



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

Council Present:

Mayor Jody McLeod
Council Member Andria Archer
Mayor Pro Tem Michael Sims
Council Member Porter Casey
Council Member Ruth Anderson
Council Member Gretchen Williams

Staff Present:

Rich Cappola, Town Manager
Jim Cauley, Town Attorney
Heidi Holland, Town Clerk
Lee Barbee, Deputy Town Manager
David Ranes, Fire Chief
Robert McKie, Finance Director
Nathanael Shelton, Communication Director
Conrad Olmedo, Planning Director
Donald Perry, Engineering Director

Council Absent:

None

1. CALL TO ORDER

a. Call to Order

Mayor McLeod called the meeting to order at 6:00 p.m.

b. Pledge of Allegiance

Mayor McLeod led the Pledge of Allegiance.

c. Invocation

Mayor McLeod provided the Invocation.

2. ADJUSTMENT OF THE AGENDA

a. **Approve or Adjust the Agenda**

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

3. CONSENT AGENDA

- a. Resolution Directing the Clerk To Investigate 2024-127-ANX 3967 Powhatan Road Annexation
Presenter: Conrad Olmedo, Planning Director
- b. Resolution Directing the Clerk To Investigate 2024-128-ANX 3945 Powhatan Road Annexation
Presenter: Conrad Olmedo, Planning Director
- c. To Accept Streets into the Town of Clayton Street System for Permanent Maintenance – Ashcroft Subdivision Section 1, Phase 7
Presenter: Chris Rowland, Engineering

Adopt Consent Agenda as Presented

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

4. ADMINISTRATIVE ITEMS

- a. Clayton4U Program Update
Presenter: Nathanael Shelton, Communication Director

Mr. Shelton stated this has been a successful season and they are currently developing topics for the second season. An email was sent and asked Council to pick their favorite videos of the season; these would be shared at the next meeting. Shared was a trailer previewing season two.

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

6. PUBLIC HEARINGS

7. QUASI-JUDICIAL HEARING

8. OLD BUSINESS

- a. 2024-47-CZM Novo Nordisk Art Center
(Continued from the December 16, 2024 Meeting)
(Public Hearing Has Been Closed)
Presenter: Conrad Olmedo, Planning Director

Mayor McLeod stated this item has been continued from the December 16, 2024 meeting and the public hearing has been closed, however, the applicant would like to make a clarification.

Ms. Williford, the Attorney for Novo Nordisk was present. She wanted to clarify a statement made at a prior Council meeting related to the multi-use pathway. Her

colleague Donnie Parker accurately stated that Novo would support the installation of the multi-use pathway along the Gordon Road side of the property, most of that area are wetlands. It was not clear they would oppose the multi-use pathway along GLP One Way considering the road is heavy with delivery truck traffic and directly feeds onto Novo Nordisk's secure personal property. She stated they appreciate the Town's policies and ordinances are intended to protect the public interest and recently believe that a public use pathway along GLP One Way would create risk for pedestrians. She stated this clarification had been shared with Planning Director Conrad Olmedo.

Mayor Pro Tem Sims stated he is excited about this Art Center for the employees of Novo Nordisk.

Council Member Archer made a motion to approve this rezoning request with Motion #1 Approval in the statement of consistency and reasonableness; seconded by Mayor Pro Tem Sims. Council Member Archer clarified her motion does include adoption of the conditions of approval signed on January 3, 2025; Mayor Pro Tem Sims agreed.

Approve Ordinance #2024-11-06 with Motion #1 in the Statement of Consistency and Reasonableness to Include Adoption of Conditions of Approval Signed on January 3, 2025

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

9. NEW BUSINESS

- a. Interlocal Agreement Between the Town of Clayton and County of Johnston
Presenter: Rich Cappola, Town Manager

Mr. Cappola stated the Town has been working with the County over the last few months to negotiate this agreement to be considered by both boards. This morning the Johnston County Board of Commissioners did approve this agreement. This agreement provides an offsetting revenue in part for services the Town provides to the RTZ in Johnston County. This is a long-term agreement to be able to share those resources. He stated the Town is happy to work with the County.

Approval of Agreement

RESULT:	CARRIED 5-0
MOVER:	Michael Sims
SECONDER:	Andria Archer

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

- b. RTZ Annexation Application
Presenter: Rich Cappola, Town Manager

Mr. Cappola stated this property has just been rezoned earlier in this meeting and this parcel has been requested to be added into the RTZ. As part of this application, because this parcel is in the Town's ETJ, general statutes require this application be formally adopted by Council and then formally move the parcels identified into the RTZ in Johnston County.

Approval of Application

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

10. STAFF REPORTS

- a. Town Manager

Mr. Cappola addressed the recent notices regarding revaluation of properties in Johnston County. He stated there has been a lot of discussion on the impact on our citizens. He directed all to the Johnston County website where they have videos on how this process works. This first step is getting the properties revalued in terms of the current valuation in the current market. As we continue to move through the budgeting process for FY26, the County and the Town would be considering the new tax rate to be associated with the new valuations. As obligated by the general statutes, the Town would provide the revenue neutral rate to what our current .65 cent rate valuations and then Council would decide what the new tax rate would be.

He stated before our citizens get concerned that their taxes would be going up about 60%, please review the information provided by Johnston County.

He stated the elevator in Town Hall has been out of service for most of the month. We were waiting for one part which had arrived. An inspection has been scheduled for next week with the hope of the elevator working by the end of next week.

- b. Town Attorney
c. Town Clerk
d. Other Staff

11. OTHER BUSINESS

a. Informal Discussion & Public Comment

John Scarpa, Clayton resident, thanked all Council and wished them all a Happy New Year. He spoke about the positions on the advisory board and stated he was disappointed he was not selected to serve. He offered his services to any member of the board and stated if there was some tasks he could help with that he would welcome it.

b. Council Comments

Council Member Williams wished all a year of love, laughter and great memories and she looks forward to working with all.

12. CLOSED SESSION

- a. To Discuss a Legal Matter in Accordance with NC GS 143-318.11(a)(3); To Discuss Real Property Acquisition in Accordance with NC GS 143-318.11(a)(5); and To Discuss Personnel Matter in Accordance with NC GS 143-318.11(a)(6).

Motion To Go Into Closed Session

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

Motion To Return To Open Session

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

13. ADJOURNMENT

a. Adjourn

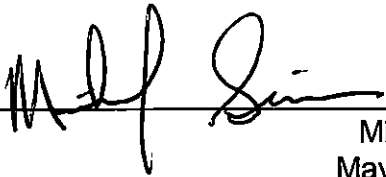
With nothing further, the meeting was adjourned at 7:20 p.m.

Motion To Adjourn

RESULT:	CARRIED 5-0
MOVER:	Michael Sims
SECONDER:	Porter Casey

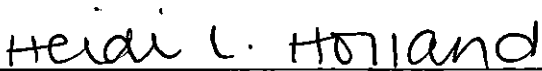
YES:	Andria Archer, Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

Duly adopted by the Town Council this 3rd day of February 2025 while in regular session.



Michael Sims
Mayor Pro Tem

ATTEST:



Heidi L. Holland, CMC, NCCMC
Town Clerk

