



Town of Clayton
Town Council Regular Meeting Minutes
Monday, August 5, 2024 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

Council Present:

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

Staff Present:

Rich Cappola, Town Manager
Jim Cauley, Town Attorney
Heidi Holland, Town Clerk
Dolores Gill, Deputy Town Manager
Lee Barbee, Deputy Town Manager
Greg Tart, Police Chief
David Ranes, Fire Chief
Conrad Olmedo, Planning Director
Patrick Pierce, Economic Development Director
Joshua Baird, Water Resources Director
Todd Melton, Budget Manager

Council Absent:

None

1. CALL TO ORDER

a. Call to Order

Mayor McLeod called the meeting to order at 6:02 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:	Andria Archer
SECONDER:	Michael Sims
YES:	Porter Casey, Andria Archer, Michael Sims, Gretchen Williams, and Ruth Anderson
NO:	None
ABSENT:	

3. **CONSENT AGENDA**

- a. Minutes
 - July 15, 2024 - Work Session Minutes
 - July 15, 2024 - Regular Session Minutes

Presenter: Heidi Holland, Town Clerk
- b. 2023-202-ANX NCRR Industrial Development Annexation, Resolution Directing Clerk to Investigate
Presenter: Bruce Venable, Planner II
- c. Novo Nordisk Confined Space Rescue Agreement
Presenter: David Ranes, Fire Chief
- d. Warranty Acceptance of Streets and Right of Way Sections within Buckhorn Branch Park, Phases 1 & 2
Presenter: Chris Rowland
- e. Reimbursement Resolution - Debt Financing
Presenter: Robert McKie, Finance Director
- f. Resolution to Acquire Easements for the East Main Street Sidewalk Connector Project, BL-0050
Presenter: Shannon Poole, Engineering
- g. FY25 JCTA Grand Award Letter
Presenters: Steven Langston, Cultural Arts Director and Shaun Mizell, Procurement Contracts and MWBE Manager

Approve Consent Agenda as Presented

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

4. **ADMINISTRATIVE ITEMS**

- a. Clayton4U
Presenter: Nathanael Shelton, Communication Director

Ms. Gill presented the latest Clayton4U video. This video spoke about the ETJ and highlighted Planning Director Conrad Olmedo.

5. **INTRODUCTIONS AND SPECIAL PRESENTATIONS**

- a. Swearing in Fire Marshal Michael Tatum
Presenter: Heidi Holland, Town Clerk

Fire Chief David Ranes introduced new Fire Marshal Michael Tatum. He stated he comes with 14 years of experience in Fire Code Enforcement and Emergency Management Investigations. He had previously served with the Pittsburgh Fire Department in Lee County and with the Care Fire Department. He is a graduate of Fayetteville Technical Community College and would soon be graduating from Fayetteville State University with a Bachelor of Science and Fire and Emergency Service Administration. He holds a list of certifications as a Level Three Fire Inspector, Level Two Fire Life Safety Educator, a Certified Fire and Arson Investigator, a Fire Officer, Fire Instructor, and a FAA UAS Drone Pilot.

His family joined him while Town Clerk Ms. Holland swore him in. Council congratulated and welcomed him.

- b. Farmers Market Week Proclamation
Presenter: Council Member Archer

Council Member Archer read the proclamation into the record.

6. PUBLIC HEARINGS

7. QUASI-JUDICIAL HEARING

8. OLD BUSINESS

- a. Resolution by Governing Body of Recipient of Directed Projects Grant; Session Law 2023-134
Presenter: Shannon Poole, Engineering

Joshua Baird, Water Resources Director, stated the following two items are concurrent and related. If this is approved it is asked to approve the next item on the agenda as well, the capital budget ordinance. Session Law 2023-134 included numerous direct appropriations from the State's drinking and wastewater fund. The Town was a recipient of two of those. The first was approximately \$6 million for several wastewater projects to abandon some pump stations and move flow toward the Clayton Raleigh Pump Station. Moving some of this flow to the north to the current pump station to Raleigh as well as where the flow would eventually be treated by Sam's Branch opened up some capacity in the existing Little Creek Reclamation Facility. That open capacity supported some additional development in the ECI area, specifically the Novo Nordisk agreement for capacity approved last year.

The second appropriation of the \$14 million is for other infrastructure projects. Staff would be back before Council with approval and acceptance of this in a couple months; tonight is just for the acceptance of the first \$6 million. To

receive the funding, the governing body must approve the acceptance of the grant including a resolution of support.

Staff's request is to approve of the acceptance of the \$6 million as well as adoption of the resolution. With approval of this, it is requested to approve the budget ordinance to allow for the set-up of the capital project fund for the projects.

Adoption of Resolution #2024-79

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

- b. Clayton-Raleigh Pump Station Capital Project Budget Ordinance
Presenter: Todd Melton, Budget Manager

Adoption of Ordinance #2024-08-01

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

9. NEW BUSINESS

10. STAFF REPORTS

- a. Town Manager

Mr. Cappola discussed Hurricane Debby and the potential for an impact. The Governor has declared a State of Emergency for North Carolina. Staff is preparing for the worst. There would be a call tomorrow with Johnston County Emergency Management to discuss their preparations and staff would have daily updates. Additional details would be provided throughout the week.

He recognized Patrick Pierce who would be leaving the Town to work for NC Railroad. He is the Town's second Economic Development Director and the first Government Affairs Director. He recognized some of his achievements to include the Social District. Mr. Pierce thanked Council for the opportunity and stated he looks forward to working with the Town in the future.

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

11. OTHER BUSINESS

- a. Informal Discussion & Public Comment

Clayton resident John Scarpa thanked Council for all the work they do.

Clayton resident Jason Thompson spoke in opposition to the recent decision to utilize taxpayers' dollars obtained by Legislator Donna White to go towards our senior citizens that has been chosen to be used for other purposes. He stated he understands the original bill was written so that it could not be used because it was for property the Town did not own. He spoke more about his opposition.

- b. Council Comments

Mayor Pro Tem Sims thanked the Town and those who participated in the Gary Clark Back to School event which included free haircuts and bookbags for children. He thanked Ms. Gill and Steven Langston, Cultural Arts Director; he stated this event was a huge success. This was the first event and would like this to become an annual event. He also thanked the Fire and Police Departments.

He addressed the senior citizens discussion and stated he appreciated the citizens that attend the meetings and speak. He stated he was at the meeting and those words were never spoken. He stated he is a forerunner for the senior center and there has not been allocation towards those funds.

Council Member Casey stated he appreciates the citizens' comments. He reiterated Mayor Pro Tem Sims statements on the senior center.

Council Member Archer spoke on the visit from Governor Copper to the Sam's Branch facility. She thanked staff for their hard work on pulling this off in a short period of time. Mayor McLeod stated this was a great event and he thanked staff for making Clayton look great. He discussed being in attendance at the meeting that discussed the senior center funds, and he did not recall any of that conversation taking place. He clearly recalled the fact that senior citizens were being turned away because of the lack of space, which is a disgrace. He expressed this during that meeting. He discussed the Clayton Center that has tremendous parking as well as handicap parking. He stated he does not want to see anyone turned away from participation. He stated if our Parks and Rec. staff need to come in and help set up tables, etc., the Town would make that service available at no charge.

He stated there was discussion on a property that is on the market. Conversation came up about a brand-new facility versus a makeshift. He stated the makeshift has an approximate price tag of \$2 million compared to a brand-new facility which would cost more. He stated Johnston County is sitting on the largest reserve in history; the Town does not have that type of reserve but still wants to do our part. He stated he understands their frustration and they understand a little of ours. He stated its unfortunate this has not been figured out, but it is on the radar. It is a goal for the Town to provide a place for seniors to be active. He stated he does not recall anyone saying the Town is not doing anything for seniors in Clayton. He stated he would like to figure out a way to help in the meantime.

12. CLOSED SESSION

- a. To Discuss Purchasing of Real Property in Accordance with NC GS 143-318.11 (a)(5)

Motion To Go Into Closed Session

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

Motion To Return To Open Session

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

13. ADJOURNMENT

- a. Adjourn

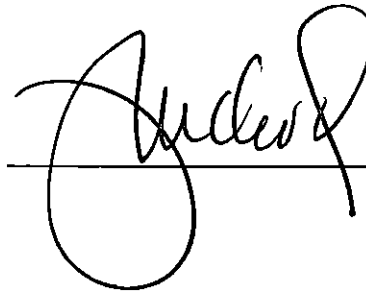
With nothing farther, the meeting was adjourned at 7:19 p.m.

Motion To Adjourn

RESULT:	CARRIED 5-0
MOVER:	Porter Casey

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

Duly adopted by the Town Council this 19th day of August 2024 while in regular session.



Jody L. McLeod
Mayor

ATTEST:



Sam Johnson-Phillips
Deputy Town Clerk

