiring on Dec. 31, 2017. Commissioner Whitaker seconded the motion, which passed unanimously.

Appointments to the Town of Rolesville Planning Board

Mr. Hicks stated that the terms for Frank Pearce and Donnie Lawrence are set to expire on Dec. 31. Both have expressed an interest in continuing to serve on the Planning Board.

Commissioner Whitley made the motion to reappoint Mr. Lawrence to serve on the Planning Board with a term expiring on Dec. 31, 2017 and to nominate Mr. Pearce to the Wake County Board of Commissioners for approval to serve on the Planning Board with a term expiring Dec. 31, 2017. Commissioner Whitaker seconded the motion, which passed unanimously.

Appointment to the Town of Rolesville Board of Adjustment

Mr. Hicks stated that the terms for Glen Scarboro and Jeff Treizenberg are set to expire on Dec. 31. Both have expressed an interest in continuing to serve on the Board of Adjustment.

Commissioner Currin made the motion to reappoint Mr. Treizenberg to serve on the Board of Adjustment with a term set to expire on Dec. 31, 2017 and to nominate Mr.

Scarboro to the Wake County Board of Commissioners for approval to serve on the Board of Adjustment with a term expiring Dec. 31, 2017. Commissioner Whitley seconded the motion, which passed unanimously.

Review and Consideration of the 2015 Schedule of Meetings for the Town Board

With no changes recommended to the proposed meeting schedule, Commissioner Whitley made the motion for approval. Commissioner Currin seconded the motion, which passed unanimously.

Discussion and Consideration of a Date and Location for the Town Board's Annual Workshop

Taking into consideration staff's recommendation that the workshop be held in late February or early March, Commissioner Hartis recommended holding the workshop on Friday, Feb. 27.

Commissioner Hodge asked if the workshop should be extended to a day and a half. Commissioner Whitley said she felt that discussion points could be covered in a one-day workshop if they remained efficient.

Mr. Hicks noted that two new topics – the creation of a public works department and economic development – could take some additional time to discuss.

Commissioner Whitley asked if some non-budget topics could be added to regular meeting agendas which do not have many other action items.

Commissioner Hartis said that plans for new town facilities are a large discussion in itself. Commissioner Whitley suggested that would need its own workshop to discuss in detail. Mayor Eagles said there are larger fiscal issues to discuss with regards to new government facilities.

Commissioner Whitley asked if the budget workshop should be limited to one day. The other board members agreed.

Mr. Hicks asked if Dr. Shearon would be a suitable facilitator. The board agreed to ask Dr. Shearon to return in that role.

Commissioner Whitley said she didn't feel the need to invite local principals this year. Mayor Eagles said he would like to invite the county commissioners during the lunch break.

Commissioner Currin also asked if a discussion on impact fees could be added to the workshop agenda. He asked for an update from staff on current fee schedules, the fund balance for each and projected growth rates. Mr. Hicks said he would try to have this information for the board at the next January meeting.

Commissioner Hartis made the motion to set the annual Town Board workshop date for Friday, Feb. 27 at the Town Hall. Commissioner Whitaker seconded the motion, which passed unanimously.

Consideration of the draft agenda for the January 5 Town Board Meeting

With no immediate business to conduct on the proposed agenda, Mayor Eagles suggested this meeting may be cancelled.

Mayor and Commissioners Reports

Mayor Eagles reported that he attended the recent Wake County Board of Commissioners meetings in which they swore-in the new commissioners and elected Dr. James West as the board chair. Commissioner Caroline Sullivan was elected as vice-chair.

Commissioner Currin reported he has been appointed to the executive board of the Triangle J council.

Staff Reports

Mr. Lloyd reported that he and Parks and Recreation Director JG Ferguson are working with a firm to update the town's comprehensive plan. Staff will initiate public input meetings at the beginning of 2015.

He also reported that building permits have slowed due to the weather. Mr. Lloyd noted that he expects to see plans for Food Lion renovations in the coming months.

Commissioner Whitley asked Mr. Lloyd for an update on the Rolesville Tavern in the Redford Place shopping center. Mr. Lloyd said he issued building permits for the renovation of the retail space three weeks ago.

Mr. Ferguson reported he is also working on the recreation master plan, outlining long-term plans for the town's parks and greenway system.

He also reported that the new Main Street Park playground equipment has been delivered and installation should be complete by the end of the year.

Police Chief Matt Anderson presented a proposed ordinance to the board, drafted by Captain Bobby Langston, which would prohibit drivers from cutting through parking lots. The board asked Mr. York to review the ordinance and submit it for final review and potential approval in January.

Town Attorney Report

Mr. York had no report.

Town Manager Report

Mr. Hicks thanked the town staff for assisting in the organization of the town Christmas Tree Lighting Ceremony.

Mr. Hicks then read a memorandum announcing Chief Anderson's retirement and early leave of absence effective Monday, Dec. 15. Mr. Hicks further recommended Captain Langston to serve as the new Chief of Police effective March 1.

Mr. Hicks thanked Chief Anderson for his serve, noting that "Chief Anderson has been an asset to the Rolesville Community. His personality and hands-on attitude was

something extremely needed when he first came to the community and even more at the time he was promoted as Chief.”

Mayor Eagles said that Chief Anderson took over a difficult situation and greatly improved the Police Department’s morale.

Chief Anderson thanked the town board and staff for their well-wishes and the opportunity to serve.

Closed Session

Commissioner Hodge made the motion to go into closed session pursuant NCGS § 143-318.11(5) to discuss real estate acquisition and the purchase details of 106 N. Main Street. Commissioner Whitaker seconded the motion, which passed unanimously.

Adjournment

With no further business, Commissioner Hartis made the motion to adjourn. Commissioner Whitley seconded the motion, which passed unanimously.

Leslie Rudd, Town Clerk

C. Frank Eagles, Mayor