Town of Clayton
Regular Town Council Meeting Minutes
Monday, December 4, 2023 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

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

Council Absent:
Council Member Avery Everett

Staff Present:
Rich Cappola, Town Manager
Heidi Holland, Town Clerk
Jim Cauley, Town Attorney
Dolores Gill, Deputy Town Manager
Lee Barbee, Deputy Town Manager
Robert McKie, Finance Director
Greg Tart, Police Chief
Joshua Baird, Engineering Director
Nathanael Shelton, Communications Officer
Shaun Mizell, Procurement Manager
Patrick Pierce, Economic Development Director
D'Arcy Aman, Administrative Support Assistant
Sam Johnson-Phillips, Deputy Town Clerk
Bruce Venable, Planner
Kenya Walls, Human Resources Director
Steven Mott, Planner II

1. CALL TO ORDER

a. Call to Order

Mayor McLeod called the meeting to order at 6:05 p.m.

b. Honor Guard & Pledge of Allegiance
Presenter: Clayton Fire Department

The Clayton Fire Department provided the Color Guard and led the Pledge of Allegiance.

c. Invocation
Presenter: Mayor McLeod

Mayor McLeod provided the invocation.

2. ADJUSTMENT OF THE AGENDA

a. There were no adjustments of the agenda.

Approve or Adjust the Agenda

RESULT:	**CARRIED 4-0**
MOVER:	Jason Thompson
SECONDER:	Michael Sims
YES:	Jason Thompson, Porter Casey, Andria Archer, and Michael Sims
NO:	None
ABSTAINED:	Ruth Anderson and Gretchen Williams
ABSENT:	Avery Everett

3. CONSENT AGENDA

a. Suggested Rules of Procedure
Presenter: Heidi Holland, Town Clerk

b. HR Policies
Presenter: Kenya Walls, Human Resources Director

c. Authorization of the Sale of Surplus Property Exceeding $30,000
Presenter: Shaun Mizell, Procurement, Contracts and MWBE Manager

d. Minutes
- November 6, 2023 - Regular Session
- November 20, 2023 - Regular Session
- November 20, 2023 - Closed Session

Presenter: Heidi Holland, Town Clerk

e. Advisory Board By-Laws Update
Presenter: Heidi Holland, Town Clerk

f. Process for Appointments to Town of Clayton Advisory Boards Update
Presenter: Heidi Holland, Town Clerk

g. Consent Agenda Utility Acceptance Resolution Ashcroft Section 2, Ph. 1B and 4

h. Resolution to Acquire Easements for the East Clayton Industrial Area (ECIA) Sewer Improvements Project
Presenter: Louis Duffie, Project Manager

i. Resolution 2023-89: To Accept Streets into the Town of Clayton Street System for Maintenance – Ashcroft Subdivision, Phase 7

j. Amended Budget Ordinance (Section 8) and Compensation Plan Scales

RESULT:	**CARRIED 4-0**
MOVER:	Porter Casey
SECONDER:	Michael Sims
YES:	Jason Thompson, Porter Casey, Andria Archer, and Michael Sims
NO:	None
ABSTAINED:	Ruth Anderson and Gretchen Williams
ABSENT:	Avery Everett

4. ADMINISTRATIVE ITEMS

a. Town of Clayton Strategic Plan

Presenter: Dolores Gill, Deputy Town Manager; D'Arcy Aman, Admin. Support Assistant; Shaun Mizell, Procurement, Contracts and MWBE Manager; Patrick Pierce, Economic Development Director

Mrs. Gill Deputy introduced the Clayton Strategic Planning Committee to the Town Council. It was reported last year that a need was noticed to update the Strategic Plan as it comes to an end in 2025. The Committee began working last fall on the evaluation of the current plan with both the Council in the Fall Retreat last year as well as working with the Department Directors to evaluate the effectiveness of the plan. The Committee developed a new strategic plan and coordinated the strategic planning process with the ongoing Master Planning efforts. Ms. Gill made Council aware of several pieces that are going to tie the plan together, both the current Comprehensive Plan, all of the CIP and Master Plans as well as the Master Plans that are not complete and are in development.

Mr. Mizell provided an updated project timeline and how things went through the procurement process. Mr. Mizell stated for this Strategic Plan they were competitive and followed the Town's policies and procedures for procuring services. It was reported they had a RFQ, and the release date was September 19, 2023; Virtual pre-posed meeting September 27th, 2023; Deadline to submit questions September 29, 2023; Addendum with answers to questions posted October 4, 2023 on the North Carolina EVP system, which is where the RFQ was advertised; Deadline for submissions October 20, 2023; Firm interviews with selection committee November 7-8, 2023. Between that time Mr. Mizell reported as a team they reviewed the RFQs with Mayor McLeod and Council Member Archer and selected three firms to bring in for interviews ultimately choosing Raftelis; Proposal Negotiation November 13, 2023; Town Council Approval/Project Start Date December 4, 2023. Mr. Mizell reported that he has received the signed agreement, the next step will be to get the requisition in place and finally the Town Manager's signature.

Mrs. Gill stated Raftelis was selected based upon their extensive history of providing Consulting Services, wealth of experience as a reliable and knowledgeable partner, dedication to capturing the individuality of the community and the vibrant energy of the consulting team. Mrs. Gill expressed enthusiasm in working with the team from Raftelis. There was further discussion regarding the additional considerations:

- Demonstrated success in guiding communities with comparable growth patterns.
- Evidence of expertise in strategic planning for evolving municipalities.

Mrs. Gill stated they are looking forward to the 6–8-month process in which they would begin working with them. It will begin with several input sessions beginning at the Spring Retreat. Mrs. Gill expressed appreciation and gratitude to the team and everyone that helped.

Mayor McLeod thanked the team for a job well done and expressed excitement that Raftelis is the company they are contracted with to create a new strategic plan for the Town of Clayton. Mayor McLeod stated he is excited to see the results for the entire Town of Clayton.

5. PUBLIC HEARINGS

6. OLD BUSINESS

a. Multifamily Housing Revenue Bonds Resolution
Presenter: Robert McKie, Finance Director

Mr. McKie reported Town Staff were approached by Bond Council Maguire Woods to act as a conduit debt issuer for the revenue bonds which led to a follow-up presentation by Bond Council Kristen Kirby and a representative from the developer who came to the retreat on November 9th and provided Council an overview of this project. Discussion continued to state the Town's willingness to act as a conduit debt issuer would not constitute an obligation to repay the bonds. Mr. McKie stated the law gives the Town the authority to issue the Bonds in the absence of a Housing Authority. It was reported that there isn't a Housing Authority in Johnston County. Mr. McKie stated in the tax code a Governmental Agency must issue affordable bonds for them to maintain their taxes in status as well as for the developer to be able to leverage the tax credits that are related to affordable housing. Mr. McKie informed Council the Town's willingness to act as the issuer of the bonds must not be construed as an approval for this proposed affordable housing project for any other purposes including but not limited to zoning land use permitting or any other aspect of the project that could require approval by the Town or any department or agency of the Town.

Council Member Casey asked if the bonds have an expiration date. Mr. McKie responded there isn't a proposed repayment schedule. This is a resolution that states the Town is willing to act as a conduit debit issuer. It was further stated if this project gains approval, it will come before Council and at that point when the bonds are issued there would be a repayment schedule.

Adoption of Resolution #2023-88

RESULT:	**CARRIED 4-0**
MOVER:	Jason Thompson
SECONDER:	Porter Casey
YES:	Jason Thompson, Porter Casey, Andria Archer, and Michael Sims
NO:	None
ABSTAINED:	Ruth Anderson and Gretchen Williams
ABSENT:	Avery Everett

b. General Obligation Bond Resolution Amendment
Presenter: Robert McKie, Finance Director

Mr. McKie stated on August 21st the resolution was approved for issuing the remaining $4.5 million of General Obligation Bonds related to Parks and Rec. This amendment is aligning the resolution to match the repayment schedule. There is a 15-year maturity term with the first payment commencing on August 1, 2024.

Adoption of Resolution #2023-93

RESULT:	**CARRIED 4-0**
MOVER:	Porter Casey
SECONDER:	Jason Thompson
YES:	Jason Thompson, Porter Casey, Andria Archer, and Michael Sims

NO:	None
ABSTAINED:	Ruth Anderson and Gretchen Williams
ABSENT:	Avery Everett

c. 2022-125-CZM: Summer Glen Conditional Zoning with Master Plan
(Continued from the November 6, 2023 Meeting)
Presenter: Bruce Venable, Planner I

This item was continued from the November 6, 2023 meeting. The public hearing was held and has been closed.

Mr. Venable spoke on this item. He provided an update on conditions that were changed since it was continued on November 6, 2023. Originally submitted was an ask for 139 lots with a density of 2.60 units per acre for a 53-acre parcel off Glen Laurel and Vinson Road.

Shared were the new proposed conditions. Condition #7, The following standards shall apply to the development:

- Maximum residential units: 138
- Maximum Density: 2.6 dwelling units per acre
- Total Site Impervious Surface Area: 36%
    - 69 lots will be between 7,000 and 7,999 sq. ft.
    - 40 lots will be between 8,000 and 8,999 sq. ft.
    - 8 lots will be between 9,000 and 9,999 sq. ft.
    - 21 lots will be greater than 10,000 sq. ft.
    - (no variation of lots size will be allowed less than 7,000 sq. ft.)

Shared was an original layout that was presented along with a concept plan and site plan narrative. The legend shows there was potentially opportunity to have 6,500 sq. ft. lots. Though none were shown in the layout, it is still presented in case the applicant was approved for the 6,500 sq. ft. minimum. They have provided a new master plan narrative to remove that.

Condition #11 new proposal stated frontage widening improvements shall be constructed prior to the approval of the plat for the corresponding phase of the development.

Condition #12 new proposal stated the following transportation improvements, in accordance with the recommendation in the TIA and approval by the NCDOT, shall be constructed prior to the approval of the plat for the corresponding phase of the development:

Condition #13 new proposal stated Siding elements base package will include premium vinyl siding and allow an upgrade option of Hardi, fiber cement siding, or equivalent including varying patterns such as lap siding, shake and board and batten styles per architectural elevations.

Planning Board did recommend approval and provided consistency statement of reasonableness. He stated the applicant was present.

Andrew Stocks with Stock Engineering was present. He stated since the last meeting, his team has worked diligently as a development team and staff to adjust the proposed master plan narrative to address Council's concerns. He stated tonight represented Wakefield Development, Chesapeake Homes and transportation engineer Britney Chase.

Shared was brief history of the project. He addressed Council Member Casey's question from the last meeting, he stated they looked at the density of the project if they took the resource conservation areas out; there are approximately 4.26 acres of conservation area that comes from the survey buffer of the stream, the surveyed wetlands and the proposed survey boundary. The total 53.6 acres subtracting the 4.26 would give 48.8 acres of area that is outside of the resource conservation areas. He stated it does get slightly denser but it's still less than the 3 units per acre described in the 2045 Comprehensive Plan.

Ms. Chase from Exault Engineering spoke on TIA. She has been practicing traffic engineering since 2003. She is a licensed professional engineer in the State of North Carolina. She stated on call consultants and Exault worked with the Town and NCDOT to determine the scope of the traffic impact analysis. The purpose of the TIA is to determine the impact of the proposed site on the study intersections and identify improvements. They are able to determine site impact by analyzing surrounding study intersections in the future year without the development in place and compare that to how the intersections operate with the development in place.

Idea is when the proposed development is built along with the developer improvements, they want the study intersections to operate similarly to how they would operate without the development. With these studies in place, the intersections are expected to operate at an acceptable level of service C. Results of the TIA show the addition of the site, traffic has a minimal impact on the surrounding roadway network. In response to Council Member Sims questions at the previous meeting, they were contracted by Wakefield Development to determine what size development of this site would have significant impact on the surrounding intersections and trigger the need for improvements. Significant impact would be characterized by a degradation of the intersection level of service. The site would need to consist of 309 units for the level of service at the intersection to drop to a level service D. Level service D is still considered an acceptable level of service.

Mr. Stocks stated they would like to add one condition that was not previously noted. The builder would like to remove the option for the premium vinyl siding to stay with hardy plank or similar material on the exterior of the homes.

Council Member Sims stated there is a reduction in the lots, is that correct? Mr. Stocks stated yes. Council Member Sims stated with that increase of the lot sizes, there was only one home as far as going from 139 to 138, Mr. Stocks stated yes; the actual number on the previous master plan was still 138 and there were a couple areas that it mentioned 139 as the maximum but 138 was shown on the master plan. Council Member Sims asked what the overall square footage of the lots with the combination is, Mr. Stocks stated he did not have that information.

Council Member Sims asked Ms. Chase about the TIA study. He asked what comes into that for the peak hours during school hours? She stated they did include traffic data collection and extended the time period. He asked if the analysis is based on what is there now, which is no development, she stated yes. He asked if the next study she would do would be with a subdivision there, she stated that is correct. She provided the trip generation, which was performed for 135 units, there is 1,370 trips per day; in the AM it's 101 and in the PM peak it's 135. To account for the additional three units, a good rule of thumb is one trip per unit in the PM peak hour and 10 trips per unit in the daily.

Council Member Archer asked Ms. Chase to show what the improvements would look like at the intersection, the storage, the lanes being added, the signal that would be proposed; Ms. Chase provided a slide of this. She stated there would be turn lanes and in addition to those, the developer is required to do frontage improvements as well. She stated there would be a 2 lane with two way left turn lane, curb and gutter, bike lanes and sidewalks. Council Member Archer stated condition #12 for the stoplight, the first bullet, she asked Ms. Chase to elaborate on that. The signal is expected to be built in early 2024; the design has already been completed. Council Member Archer stated the way the condition is worded, it would hinge on DOT's decision and timing? Mr. Stocks stated the intent was it's not necessarily a condition it's just stating DOT is installing an improvement of the signal there and the coordination with them has been done to verify the locations of the proposed poles. Council Member Archer stated she believes the wording has changed, her concern is the way she reads this is there is nothing the Town could do should the subdivision build out and the DOT that they are delaying abandoning the plans for the signal. Ms. Chase stated there is wording in the DOT approval in their review of the TIA that says if any of the committed improvements fall through, the developer would either need to construct those or submit additional analysis to show that they are not necessary. Council Member Archer stated that is something she would need to see.

Mr. Stocks pulled a document and stated it was DOT's congestion management approval of the TIA, he stated he is not sure if it is in there or not. Ms. Chase stated it is. She stated it says the background improvements by others if these improvements are not in place at time of construction site should provide these improvements or analysis demonstrating mitigation is not necessary. Council Member Archer asked if staff has had a chance to review that document. Joshua Baird, Engineering Director stated he has not seen that. He stated if that is a concern one thing to consider would be adding that to the condition. Council Member Archer stated that is what she would need. She asked if that is something they would be in approval with? Mr. Stocks stated because it's in the DOT's approval letter, he doesn't think they have a choice but can add it to that condition.

Council Member Casey asked about the DOT stoplight improvements, would there be a left turn to turn down Vinson Road? Ms. Chase stated there would not be turn lanes associated with the signal going in, just the signal. He asked if that is classified as service C as it is right now, she stated it would be level service C at buildout, she stated it's unsignalized, so it's looked at differently; westbound level service is service E.

Council Member Casey stated part of the discussion at the last meeting was the amenity package, he asked if anything had been changed with this? Mr. Stocks stated the development team is still in conversation with Neuse Country Club and East Triangle YMCA about potential membership for a trial period membership; there is not an agreement. There was further discussion on other amenities as options and it was decided that it would be best to move forward with offering or requiring the hardy plank full buildout rather than any other amenities. Mr. Stocks stated they would still follow the code regarding the open space, that is not changing.

Council Member Casey discussed the minimum lot size. For clarification he asked if there was any reduction in lot units, he asked if they have taken lots that were of larger size and incorporated those into smaller lots, Mr. Stocks stated that was correct; this did not change the density of the overall project. Mike Baus with Wakefield Development spoke. He stated Council Member Casey talked about working with the community at large; he stated the builder is here tonight and committed to working with somebody with the local YMCA; they would provide a package to the new homeowner with an annual membership to the local YMCA. He stated they have spoken with them but can't make the commitment because they don't have the zoning. If the zoning is approved, they would finalize the commitment. This membership would be for one year.

Council Member Casey stated the last-minute decision to add the hardy plank, why the decision now? Mr. Stocks stated the biggest reason is they weren't with the home builder until they were driving in this afternoon.

Mayor McLeod stated with no further discussion he would turn this over to Council for their deliberation.

Council Member Archer stated she watched previous videos today of what was requested and for what she looked for they have met the criteria. With the additional explanation and information this evening about the TIA, she has concerns about traffic. She stated there are a lot of pros and cons and made difficult by the fact of the school and there's already a traffic problem associated with this area. She does not think Council can hold this parcel and development responsible for the current traffic problem. With this number of units she thinks it unrealistic to expect a complete amenity center. The fact of trying to put something together with the YMCA is a step in the right direction. She stated the hardy plank was also a condition she felt strongly about and has met the criteria. She stated with receiving some materials this morning, if there is more time needed by Council to comb through this and make an informed decision, she is fine with continuing to the next meeting.

Council Member Sims stated his concern is the school is so close. Even with a light going in, he still has concerns. He stated he thinks they need to start looking at increasing the square footage a little more. Council Member Casey stated this area is zoned for residential estate which is low density. In that situation it would be a 12,000 sq. ft. lot for the minimum with certain open space requirements or it would be a 20,000 sq. ft. lot without the open space requirements. In this situation, the applicant is looking for reprieve on our lot size square footages. He stated his concern is still with the minimum lot size being that small. He feels it's not conducive to the general area.

Mayor Pro Tem Thompson stated he felt more inclined to approve this at the last meeting than tonight. He is disappointed in the presentation tonight, especially after hearing the details from the traffic engineer. He stated he does agree with Council Member Casey on the lot sizes.

Mayor McLeod stated for those in opposition, he has never received so many emails from citizens not in favor of this rezoning and proposed development. He stated an amenity is not working out a deal with a country club or working with YMCA. He also has concerns about the traffic. He stated he received a copy of a petition that has been submitted with over 600 signatures in opposition.

Attorney Cauley stated he thinks with the change in Council Members, he would advise that if this is to be continued, that the hearing be reopened. Council Member Archer stated she is in favor of voting for this. Council Member Casey asked if there could be any discussion from the applicant to revisit the lot sizes or amenities? Council Member Casey made a motion to deny this item.

Adoption of Ordinance #2023-09-02 & Statement of Consistency & Reasonableness. Motion was made to deny this item.

RESULT:	**FAILED 1-3**
MOVER:	Porter Casey
SECONDER:	Michael Sims
YES:	Andria Archer
NO:	Jason Thompson, Porter Casey, and Michael Sims
ABSTAINED:	Ruth Anderson and Gretchen Williams
ABSENT:	Avery Everett

Adoption of Resolution #2023-70

RESULT:	**FAILED 1-3**
MOVER:	Porter Casey
SECONDER:	Michael Sims
YES:	Andria Archer
NO:	Jason Thompson, Porter Casey, and Michael Sims
ABSTAINED:	Ruth Anderson and Gretchen Williams
ABSENT:	Avery Everett

7. ORGANIZATIONAL MEETING

a. Recognition of Outgoing Council Members
Presenter: Mayor McLeod

Mayor McLeod stated for the last 12 years it's been a pleasure and honor to work with Jason Thompson. He stated you would never find a more committed citizen, he is steadfast and true to staff and to the citizens of Clayton. He has demonstrated true spokesperson and modeled public leadership. Mayor McLeod presented Mayor Pro Tem Thompson with a plaque. Mayor Pro Tem Thompson thanked his family for supporting him and thanked the elected officials that came before him. He thanked former Council Members who inspired him. He stated to the employees of the Town, he did this for them. He wished the new Council Members all the best and stated he wanted them to succeed. He motioned to give full-time employees a $1,000 bonus and part-timers that are eligible to for merit a $500 bonus.

Motion to give full-time employees a $1,000 bonus and part-timers that are eligible to formerit a $500 bonus

RESULT:	**CARRIED 4-0**
MOVER:	Jason Thompson
SECONDER:	Michael Sims
YES:	Jason Thompson, Porter Casey, Andria Archer, and Michael Sims
NO:	None
ABSTAINED:	Ruth Anderson and Gretchen Williams
ABSENT:	Avery Everett

b. Swearing-In of Newly Elected Council Members
- Ruth Anderson - Oath to be Issued by Mayor Jody L. McLeod
- Gretchen Williams - Oath to be Issued by The Honorable Addie Rawls
- Mayor McLeod - Oath to be Issued by Town Clerk Heidi Holland

Oaths were provided to the new Council Members Ruth Anderson and Gretchen Williams and Mayor McLeod.

8. RECESS & RECEPTION

a. Recess the Meeting

Mayor McLeod recessed the meeting at 7:25 p.m. and called for a 45-minute break.

b. Return to Regular Session

The meeting was called back to order at 8:16 p.m.

9. MAYOR PRO TEM SELECTION AND COUNCIL APPOINTMENTS

a. Nomination and Selection of Mayor Pro Tem

Council Member Archer nominated Council Member Sims for the position of Mayor Pro Tem.

Motion to Nominate Council Member Sims for Mayor Pro Tem

RESULT:	**CARRIED 4-0**
MOVER:	Andria Archer
SECONDER:	Porter Casey
YES:	Porter Casey, Andria Archer, Ruth Anderson, and Gretchen Williams
NO:	None
ABSTAINED:	Jason Thompson and Michael Sims
ABSENT:	Avery Everett

b. Council Liaison to Advisory Board and Committee Assignments
Presenter: Mayor McLeod

Mayor McLeod made his selection for Council Liaisons to Advisory Boards and Committee Assignments.

Council Liaison to Advisory Board and Committee Assignments

- Board of Adjustment Council Liaison - Ruth Anderson
- Planning Board Council Liaison - Andria Archer
- Parks & Recreation Advisory Board Council Liaison - Ruth Anderson
- Public Art Advisory Board Council Liaison - Porter Casey
- Fire Advisory Board Council Liaison - Michael Sims
- Library Advisory Board Council Liaison - Gretchen Williams
- Downtown Development Advisory Board Council Liaison - Porter Casey
- Clayton Community Recreation Foundation Board Council Ex-Officio - Michael Sims
- CAMPO Primary - Porter Casey
- CAMPO 1st Alternate - Andria Archer
- CAMPO 2nd Alternate - Gretchen Williams
- NC League of Municipalities - Jody McLeod
- Triangle J COG Delegate - Ruth Anderson
- Triangle J COG Alternate - Jody McLeod

10. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. Harvest Festival Update
Presenter: Dana Wooten, Chamber of Commerce President CEO

This item was moved to the December 18, 2023 meeting.

11. NEW BUSINESS

a. Memorandum of Agreement: Triangle Water Supply Partnership Agreement
Presenter: Joshua Baird, Engineering Director

Mr. Baird stated this is related to Triangle Water Supply partnership. This partnership began in 2009 as the Jordan Lake partnership and it was comprised of those water utilities that pulled water from Jordan Lake. He stated the partnership has expanded to the region and has expanded to other utilities that are outside of those that pulled just from Jordan Lake and this has become a collaborative approach for utilities of the region. They are pulling from Cape Fear, Neuse, Jordan Lake and really a collaborative effort to plan for the future for a water supply model and water supply plan for the entire region.

There are about 10 or 11 different communities that are part of the partnership to date. He feels it's important to become part of this group to collaborate. He would continue to work with the County but also on a regional scale through this partnership. There would be a yearly cost of $18,000 a year.

Approval of MOU Agreement

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

YES:	Porter Casey, Andria Archer, Michael Sims, Ruth Anderson, and Gretchen Williams
NO:	None
ABSTAINED:	Jason Thompson
ABSENT:	Avery Everett

12. STAFF REPORTS

a. Town Manager

Mr. Cappola thanked Jason Thompson for all his years of service. He reminded Council of the parade this Saturday at 3:00 p.m.

b. Town Attorney

c. Town Clerk

d. Other Staff

- Town Events Update

Presenter: Patrick Pierce, Economic Development Director

Mr. Pierce shared an update on holiday events in the Town. He discussed Small Business Saturday. This was a great turnout with a record day. Purchased were shopping local bags which were gone by 11:00 a.m. He recognized what a great success the Harvest Festival was, and he recognized the storefront decorating winners. He shared details of the Christmas Village and Tree Lighting.

13. OTHER BUSINESS

a. Informal Discussion & Public Comment

- Individuals have three (3) minutes to address the Town Council.
- Groups will designate a spokesperson. Spokesperson will have five (5) minutes to address the Town Council.

Ben Chapman was present and spoke about his return to Council to advocate for LGBTQ people living in Clayton and Johnston County.

b. Council Comments

Mayor Pro Tem Sims thanked Council for nominating him as Mayor Pro Tem. He is truly humbled and hopes to serve them as best he can. Council Member Casey stated he looks forward to working with Council Member Williams and Council Member Anderson and Council Member Sims' leadership is phenomenal.

14. CLOSED SESSION

a. *Presenter:* To Discuss Legal Matter in Accordance with NC GS 143-318.11(a)(3); To Discuss Economic Development in accordance with NC GS 143-318.11(a)(4) and 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:	Michael Sims
SECONDER:	Porter Casey
YES:	Porter Casey, Andria Archer, Michael Sims, Ruth Anderson, and Gretchen Williams
NO:	None
ABSTAINED:	Jason Thompson
ABSENT:	Avery Everett

Motion To Return To Open Session

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

15. ADJOURNMENT

a. Adjourn

With nothing further, there was a motion to adjourn at 9:32 p.m.

Motion To Adjourn

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

Duly adopted by the Town Council this 2nd day of January 2024, while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Heidi L. Holland

Heidi L. Holland, CMC, NCCMC
Town Clerk

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