

TOWN OF ROLESVILLE
REGULAR MEETING OF THE
TOWN BOARD

JANUARY 5, 2015
MINUTES

PRESENT: Frank Hodge, Mayor Pro Tem Ronnie Currin, Commissioner
 Gil Hartis, Commissioner Betty Whitaker, Commissioner
 Shannon Whitley, Commissioner Bryan Hicks, Town Manager
 Leslie Rudd, Town Clerk David York, Town Attorney
 Thomas Lloyd, Planning Director JG Ferguson, Parks & Rec Director
 Bobby Langston, Interim Police Chief
 Bart Wester Michelle Wester

ABSENT: Frank Eagles, Mayor

Call to Order

Mayor Pro Tem Frank Hodge called the meeting to order and led the pledge of allegiance. Commissioner Gil Hartis gave the invocation.

Approval of the Consent Agenda

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

Approval of the Agenda

Mayor Pro Tem Hodge asked that agenda item number nine be moved to the regular agenda for the Jan. 20, 2015 meeting. Commissioner Whitley made the motion to approve the amended agenda. Commissioner Hartis seconded the motion, which passed unanimously.

Public Comments

Resident Bart Wester updated the board on negotiations between him and his wife, Michelle Wester, and KB Homes.

Mr. Wester said that, while town attorney Fred Baggett has been helpful in mediating negotiations over the repair of drainage issues on the Westers' property, they have not yet reached a resolution. He added that he was concerned that the town would condemn the property, as Mr. Baggett stated this was a possible outcome.

Mayor Pro Tem Hodge, who has also been working with the Westers and KB Homes to reach an agreement, said he recalled a compensation package of \$12,500 being presented, but understood that offer was declined.

Mr. Wester said that, after going over the details of the offer, they decided they didn't want to go through with it.

Commissioner Whitley asked, if this was a dispute between the Westers and KB Homes, why the town has gotten involved.

Town Manager Bryan Hicks noted that the original developer of the Pine Glen subdivision did not install the road and drainage system according to the staff-approved construction plan.

Commissioner Ronnie Currin added that, while this is not the town's direct problem now, when the town takes over maintenance of that road in the future, it will be a town problem if it's not resolved.

Commissioner Whitley asked Mr. Wester what kind of repairs and improvements to his property is considering. Mr. Wester said he wants the affected area filled, leveled, graded and re-landscaped.

Commissioner Whitley asked if the Westers could provide KB Homes with repair plans. Mr. Wester said they could, but have concerns about taking these steps due to the potential of incurring additional legal costs as well as differing legal opinions.

Commissioner Whitley asked what the Westers are seeking for a resolution to this problem. Mr. Wester said he has requested \$20,000 to cover the costs, but KB Homes turned down that offer. As a counteroffer, Mr. Wester requested KB Homes relocate the drainage pipe off of his property.

Commissioner Whitley asked Mr. Hicks to coordinate an additional meeting with Mr. Wester, Mr. Baggett and KB Homes.

Commissioner Hartis said he has concerns about the town paying for the legal fees for this issue.

Commissioner Hodge agreed with Commissioner Whitley that one more meeting should be scheduled to try to come to a resolution.

Chamber of Commerce Report

The Chamber of Commerce had no report at this meeting.

Consideration and Approval of the Agenda for the annual Town Board Workshop on February 27, 2015

Mr. Hicks presented the board with the proposed agenda and requested feedback.

The board didn't recommend any changes to the agenda.

Commissioner Whitaker also suggested the board meet at 6 pm on some scheduled meeting nights to discuss topics in-depth.

Mr. Hicks suggested starting this at the January 20 meeting, perhaps to allow Town Attorney David York time to go over the details of quasi-judicial proceedings.

Mayor Pro Tem Hodge said he had invited the Rolesville Fire Department to be included in the workshop agenda so as to start discussions on expanded services in Rolesville in the face of continued growth.

Consideration of the draft agenda for the January 20 Town Board Meeting

Mayor Pro Tem Hodge noted that agenda item number nine, Discussion of Impact Fee Fund Balance and Current Fee Schedule, should be added to this agenda.

Staff Reports

Mr. Lloyd presented the candidate form for Jim Schwartz as a nominee for the vacant extra-territorial jurisdiction seat on the Planning Board. Commissioner Whitley made the motion to approve Mr. Schwartz's nomination. Commissioner Hodge seconded the motion, which passed unanimously. Mr. Schwartz's nomination will go before the Wake County Board of Commissioners for approval.

Mr. Lloyd also reported that the Planning Board will be reviewing plans for a self-service ice machine off South Main Street near the car wash as well as site plans for the Powell family subdivision.

Mr. Lloyd noted that Heritage Market has agreed to be rezoned to commercial, eliminating its non-conforming use status.

He also added that the Planning Board will again review the new sign ordinance this month. Commissioner Currin asked that chamber president Sherwood Bobbitt be present when the sign ordinance is presented to the Town Board later this year.

Commissioner Whitley asked about the legalities of bypassing the Planning Board for cases that require quasi-judicial proceedings.

Mr. York said some municipalities do following this protocol, since the outcome of the quasi-judicial hearing is based on findings of fact, not based on the opinion of the Planning Board, however their input often shapes the conditions put on these cases.

Commissioner Whitley asked that this be discussed further at the next meeting.

Commissioner Whitaker asked that this potential change be given careful consideration as the Planning Board's deliberations has historically been beneficial to the Board of Commissioners.

Interim Police Chief Bobby Langston presented a draft ordinance to the board that would restrict drivers from cutting through parking lots to bypass intersections.

Mr. Hicks told the board that the Police Department's neighboring tenant, Dance Energy, has vacated its space. Lloyd's of Rolesville LLC, which owns the space, has agreed to lease the space to the Police Department, providing the department with an additional 1,200 square feet.

Commissioner Whitley asked that the lease on the new space run concurrent with existing town facilities. Mr. Hicks agreed and said he will present specific numbers to the board at a future meeting.

Parks and Recreation Director JG Ferguson said the completion of the new playground at Main Street Park has been delayed due to recent rain. He said he expects the installation of equipment to be completed later this month.

He also reported that the semi-annual Cornerstone magazine will be printed later this month, outlining recreation schedules and events for January-June.

Mr. Ferguson noted that youth athletics had more than 1,500 participants in 2014, bringing the department to near-full capacity.

Town Attorney Report

Mr. York had no report.

Town Manager Report

Mr. Hicks reported that the demolition of the building at 101 W. Young Street is complete. He is working with crews to move the nearby power lines and add parking spaces in the empty lot in the short term.

He also reminded the board that the Rolesville McDonald's will be hosting an all-day benefit on Saturday, Jan. 7 for the family of a child killed in a recent car crash.

Closed Session

Mayor Pro Tem Hodge called for a closed session pursuant NCGS § 143-318.11(5) to discuss real estate acquisition and the purchase details of 106 N. Main Street. Commissioner Whitley made the motion to go into closed session. Commissioner Hartis 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