Town of Clayton
Town Council Regular Meeting Minutes
Monday, May 5, 2025 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

Council Present:
Mayor Pro Tem Michael Sims
Council Member Andria Archer
Council Member Porter Casey
Council Member Ruth Anderson
Council Member Gretchen Williams

Council Absent:
Mayor Jody McLeod

Staff Present:
Rich Cappola, Town Manager
Jim Cauley, Town Attorney
Heidi Holland, Town Clerk
Dolores Gill, Deputy Town Manager
Lee Barbee, Deputy Town Manager
Courtney Tanner, Deputy Town Manager
Greg Tart, Police Chief
David Ranes, Fire Chief
Robert McKie, Jr., Finance Director
Nathanael Shelton, Communication Director
Sam Johnson-Phillips, Deputy Town Clerk
Conrad Olmedo, Planning Director
Joshua Baird, Water Resources Director
Ann Game, Rev. & Utility Customer Service Director
Joe Stallings, Economic Development & Government Affairs Director

1. CALL TO ORDER

a. Call to Order

Mayor Pro Tem Sims called the meeting to order at 6:00 p.m.

b. Pledge of Allegiance

Mayor Pro Tem Sims led the Pledge of Allegiance.

c. Invocation

Mayor Pro Tem Sims provided the Invocation.

2. ADJUSTMENT OF THE AGENDA

a. Mr. Cappola adjusted the agenda to remove the Closed Session items.

Approve or Adjust the Agenda

RESULT:	**CARRIED 5-0**
MOVER:	Andria Archer

SECONDER:	Gretchen Williams
YES:	Michael Sims, Andria Archer, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

3. CONSENT AGENDA

a. Minutes
- April 7, 2025 - Work Session/Retreat
- April 21, 2025 - Regular Session
- April 21, 2025 - Closed Session

Presenter: Heidi Holland, Town Clerk

b. Interlocal Agreement with Capital Area Metropolitan Planning Organization (CAMPO) for a Bus Rapid Transit (BRT) Study
Presenter: Conrad Olmedo, Planning Director

c. Resolution To Accept Public Utilities into The Town of Clayton Public Utility System for Maintenance – Carolina Overlook Phase 2F & Portion 2E
Presenter: Michael Worner, Engineering

d. Resolution To Accept Public Utilities into The Town of Clayton Public Utility System for Maintenance – Lawson Glen Phase 1&2, Offsite Waterline
Presenter: Michael Worner, Engineering

e. Sewer Infrastructure Reimbursement Agreement - Country Lane Development
Presenter: Joshua Baird, PE, Water Resources Director

f. Resolution Authorizing Representative(s) of the Municipality be Designated as Deputy Finance Officers
Presenter: Rich Cappola, Town Manager

Approve Consent Agenda as Presented

RESULT:	**CARRIED 5-0**
MOVER:	Andria Archer
SECONDER:	Gretchen Williams
YES:	Michael Sims, Andria Archer, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

4. ADMINISTRATIVE ITEMS

a. Clayton4U
- Animal Control

Presenter: Nathanael Shelton, Communication Director

Tonight's episode is the first feature on Animal Control.

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. National Police Week Proclamation
Presenter: Council Member Anderson To Present To the Police Department

Council Member Anderson read the proclamation and presented it to the Police Department.

b. Building Safety Month Proclamation
Presenter: Council Member Casey To Present To the Inspections Department

Council Member Casey read the proclamation and presented it to the Inspections Department.

c. Economic Development Week Proclamation
Presenter: Council Member Williams To Present To Economic Development

Council Member Williams read the proclamation and presented it to Joe Stallings, Economic Development Director.

d. Professional Municipal Clerks Week Proclamation
Presenter: Mayor Pro Tem Sims To Present To Clerk's Office

Mayor Pro Tem Sims read the proclamation and presented it to the Clerk's Office.

6. PUBLIC HEARINGS

7. QUASI-JUDICIAL HEARING

8. OLD BUSINESS

a. 2024-27-CZM Amelia Church Townhomes
(Continued from the February 17, 2025, March 17, 2025, and April 21, 2025 Meetings - Public Hearing Has Been Closed)
Presenter: Conrad Olmedo, Planning Director

This item has been continued from the February 17, 2025, March 17, 2025 and the April 21, 2025 meetings; the public hearing has been closed.

Mr. Olmedo stated staff was able to meet with the applicants following the February 17th meeting and what is presented tonight is an update to the concept plan and conditions of approval. The property is located between Amelia Church Road and Short Johnson Road and is approximately 19.85 acres. The gross density is 8.72 units per acre and 173 single-family attached units are being proposed. Changes to the Future Land Use Map would be made by staff to the High Density Residential Land Use if this is approved.

Shared was an updated concept plan that was provided to staff after the TRC had a meeting with the applicants. Change included a change to a Type C Buffer of 20' with a 10' reduction because of a fence; alley-loaded dwelling units are now being provided; and additional on-street parking is being provided by adjusting the curb and gutter.

The architectural changes include some alley-loaded units and vertical and horizontal roof modulations.
Updated Conditions of Approval have been included in the agenda packet. A document that shows the changes in the conditions of approval has been included in the agenda. Some of those changes include conditions #6, #7, #8, #9c, #12, #13e, #13j, and #20. Shared were planning board and staff recommendations and have been addressed in the updated conditions and the subsequent concept plan. Town Council discussion points were shared and addressed in the conditions as well. Following Council's meeting, staff and the applicants had discussions and the TRC were able to review the revised concept plan and conditions; comments were provided and Mr. Olmedo identified these as recommendations.

Planning Board did recommend approval of Motion #2, Approval - Inconsistent with the 2045 Comprehensive Growth Plan.

Council Member Casey asked about the TRC recommendations referring to the alley-loaded units, is the applicant agreeing to conditionally increase or just considering? Mr. Olmedo stated these are staff's comments back to the applicant. He stated the concept plan, and the conditions of approval do align with the updated concept plan. The alley-loaded units were provided. There is open space in the middle of units 72 through 85 and it was recommended to see if there was an opportunity to have that area also be provided with alley-loaded units. The applicant has provided the alley-loaded units along other blocks, one directly north of the mail kiosk area and to the left of that, that block of units is alley-loaded as well. Staff advised the applicants to increase the number, which could have increased it by 14 additional units. Council Member Casey asked if any of that is being conditionalized, Mr. Olmedo stated that is correct.
Council Member Casey stated there are multiple iterations of the conditions on the TRC discussion points and regarding the mass grading, the applicant is still asking for a reprieve on the buffer, Mr. Olmedo stated that is correct.

Attorney Nil Ghosh, of the Morning Star Law Group, was present to represent the developer and applicant. Mark Mayor, developer, and Dan Dambers, who is working on the civil side of the project, were also present. He stated this project has been reviewed by Town staff a number of times and all aspects of projected have been thoroughly vetted, based on his review of the last hearing. There were discussions of mass grading and the boundary buffers, he stated it's his understanding that this project is not utilizing mass grading. The site would be cleared as part of the development process, but clearing is different than grading. The site currently has a development entitlement pursuant to a special use permit, and he thinks it's worth pursuing what the current entitlements are, what that entails, what was presented at the meeting in March, and where we ended up.

He shared a presentation of buffer boundaries shared in March and what is currently being proposed. He stated the width of the buffers have not changed; there are 20' street yards on the street frontages with a 10' wide type A against the existing apartments; everywhere else there is a 20' buffer. In March, the 20' buffers were proposed as Type B; they have been upgraded as Type C. Discussed was the increase in plant material and an added opaque privacy fence. The proposed buffers are larger than the current special use permit project requires.

Regarding parking, the proposed plan provides each unit with the ability to park two cars, not including in the garage. That's a minimum of two parking spaces for each unit and what can fit in a garage. In March, 44 guest spaces were presented. It was pointed out there were no guest spaces convenient to the southeast portion of the site; as a result, it has been redesigned to include 9 guest parking spaces which brings a total of 53 guest spaces, substantially more than required for the SUP project.

Regarding the alley-loaded product, there was some question on the elevation of the concept presented in March. Shared was a current concept of various elevations. On the front elevations, they are staggered, and the roofs undulate between the units. On the rear there are some architectural treatments, but the main architectural components are located on the front.

In March, shared were as part of the amenity package; presented tonight is a more robust package. There was discussion on trails, mail kiosk, dog park, and gathering or picnic area; presented tonight would include a sports court as part of the amenity package. The previous project with the SUP was a rental community which had a leasing office and was able to house a more robust amenity package. The economics of a pool and clubhouse package for a smaller ownership community tend to weigh against having a substantial upkeep item like a pool or clubhouse. They do recognize a robust amenity package is warranted; the applicant wanted to deliver it in a way that would not be a financial burden. He stated with the recent changes; this project is a better project than what the SUP allows.

Council Member Casey asked with the mass grading, would soil be brought in or using heavy machinery? Mr. Ghosh stated the project would be graded but not sure if soil would be brought in, but the site would be balanced. High spaces of the property would be cut to fill the lower spaces of the property.

Council Member Archer provided history of this project and stated this site has an approved development plan that included the quad style multi-family dwellings. She stated this new application has been heard for the same site but with revisions tonight. She stated adding parking to the southeast portion of the development is very helpful, the rear-loaded units look nicer, increasing the number of the plantings is helpful, she likes the clarity of the elevation styles, and not counting the garage as a parking space. She requested an edit in the site data table, it mentioned the bike rack would be located at the clubhouse, since there would not be a clubhouse she asked for clarity. Mr. Ghosh stated it would be centralized with the mail kiosk. She asked if they would agree to make that revision; he stated he would be.

Council Member Archer asked about the one dumpster location which is going to be a private waste removal utility. She stated in a similar subdivision, she counted 75 units that have two dumpsters and there were sometimes issues. She asked if he had any insights into the distance of the dumpster from some of the units. Mr. Ghosh stated he does think the frequency of pickup does make a difference in how the area appears and he hoped they would be able to accommodate the needs by increasing the frequency pickup. She asked if there was a condition that could contribute to that? He stated he does not think they could fit another dumpster.

She stated in condition #13j that discussed the modulation and includes an "or" with each type; she asked if in the leading sentence if it could include a "shall" for instance "modulation shall include the following". He stated his recollection is that is what it is supposed to mean. She stated as long as that is clear enough for staff. Mr. Ghosh stated it should read: Modulation shall include:.

She stated regarding condition #19, she understands the new utilities would be underground, however it reads they're strongly encouraged for existing utilities. She asked if they would commit to undergrounding those utilities there to leave the ambiguity out of that condition? Mr. Ghosh stated they could not make that commitment because the utilities are not theirs and they don't control where they go. He stated this concept appeared in two previous conditions and were written differently from each other; they tried to make them into one condition, but the idea is they would work with the utility to see if they would allow them to put them underground.

She asked about the front porch area or stoop in condition #13o. She asked instead of 70%, could the condition read that all homes would have a covered stoop. He stated their understanding was it's related to the alley-loaded product, which they could commit to doing 100% of the alley-loaded product having a covered porch. If she is asking about all the homes, that's where they committed to 70%; they could commit to having 100% of the alley-loaded homes covered. He stated they could add language to read "including at a minimum 100% of the alley-loaded…".

Council Member Anderson stated regarding the dumpster, is it possible to attach a compactor to the dumpster which would reduce the amount of overspill. He stated previously the site was designed as a rental community, so the dumpster area is large enough to fit a compactor, however, now it is an ownership community. A compactor is a HOA maintenance item for an ownership community. The idea is to have a regular dumpster and to allow privately contracted waste management rollout carts; the dumpster would be in addition to the rollout carts. The developer is uncomfortable deciding that for the HOA.

Council Member Casey asked if Mr. Ghosh has the transportation study from April; he stated it is not something he has reviewed. Council Member Casey stated the site plan is different than what was shown tonight. Ms. Tanner stated if the TIA is more conservative than being proposed tonight, then it would be fine if entry and extra points remain the same. Mr. Ghosh stated tonight's plan shows more amenities, but the pool and clubhouse amenities were eliminated because of the upkeep for the HOA.

Council Member Casey stated regarding the dumpster site, his concern is the distance from some of the units to the dumpster. Mr. Ghosh stated it is common to have a single dumpster site, but with a private waste contractor, the dumpster would be an overflow. Council Member Casey asked if there would be a fence around the dumpster, Mr. Ghosh stated the dumpster would be enclosed by a fence and there would also be a fence added to the project boundary buffer.

Council Member Archer stated regarding condition #4 that was removed, thinking down the road to whoever goes to implement and act on these conditions. She stated she thinks the goal was this concern would be seen as a site-specific vesting plan, she asked if there was something about this condition that was troubling? Mr. Ghosh stated the explanation provided to them was because of uncertain changes at the state legislative level. Ms. Tanner stated for a site-specific development, it is a separate application and fee that the applicant has not applied for and does go through the exact process as a rezoning application; she stated condition #4 was getting at the heart at Senate Bill 382. Attorney Cauley stated that it is a very comprehensive explanation; everyone is challenged with this downzoning change, and we are trying to anticipate how to address that. It wasn't so much not knowing what the law is going to be as it was a waiver of those changes. Council Member Archer wanted to verify that with the removal of that condition that the Town is covered how we need to be legally; Attorney Cauley stated he does not anticipate a problem with this change.

Council Member Archer clarified her changes:
1 – Edit to update the word clubhouse to mail kiosk regarding the location of the bike rack
2 – Condition #13j, modulation "shall" include one of the following...
3 – Condition #13o, 100% rear loaded units will have a covered stoop

Mr. Ghosh confirmed. Attorney Cauley stated the 100% of the rear loaded units are in addition to 70% of all units, Mr. Ghosh stated that is his understanding.

Council Member Casey stated he was insistent on some concerns at the last meeting that he wanted to see changed. Regarding the mass grading, there is an adjacent farm there with stormwater issues, he stated he is not a fan of the condition not asking for a buffer there. He discussed concerns of the recommendation of the driveway width and dumpster site and with those concerns he is not in favor of this project.

Council Member Archer stated in light of Council Member Casey's comments, she would like to ask the applicant about stormwater, mass grading, and erosion concerns. She stated at the last meeting other erosion control measures and double silt fencing were discussed, she asked if the applicant would agree to that on that boundary? Mr. Ghosh stated they would commit to adding a condition for double row silt fencing for the stormwater control plans for construction.

Mr. Olmedo and Ms. Tanner spoke with the applicant to discuss a way to incorporate Council Member Archer's comments into the conditions of approval. Ms. Tanner stated one additional change discussed was if these are privately owned and we do collect waste, what needs to be worked out is that private parking lot in the middle, a waste carrier could tear up that lot. She wanted to make sure the applicant is agreeable to having a bare minimum of fire lane weight that could handle the weight of the trash truck, she stated the applicant is amenable to that.

Mr. Olmedo clarified tonight's proposed changes to the conditions: to edit the update on the concept plan for the clubhouse to refer to the mail kiosk; a condition on providing 100% of the rear loaded units to have a covered porch or stoop; a condition for double silting of the fencing for erosion and control; and the collecting of trash on a fire rated road, the Town would coordinate the trash collection. Ms. Tanner stated this would be handled in accordance with the Town's regulations. She stated it is more of a matter of adding a condition that the private parking lot would be designed such to carry the weight of a trash vehicle. Mr. Olmedo proposed the condition read the private road lot be constructed to a fire rated road to allow for passing of a trash collection truck. He stated those are the three proposed condition changes and then one concept plan change. Attorney Cauley stated and adding "shall" to the modulation.

Changes for the Motion:

- Edit the update on the concept plan for the clubhouse to refer to the mail kiosk
- Condition #13j, modulation "shall" include one of the following

- Condition #13o, providing 100% of the rear loaded units to have a covered porch or stoop
- Add a condition for double silting of the fencing for erosion and control
- Concept Plan change: private road lot be constructed to a fire rated road to allow for passing of a trash collection truck

Adoption of Ordinance #2025-01-02 with Statement of Consistency and Reasonableness

Motion was made to adopt Ordinance #2025-01-02 with Motion #2 in the Consistency Statement and with the following changes:

- **Edit the update on the concept plan for the clubhouse to refer to the mail kiosk**
- **Condition #13j, modulation "shall" include one of the following**
- **Condition #13o, providing 100% of the rear loaded units to have a covered porch or stoop**
- **Add a condition for double silting of the fencing for erosion and control**
- **Concept Plan change: private road lot be constructed to a fire rated road to allow for passing of a trash collection truck**

RESULT:	**CARRIED 3-2**
MOVER:	Andria Archer
SECONDER:	Ruth Anderson
YES:	Andria Archer, Ruth Anderson, and Gretchen Williams
NO:	Michael Sims and Porter Casey

9. NEW BUSINESS

10. STAFF REPORTS

a. Town Manager

Mr. Cappola stated all Council received a resolution he would like them to consider passing tonight. There are multiple bills in both Senate and House in NC that are seeking the effect of Council's ability to govern the land use and other utility regulations within the state. Many of the requested changes happening at the General Assembly, or have been currently filed, would effectively change Council's ability to vote on certain matters.

Tonight's request is to approve a resolution opposing HB 765 and other bill that impacts local government's ability to regulate land use and utility capacity. If approved, this would be forwarded to the Town's representatives and senators at the General Assembly.

Council Member Casey spoke in opposition of HB 765 which is erosion of Council's local authority. He stated if you take the power away at a local level, you lose your voice. He asked citizens to speak out against this bill. Council Member Anderson agreed and urged all to speak out in opposition against this bill. Mayor Pro Tem Sims stated this bill is atrocious. He stated with tonight's project, what you saw was negotiations and with the adoption of this bill it would go away. He urged citizens to speak with those that may vote yes on this bill and speak with them about voting no.

Adoption of Resolution #2025-38 (Resolution Opposing HB 765 and Other Bills That Impact Local Government's Ability to Regulate Land Use and Utility Capacity

RESULT:	**CARRIED 5-0**
MOVER:	Porter Casey
SECONDER:	Andria Archer
YES:	Michael Sims, Andria Archer, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

b. Town Attorney

c. Town Clerk

d. Other Staff

- Electric Bill and Usage Update
  Presenters: Ann Game, Revenue & Utility Customer Service Director and Craig Brown, 1898 Consultants

- FY26 Budget Survey Results
  Presenter: Robert McKie, Jr., Finance Director

Electric Bill and Usage Update
Ms. Game stated about a month ago Mayor McLeod requested to look at the usage of the winter bills. Three questions came out of the meeting: Were electric bills higher this winter (if so, why?), are there key points of data which will help us better understand the issues, and are there recommended strategies to assist customers to understand the costs?

She stated, yes, the bills were higher this winter, this winter was the second coldest January in three decades with two major cold events in January and February causing the likelihood of experiencing two high back-to-back electric bills. There was an average of 40 days across billing cycles in January and February which were at or below 32 degrees.

The second question, are there key points of data which will help us better understand the issues, she stated yes. Overall consumption was up almost 23% between January and February 2025 compared to January 2024 which consumption was up almost 1%. Average consumption increased 19.33% comparing February 2024 to February 2025. Average bills were up almost 20% between January and February 2025. January 2024 compared to January 2025, they were up less than 1% and comparing February 2024 to February 2025, up 21%.

She discussed heat pumps, which most homes in Clayton use, which are very efficient when the temperature outside is 34 degrees and higher. When below 34 degrees, more than likely the system switched to heat strips or auxiliary heat, which use 3-4 more kwh for the same amount of heat produced.
She stated her staff used a lot of data collected through Power BI access which tracks utility trends, average bill and consumption, consumption detail, and seasonality. Shared was a sample of four billing cycles in the Town when the days were below 32 degrees. Each billing cycle was between 38 and 44 days. Shared were trends which showed the demand for electricity in December was up 9.2%, 8.6% in January, and 25% in February. These higher demands equate to higher bills.

Questions #3, are there recommended strategies to assist customers to understand the costs? She stated the Town is in the process of a utility bill redesign and customer input is being received. The Town continues to have the Bill Backer Education program which is built around educating customers on consumption. There would be an announcement soon about a push for energy audits and on the website, there is a new tool which is a self-serve energy audit that allows the customer to enter information about their home and receive audit tips.

Craig Brown with 1869 was present to discuss the electric rate study for FY26. Shared was the three step rate study process. Step 1 is to do a financial planning which is where he takes the projection of revenue under existing rates to look into the future how much the current rates are going to generate; what is the Town's upcoming budget look like and what is the Town's capital plan and how it would be financed. That information would be developed into a 5-year financial forecast that would show what an overall rate adjustment needs to be. Step 2, only completed once every 5 years, is a cost-of-service study. Step 3 is rate design which is updating rates.

He stated Clayton continues to have strong growth, primarily with residential, with a jump in over 8% of new customers last year which compares to a usual rate of only 4%. Beginning in 2026, the forecast shows a fairly big jump in energy sales, that includes the new water treatment plant coming online, which would be a significant electric load to the Town.

He stated the biggest expense is the power supply the Town purchases. 10 years ago, a discussion was made to take all NCEMPA assets and sell back to Duke to essentially become a wholesale customer. With that, there was some residual debt involved that was not part of the purchase price; that debt defeasance was spread over 10 years and 2025 is the end of those payments. There were options with how the reserve fund was spread back, option 3 was chosen in March 2025 which would be a 3.5% rate increase in July 2025, 4.5% increases in 2026 through 2029, and debt reserve fund credited over 24 months.

He stated when the new water treatment plant comes online in January 2026, that would be the Town's biggest customer. It will have a 2 MW load but will have its own backup generator on site.

Regarding the Capital Improvement Plan, there are a lot of expansions for underground development which are the primary drivers. The Town plans on funding this through additional debt financing. The plan is to continue to use debt as a tool so long as the financial metrics on coverage continue to be met. Shared were the revenue requirements under existing rates. Compared to a few years ago, the power supply bill is larger than anticipated which has put pressure on rates. The bar charts exceed current revenue which will require rate increases to happen.

He stated once revenue requirements are developed, scenarios are worked through to find the optimal blend of cash versus debt that keeps rate increases as low as possible. He stated there are three financial metrics that are drivers: Operating Cash Balance (with a goal of 120 days), Debt Service Coverage (which has a requirement of 1.50), and Operating Ratio (which compares operating revenue to operating expense plus depreciation). The Town is good with debt service coverage now but quickly goes below the cash metrics and the operating ratios; this would be if there were no rate increases in the forecast.

The proposed plan to bring the days cash on hand and debt service coverage within target would be a 2% rate for the upcoming FY26 and the forecast is 3% going up to 2030. He stated when he reported this a month ago at the April 7, 2025 work session, those numbers were 4% and 3.5%.

The operating ratio is a new metric and the goal of that is 1.25, we would not meet that target and would have further discussion on how to get to that point.

He stated last year a cost of service study was completed and showed the Town did not need rate adjustments that are different for each class and there would not be any big structural changes. For the most part, customer charges are the same, the energy charges does up from .1345 cents to .1376 cents. The typical residential bill in the Town uses about 900 kwh per month with a bill increase from $142.05 to $144.84.

Mr. Cappola asked Mr. Brown if other communities in the state saw high bills in the early part of the year, Mr. Brown stated when there is a cold snap like that and the heat pumps have to use the heat strips, that's the biggest reason for seeing those impacts. He stated this has been consistent throughout the state.

FY26 Budget Survey Results
Mr. McKie shared the budget survey results for FY26. He thanked Communication Director Nathanael Shelton for coordinating and compiling the results. He stated there were a little over 2,000 responses. 86% of the responses were citizens that own their homes. Shared were more results and comments for Cultural Arts, Economic Development, Environmental Sustainability, Library, Parks and Recreation, Transportation and Infrastructure, Vibrant and Accessible Downtown, Special Events. 787 open-ended comments were collected; shared were the top 10 themes with traffic congestion and unsafe intersections being #1.

The takeaway is the residents' priorities are in line with the Town's Strategic Plan. This survey is currently available on the Town's website.

Fire Department Update
Chief Ranes stated with the completion and opening of Ranch Road, some neighbors in the Little Creek Church Road Hood Farm Road, and Creekside Drive may be eligible for a reduction in their homeowner's insurance as a result of a lower public protection classification. The Town is a 2/9, meaning anyone within 5 miles of a Clayton fire station is a 2 and those beyond 5 miles but within 6 miles have a 9 and those outside 6 miles are recognized as having no fire protection at all.

With the opening of the Ranch Road extension, approximately one or miles has been cut out of the department's response time to these property owners. A lot of the property owners in the 5-6 mile range would now be in the 5 miles or less district from Fire Station #2. Property owners would need to contact their homeowner's insurance company and inquire about the rating.

The Communication Department would share this information on social media.

11. OTHER BUSINESS

a. Informal Discussion & Public Comment

John Scarpa, Clayton resident, provided his thoughts on tonight's project, Amelia Church Townhomes, he stated he disagreed with us approving this project. He stated the HB 765 is a disaster and he has written to his representatives to complain about this bill. Council Member Anderson thanked him for attending these meetings.

b. Council Comments

Council Member Casey stated recently Council approved the trash trap and that would be installed this Thursday, May 8th at Little Creek at 5:30 p.m,; he invited citizens to attend. He stated he would be looking for civic groups to clean this out.

Mayor Pro Tem Sims thanked staff and Council, he stated this job has a lot more to it and sometimes it's harder to say yes than to say no. He stated the Council Members put a lot of time into the projects that come across to them. He stated the negotiation between Council and the applicants on projects is very important.

Council Member Archer stated for anyone that is watching tonight, please review what was approved to be built before tonight's project was approved.

12. CLOSED SESSION

13. ADJOURNMENT

a. Adjourn

With nothing further, the meeting was adjourned at 8:17 p.m.

Motion To Adjourn

RESULT:	**CARRIED 5-0**
MOVER:	Porter Casey
SECONDER:	Andria Archer
YES:	Michael Sims, Andria Archer, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

Duly adopted by the Town Council this 2nd day of June 2025 while in regular session.

McLeod

Jody L. McLeod
Mayor

ATTEST:

Heidi L. Holland

Heidi L. Holland, MMC, NCCMC
Town Clerk

TOWN OF CLAYTON
INCORPORATED
APRIL 1869
CLAYTON, N.C.