



Town of Clayton
Town Council Regular Meeting Minutes
Monday, November 18, 2024 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

Council Present:

Mayor Jody McLeod
Mayor Pro Tem Michael Sims
Council Member Andria Archer
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
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
Joshua Baird, Water Resources Director
Sam Johnson-Phillips, Deputy Town Clerk
Audrey Duchesne, Senior Planner

Council Absent:

None

1. CALL TO ORDER

- a. Call to Order
Mayor McLeod called the meeting to order at 6:01 p.m.
- b. Pledge of Allegiance
 - Boy Scout Troop 24Mayor McLeod and Council took a photo with Scout Troop 24.
- c. Invocation
Mayor McLeod provided the Invocation.

2. ADJUSTMENT OF THE AGENDA

- a. Mr. Cappola requested to remove item 3d from the Consent Agenda and would address it at a later time.

Approve or Adjust the Agenda

RESULT: CARRIED 5-0

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

3. **CONSENT AGENDA**

- a. Minutes
 - November 4, 2024 - Work Session
 - November 4, 2024 - Regular Session
 - November 4, 2024 - Closed Session

Presenter: Sam Johnson-Phillips, Deputy Town Clerk
- b. GIS Day Proclamation
- c. CAMPO MOU

Presenter: Audrey Duchesne, Senior Planner
- d. Assignment and Assumption of Sewer Allocation - Copper Land LLC and Corbett NC, LP

Presenter: Joshua Baird, PE, Water Resources Director
- e. Clayton Fire Department Advisory Board By-Laws

Presenter: Heidi Holland, Town Clerk
- f. Accept Streets into the Town Of Clayton Street System for Permanent Maintenance –Academy Point, Phases 1 & 2

Presenter: Chris Rowland, Engineering

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 introduced the Christmas edition of Clayton4U.

5. **INTRODUCTIONS AND SPECIAL PRESENTATIONS**

- a. Citizen Recognition

Presenter: Council Member Anderson

Council Member Anderson read and presented Citizen Recognition to Mr. Leigh Hudson. It was stated Mr. Hudson has been a member of the Clayton Rotary Club for 38 years and has served in numerous roles within the Clayton Rotary Club. Mr. Hudson is the owner of "Hudson's Hardware" in Clayton, NC and Garner, NC. He has used his platform to support countless local incentives demonstrating the vital role small businesses play in building and strengthening the community. Mrs. Anderson stated Mr. Hudson has worked tirelessly toward the eradication of polio, raising over \$17,000, providing more than 25,000 doses of polio vaccine. It was communicated, through his initiative the flags for heroes' program have become a profound symbol of patriotism. In honor of Mr. Hudson, a flag would be placed at the Clayton Community Center, which would signify the profound impact of his work for the youth and families of the Town of Clayton. A ribbon cutting was announced, it would take place November 19, 2024, at 4:00 p.m. at the Clayton Community Center.

Mayor Pro Tem Sims mentioned, Mr. Hudson had encouraged him to join the Rotary Club. He spoke about how Mr. Hudson believed in him and expressed his gratitude. Mayor McLeod shared the valuable lessons he has gained from his time in the Rotary Club, noting that these lessons have influenced his leadership roles. He also expressed his thanks to Mr. Hudson for providing him with that opportunity.

Mr. Hudson expressed "the strength of our country and this community was built around people spending time together and developing trusted relationships in whatever organization it's in. It's all about trusted relationships and willingness to serve. I love this community!"

Council and Mr. Hudson took a photo.

b. Harvest Festival Update

Presenter: Dana Wooten, Chamber of Commerce President

Mrs. Wooten introduced Mrs. Smith, the Director of Operations and Events at the Chamber of Commerce, who provided an overview of the 2024 Harvest Festival. She informed the Council this year marked the 73rd celebration of the event, which has continued to grow and attract attendees from across four counties. The Festival was highlighted as the official kickoff to the holiday shopping season for downtown businesses. Held during the last weekend of October, the Festival spanned four days and featured 12 different events. Mrs. Smith shared, approximately 25,000 people attended over the four days, with over 100 volunteers supporting the event. There were 286 vendors on Saturday and 42 on Sunday.

Additionally, she reported, this year marked the sixth annual Latin American Festival, which has continued to expand. The "S.T.E.P." (Student to

Entrepreneur Program) was also part of the Festival, providing high school students with the opportunity to learn about entrepreneurship in the community. The event included a "flyover" and a tribute to Frontline Heroes. Mrs. Smith also referenced an Impact Study conducted by NC State in 2021, which showed, on that Saturday in 2021, the Harvest Festival that year, generated \$423,900 in economic impact for the town. Of the attendees, 55% were local, and 72% of those surveyed said they were likely to return to Clayton's downtown.

Mrs. Smith concluded by acknowledging the significant teamwork required to bring an event of this scale to life, she expressed a sincere thanks to the Town Council, Mayor, and various departments—Operations, Electric, Public Works, Fire, Police, Johnston County EMS, the community, and Ms. Amy Shearin—for her incredible support.

Mayor McLeod emphasized that the Harvest Festival is an integral part of the Clayton community. He reminisced about its origins in the early 1970s as a Soybean Festival and the significance it held for the community. He echoed Mrs. Smith's sentiments, acknowledging that it truly takes a village and an immense amount of time and planning to make the event a success. Mayor McLeod also shared that this year, he has received more compliments about the Harvest Festival than in any of his 20 years as Mayor.

Council Member Anderson pointed out that the statistics from the impact study speak for themselves, highlighting the importance of discussing how the Festival affects the community and small businesses. She mentioned that many people aren't aware that it's a year-round process. Mrs. Anderson praised Mrs. Wooten, Mrs. Smith, and their staff for the outstanding work they are doing and expressed her gratitude.

Mayor Pro Tem Sims noted the many positive compliments the Harvest Festival received, which he attributed to the Chamber's efforts. He thanked Mrs. Wooten and Mrs. Smith for their hard work.

Council Member Casey expressed his appreciation for the dedication and hard work of the volunteers and vendors. He also thanked the downtown business owners for their collaboration. Mr. Casey shared that he enjoyed having a Council booth and engaging with the citizens of the community. He expressed his excitement for next year's event and extended his thanks.

6. PUBLIC HEARINGS

- a. 2024-57-ANX 8/21 US 70 BUS Industrial Annexation
Presenter: Conrad Olmedo, Planning Director

Mr. Olmedo requested to have this tabled.

Table to the December 2, 2024 Meeting

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

- b. 2024-58-RZ WC 8121 US 70 BUS Industrial Rezoning
Presenter: Conrad Olmedo, Planning Director

Mr. Olmedo requested to have this tabled.

Table to the December 2, 2024 Meeting

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

- c. 2024-47-CZM Novo Nordisk Art Center
Presenter: Conrad Olmedo, Planning Director

Mr. Olmedo presented an overview of the rezoning request, noting that the property is located off US70 and Gordon Road, extending up to the GLP Parkway, with the property being split by the Parkway. He mentioned that staff recently approved an exempt plat to subdivide the 82-acre parcel into approximately 48 acres. The property is largely vacant, and the rezoning request is to change the designation from Light Industrial (LID) to Conditional Commercial (CZC). It was noted that the proposed Conditional Commercial zoning would allow several uses not permitted under the current LID zoning, including a fitness center, child daycare, office spaces, private community recreation facilities, and a private community garden. The future land use map designates this area as an employment center, supporting research and development-type uses.

Mr. Olmedo showed a site concept plan for the proposed rezoning, highlighting the "Mads Ovlisen Art Center" located in the center. The two-story building would primarily serve employees of the Novo Nordisk site on GLP Road and would include a pool, fitness areas, a future daycare, and walking paths. The proposed building is planned to be "Lead Certified in Gold." Elevation Concepts of the building were shown to the Council. Key features of the building

include a basketball court on the first floor and a track on the second floor, with other facilities throughout the building.

Mr. Olmedo clarified some key conditions, including the Lead Gold certification, which would be managed by the United States Green Building Council. He also provided details on condition #9, specifying that the fence height in front of the building or within 25 feet of the setback would not exceed 4 feet. He explained that condition #12 requires all parties to execute an agreement within 90 days, or the Town Council may direct staff to initiate a conventional rezoning of the parcel(s).

Mr. Olmedo informed the Council that if the rezoning is approved, the property will be rezoned to Conditional Commercial (CZC) subject to the conditions of approval. The item was presented at the October 28th Planning Board meeting, where a recommendation was made, with two addendums. The first, approved unanimously, required the applicants to hold an additional neighborhood meeting within a 300-foot radius of the property, which was satisfied with materials provided last week. The second addendum, which passed with five votes in favor and four against, directed staff to continue discussions with the applicants about a multi-use path along Gordon Road as part of the Comprehensive Transportation Plan.

Mr. Olmedo stated that Planning Staff recommends approval of the rezoning request.

Mr. Olmedo offered to answer any questions, and stated the applicant was present.

Council Member Casey asked if a multi-use path is typically required by code. Mr. Olmedo responded that it is part of the Comprehensive Plan, and it may be worth considering placing a condition regarding the multi-use path along Gordon Road to avoid confusion in future road installations. He added that this would be addressed at the site plan review level. Mr. Casey also asked if a Traffic Impact Analysis (TIA) had been completed. Mr. Olmedo mentioned that a scoping meeting was conducted, and Novo Nordisk has completed a traffic study, but the results are still with the DOT. He was unsure whether the study would trigger the need for a TIA, but Novo Nordisk had mentioned they would provide this information soon.

Council Member Archer sought clarification on the right-of-way dedication. She asked whether there was a chance that the application could proceed without a dedicated right-of-way for the multi-use path. Mr. Olmedo responded, the Comprehensive Transportation Plan would still be implemented, and staff would ensure the policies are followed. Ms. Archer noted that the Planning Board had discussed this and supported the right-of-way dedication. She stated she would be open to supporting the application if the applicant agreed to it.

With no further questions from the Council, Mayor McLeod opened the public hearing. As no one wished to speak, he asked if the applicant or their representative was present.

Mr. Donald Parker, a Novo Nordisk employee, stepped forward. He shared that he had lived in Clayton for 20 years and had been with Novo Nordisk for about a year, following 15 years with Grifols Pharmaceutical. He confirmed there is an existing 40-foot right-of-way, which would accommodate the requested multi-use path. Mr. Parker explained that the traffic impact study is still in progress with the DOT, and the results will be available soon.

Ms. Archer thanked Mr. Parker and asked about the feedback from the additional public meeting. Mr. Parker confirmed the meeting took place and noted the comments were similar to those at the Planning Board meeting, including concerns about the pathway along Gordon Road, which would be accommodated as part of the UDO. He also mentioned that some residents asked if Novo Nordisk would be willing to build a public pathway. Mr. Parker explained Novo Nordisk is committed to being a good neighbor and is open for discussion, but there are a lot of wetlands around this property.

Town Attorney Cauley asked if Novo Nordisk was agreeable to the condition regarding the multi-use path. Mr. Parker confirmed they were.

Mayor McLeod thanked Mr. Parker and asked if anyone else wished to speak. With no further comments, he closed the public hearing and opened the floor to Council.

Mr. Casey mentioned he had missed the beginning of the Planning Board meeting and asked if there was a formal presentation. Ms. Archer clarified there wasn't a formal presentation from what she recalled, though the applicant and their staff had provided extensive input. Mr. Olmedo confirmed there was no PowerPoint presentation.

Ms. Archer suggested tabling the agenda item until the December 2, 2024, meeting and asked Town Attorney Cauley if the motion would be the same as for the previous agenda items. Town Attorney Cauley confirmed that a motion to table or continue to a specific date would suffice. Ms. Archer made a motion to table the item until the December 2, 2024, meeting.

Table to the December 2, 2024 Meeting

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

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

7. QUASI-JUDICIAL HEARING

8. OLD BUSINESS

9. NEW BUSINESS

- a. West Clayton Church of God Purchase and Sale Agreement
Presenter: Rich Cappola, Town Manager

Mr. Cappola stated that two of the major priorities within the CIP are the development of two additional fire/police stations within the Town. He reported that they have been working for over a year to identify suitable property for this purpose, specifically along 42 West and NC 36 (Veterans Parkway). Through collaboration with the West Clayton Church of God, they have successfully purchased 8.01 acres of property, as indicated by the plat. The property is strategically located along the corridor, and with the continued growth on that side of Town, the fire department's call volumes and response times will significantly improve. This would also provide an opportunity for a police substation, enhancing the department's presence in the community.

Adoption of Resolution #2024-114

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

- b. Land Acquisition Reimbursement Resolution
Presenter: Robert McKie, Finance Director

Mr. McKie presented to Council the request to adopt the Land Acquisition Reimbursement Resolution, with an amount not to exceed \$7,500,000 in its current form. He explained, the purpose of this resolution is to support land banking for Public Safety and Parks and Recreation facilities. It provides the Town with the flexibility to reimburse when construction for these facilities begins. Mr. McKie also noted that the purchase price of the land can be included in the financing agreement, should the Council choose to do so.

Adoption of Resolution #2024-110

RESULT:	CARRIED 5-0
MOVER:	Andria Archer

SECONDER: Michael Sims

YES: Andria Archer, Michael Sims, Porter Casey, Ruth Anderson,
and Gretchen Williams

NO: None

- c. Resolution by Governing Body of Recipient of Directed Project Grant SRP-W-134-0194

Presenter: Shannon Poole, Engineering

Mrs. Poole informed the Council that the Town has received a direct project grant under the Appropriation Act, Session Law 2023-134, administered through the Drinking Water and Wastewater Reserve. She explained that these funds would enable the Town to make critical improvements to its sewer infrastructure. On October 24, 2024, the Mayor received a letter confirming the intent to fund the project, with a maximum amount of just over \$14 million. The funding would support the following projects: Walmart Pump Station abandonment and gravity sewer extension, Forest Hill Pump Station and force main, West Clayton Regional Sewer improvements, Walnut Creek Pump Station abandonment, and Corn Wallace sanitary sewer improvements. Mrs. Poole emphasized that these projects are essential to support the Town's growth and ensure future infrastructure sustainability. She mentioned that a budget amendment ordinance will be presented later. Mrs. Poole also expressed gratitude to the General Assembly for their support of Clayton and for recognizing the importance of these improvements, highlighting the value of their partnership in securing these funds.

Adoption of Resolution #2024-112

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 spoke on the Town's staff providing opportunities to the community. He expressed thanks to the staff for their great efforts in what they do. He spoke to the Boy Scout Troop and stated a career in Public Service is very rewarding and if interested in learning more, he would be happy to provide more information.

- b. Town Attorney

- c. Town Clerk

- d. Other Staff

11. OTHER BUSINESS

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

Mayor Pro Tem Sims shared that the Clayton High School football team advanced to the second round of the playoffs and that the basketball team is currently ranked. He concluded by wishing everyone a happy and safe holiday season.

Council Member Anderson expressed her thanks to Deputy Town Manager Gill, Nathanael Shelton, and their entire team for recognizing Mr. Leigh Hudson, calling it a very special.

Council Member Casey acknowledged the Clayton Comet Civitan football team, noting that the 8-and-under team won the Super Bowl in their league.

Council Member Archer extended holiday greetings and expressed her gratitude for the opportunity to serve on the Council and work for the Town of Clayton.

Council Member Williams expressed her appreciation and pride in being part of the Council, and she sent her holiday wishes.

Mayor McLeod stated that it is a privilege to serve the Town of Clayton, to work with the Council, and to have such amazing staff. He also expressed his holiday wishes.

12. CLOSED SESSION

- a. To Discuss a Legal Matter in Accordance with NCGS 143-318.11(a)(3) and To Discuss Economic Development in Accordance with NCGS 143-318.11(a)(4)

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

13. ADJOURNMENT

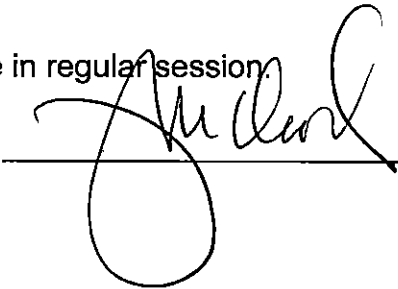
a. Adjourn

With nothing further, the meeting was adjourned at 7:49 p.m.

Motion To Adjourn

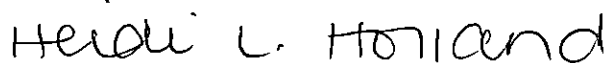
RESULT: CARRIED 5-0

Duly adopted this 2nd day of December 2024, while in regular session.



Jody L. McLeod
Mayor

ATTEST:



Heidi L. Holland, CMC, NCCMC
Town Clerk

