



Town of Clayton
Town Council Regular Meeting Minutes
Monday, November 4, 2024 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:

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, Finance Director
Nathanael Shelton, Communication Director
Conrad Olmedo, Planning Director
Sam Johnson-Phillips, Deputy Town Clerk
Joshua Baird, Water Resources Director
Scott Barnard, Parks & Rec Director

Council Absent:

None

1. CALL TO ORDER

a. Call to Order

Mayor McLeod called the meeting to order at 6:05 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. *Presenter:* Jim Cauley, Town Attorney

Attorney Cauley requested to have item 5a moved to 3d and to add a closed session in pursuant to 143-318.11(a)(2) with respect to a disclosure of an award.

Approve or Adjust the Agenda

RESULT: CARRIED 5-0

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

3. **CONSENT AGENDA**

- a. Minutes
 - October 21, 2024 - Regular Session
 - October 21, 2024 - Closed Session

Presenter: Heidi Holland, Town Clerk
- b. Certification of Sufficiency by the Clerk: 2024-57-ANX WC 8121 US 70 BUS Industrial

Presenter: Heidi Holland, Town Clerk
- c. Resolution Directing the Clerk to Set a Date for a Public Hearing: 2024-57-ANX WC 8121 US 70 BUS Industrial

Presenter: Conrad Olmedo, Planning Director

Approve Consent Agenda as Presented

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

4. **ADMINISTRATIVE ITEMS**

- a. Clayton4U

Presenter: Nathanael Shelton, Communication Director

Mr. Shelton shared this video which featured the new mass communication outage system, C.O.M.S.

- b. Proclamation to Heidi Holland, Town Clerk

Presenter: Mayor McLeod

Mayor McLeod read and presented a proclamation to Heidi Holland, Town Clerk. He expressed thanks and gratitude to Ms. Holland and expressed well wishes to her on her birthday.

5. **INTRODUCTIONS AND SPECIAL PRESENTATIONS**

- a. Operation Green Light for Veterans Proclamation

Presenter: Mayor Pro Tem Sims to Present

This item was moved to the consent agenda.

6. PUBLIC HEARINGS

7. QUASI-JUDICIAL HEARING

- a. 2023-197-SUP NSC Holdings LLC
Presenter: Audrey Duchesne, Senior Planner

Mr. Olmedo stated the applicant requested for this item to be continued to the December 16, 2024 meeting.

8. OLD BUSINESS

- a. Town of Clayton 2024 Parks & Recreation Master Plan
(Continued from the October 21, 2024 Meeting)
Presenter: Scott Barnard, Parks and Recreation Director

Mr. Barnard requested the adoption of the Parks and Recreation Master Plan as presented previously by Staff and the consultant Sarah Burrough with Sage Design to be approved.

Adoption of Ordinance #2024-11-04

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

9. NEW BUSINESS

- a. Memorandum of Agreement (MOA) for the Johnston County Long Range Water Supply Program
Presenter: Joshua Baird, PE, Water Resources Director/Interim Engineering Director

Mr. Baird reported the Town does its bulk purchasing of water from Johnston County. Based on the most recent long-range plan, there is a project that would need to meet the demands. The project is of an intake on the Neuse River down Richardson Bridge Road. It pumps back to a quarry that is owned by the county near Princeton. There would be a new treatment plant, it's initial phase would be 12 million gallons per day. It would be constructed in such a way it could be expanded to meet future needs. Based on the forecast, the overall project size and the county's needs, which include the Town's projected and anticipated needs, a substantial portion of the volume would be attributed to growth in Clayton. The county has asked the Town to partner in this effort.

It was stated the next steps of the process have been outlined in the MOA. Mr. Baird stated the MOA does not obligate Council to contribute to construction. It is for preliminary engineering, scoping of the project and project development.

It has been requested the Town have a 50/50 share in the preliminary cost. Mr. Baird stated concurrently the Town is also looking at alternatives to ensure this is the best path for the Town's residents. Upon completion of both, Staff would be in the position to provide additional information to Town Council, in regard to the next steps.

Mr. Baird stated, Staff has requested the approval of the MOA. The approximate budget for the preliminary engineering is \$1 Million, with a 50/50 share, the Town's anticipated part would be about \$500,000, to go into development and understand what the project would entail, and staff would bring back information to Town Council so a decision could be made.

Mayor Pro Tem Sims stated this is more long-term than an immediate goal, he stated he is in support of this.

Adoption of Resolution #2024-111

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

Ms. Gill expressed gratitude to the Communication staff and the Cultural Arts staff for an incredible Veterans Day ceremony. Ms. Gill would like to encourage all residents to come by and pick up a free green light bulb now through November 11, 2024, to participate in Operation Green Light in honor and support of our Veterans. She reminded all facilities would be closed on Monday, November 11, 2024.

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

11. OTHER BUSINESS

- a. Informal Discussion & Public Comment
- b. Council Comments

Mayor Pro Tem Sims thanked the Town, the Chamber of Commerce, Police and Fire Departments, and all who participated in the Harvest Festival. He stated tonight's Veteran's Day Ceremony was outstanding and he enjoyed the keynote speaker. Council Member Casey stated it was great to see the citizens who stopped by the Council booth at the Harvest Festival. Mayor McLeod stated this was one of the highest attended in Clayton's history.

12. CLOSED SESSION

- a. To Prevent the Premature Disclosure of an Award in Accordance with NCGS 143-318.11(a)(2)

Motion To Go Into Closed Session

RESULT:	CARRIED 5-0
MOVER:	Michael Sims
SECONDER:	Gretchen Williams
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:	Michael Sims
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 6:40 p.m.

Motion To Adjourn

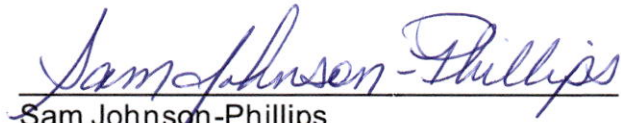
RESULT:	CARRIED 5-0
MOVER:	Porter Casey
SECONDER:	Andria Archer
YES:	Andria Archer, Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

Duly adopted by the Town Council this 18th day of November 2024 while in regular session.



Jody L. McLeod
Mayor

ATTEST:


Sam Johnson-Phillips
Deputy Town Clerk