



**Knightdale Town Council
Work Session Minutes**

September 2, 2025, 7:00 p.m.

950 Steeple Square Court, Knightdale, North Carolina 27545

Members Present: Mayor Jessica Day, Mayor Pro Tem Steve Evans, Councilor Ben McDonald, Councilor Latatious Morris, Councilor Stephen Morgan, Councilor Mark Swan

Staff Present: Town Attorney Roger Knight, Town Manager Bill Summers, Assistant Town Manager Dustin Tripp, Assistant Town Manager Suzanne Yeatts, Assistant Town Manager Antwan Morrison, Town Clerk Heather Smith, Development Services Director Jason Brown, Public Works Director Phillip Bunton, Parks and Recreation Director JP Lefever

1. WELCOME

Welcome by Mayor Day at 7:01 p.m.

2. ADOPTION OF AGENDA

...Motion to adopt the agenda.

Motion by Mayor Pro Tem Evans

Seconded by Councilor Morris

Motion Carried Unanimously

3. DISCUSSION

a. Lobbying Services

Town Manager Bill Summers shared that there has been increased discussion around zoning reform at the state legislature, prompting the town to explore the

feasibility of implementing a legislative affairs program. He discussed services that could be offered through a legislative affairs program such as:

- Monitoring and Tracking
- Policy Analysis and Research
- Advocacy and Representation
- Relationship Building
- Education and Information Dissemination
- Collaboration

Town Attorney Roger Knight provided an overview of lobbying services, discussed the town's membership with the North Carolina League of Municipalities (NCLM), and highlighted costs associated with the town obtaining a lobbyist. Mr. Knight shared his opinion that the town does not need a lobbyist at this point, unless a specific legislative interest arises. He suggested the town increase and leverage its relationship with NCLM to increase legislative programming and proximity.

Mr. Knight and Mr. Summers answered questions from Council and Mr. Summers identified next steps, which include inviting NCLM representatives to a future Work Session.

Mayor Day highlighted the importance of building relationships with legislators and utilizing NCLM services.

b. Community Center Project

Parks and Recreation Director JP Lefever reviewed the town's Strategic Plan and identified areas within the Plan that a new community center would address. He reviewed various town facilities, noting the Knightdale Recreation Center, Knightdale Community Park, and Knightdale Elementary School fields are all part of Joint Use Agreements with Wake County, which limit availability and usage.

Mr. Lefever shared departmental goals, reviewed the Comprehensive Parks and Recreation Master Plan, which recommends the construction of a full community center, and presented results from the Community Center Needs Assessment conducted in 2024.

Assistant Town Manager Antwan Morrison shared potential locations for the future community center, highlighting their benefits and challenges. He shared cost estimates for three different size community centers and the projected financial impacts for each. Mr. Morrison also identified additional parks and recreation projects needed in the future and their estimated costs.

Mr. Lefever and Mr. Morrison answered questions from Council about parking, revaluation, general obligation bonds, and tax rates.

Consensus of the Council was to explore the feasibility of a large community center at the Croom property.

c. Development Services Update

Development Services Director Jason Brown provided data on current residential development, shared updates on the following projects, and answered questions from Council.

- Old Faison Road (Lock7)
- Boulder Ridge
- Old Faison Place
- Hopkins Farm
- Terravita

Mr. Brown identified developments with construction drawings under review and those with final plats coming soon.

4. NON-AGENDA ITEMS

Councilor Morgan shared that CAMPO is identifying future projects at this time and encouraged the town to submit projects for consideration.

5. ADJOURNMENT

...Motion to adjourn at 9:12 p.m.

**Motion by Councilor Morgan
Seconded by Councilor Swan**

Motion Carried Unanimously

Heather Smith, Town Clerk

Jessica Day, Mayor