



Town of Clayton
Regular Town Council Meeting Minutes
Tuesday, September 3, 2019 @ 6:00 PM
Council Chambers

COUNCIL PRESENT:

Mayor McLeod
Mayor Pro Tem Grannis
Council Member Satterfield
Council Member Holder
Council Member Thompson
Council Member Bunn

STAFF PRESENT:

Adam Lindsay, Town Manager
Nancy Medlin, D/Town Manager
Merrick Parrot, Town Attorney
Kimberly Moffett, Town Clerk
Dave DeYoung, Economic Development Director
Stacy Beard, Communications Director
Robert McKie, Finance Director
James Warren, Wastewater Director
Rich Cappola, Public Services Director
Ann Game, Customer Service Director

COUNCIL ABSENT:

1 CALL TO ORDER

Pledge of Allegiance and Invocation

- a) Mayor McLeod called the meeting to order at 6:01 p.m. He led everyone in the Pledge of Allegiance and offered the Invocation.

2 ADJUSTMENT OF THE AGENDA

- a) Mr. Lindsay stated there would be an additional staff report. Ms. Game, Customer Service Director, would be providing an update. Also addition of Closed Session to discuss Economic Development. He Lindsay also stated that under Introductions it was doubtful that Mr. Williams would be able to attend this evening.

3 CONSENT AGENDA

(Items on the consent agenda are considered routine in nature or have been thoroughly discussed at previous meetings. Any member of the Council may request to have an item removed from the consent agenda for further discussion.)

- a) DRAFT Minutes
- August 19, 2019 - Regular Meeting
 - August 19, 2019 - Closed Session
- b) Warranty Acceptance - Asphalt
- Ashcroft Subdivision, Phase 2

ACTION: Adoption of Consent Agenda as Presented

Motion: Council Member Holder
Second: Council Member Thompson
Vote: Unanimous

4 ADMINISTRATIVE ITEMS

5 INTRODUCTIONS AND SPECIAL PRESENTATIONS

a) Clayton 101 - "Walking Tour"

Presenter: Dana Wooten, Clayton Chamber of Commerce

Ms. Wooten provided an update on this Clayton Chamber of Commerce event and shared details about Clayton 101. This bus and walking tour is an opportunity for new residents to learn about all the town has to offer. She stated to date six tours have taken place and there has been very good feedback.

b) Clayton Rotary Park

Presenter: Marty Bizzell, Clayton Rotary

Mr. Bizzell was present and provided information on The Rotary Club of Clayton Park. He shared historical information about the club and stated many members of the club were present this evening. He shared details about the location of park, which is located on the western portion of Main Street. It is desired for the park to be open for educational purposes to schools and groups. He stated the Smithfield Rotary Club has also donated funding for this project. He stated the official Groundbreaking will be October 5, 2019 at 4:00 p.m. with a 5:00 p.m. Party in the Park. There will be food, music and family fun. Tickers will be \$25 for adults and \$10 for children. Mayor McLeod stated the plan is awesome and council offered their thanks and appreciation.

c) Introduction of Terry Williams

Presenter: Ann Game, Customer Service Director

Mr. Williams was able to attend and Ms. Game introduced Terry who recently transferred to Customer Services as a Meter Technician. Prior to his transfer, Terry was a member of the Street Department. She shared how wonderful it is to have him as part of the team. She shared that he is constantly happy and smiling. Terry offered his appreciation for the opportunity.

6 PUBLIC HEARINGS

a) General Obligation Bond

Presenter: Robert McKie, Finance Director

Mr. McKie shared information regarding the resolution for moving forward with Bond Referendum.

This was noted as a public hearing and with no one wishing to speak, the hearing was closed and turned over to council at 6:20 p.m. for their deliberation.

ACTION: Adoption of Resolution #2019-38

Motion: Mayor Pro Tem Grannis

Second: Council Member Holder

Vote: Unanimous

7 OLD BUSINESS

8 NEW BUSINESS

- a) Inter-Local Agreement - Johnston County Utilities Bulk Wastewater
Presenter: James Warren, Wastewater Treatment Facility Superintendent

Mr. Warren shared information regarding proposed amendment to Inter-Local Wastewater Bulk Agreement. This agreement will bring the total up to 1.4 mgd of treatment allowed at the county wastewater treatment. It also fulfills the obligation for the last developer's agreement between the town and Novo DAPI. The agreement will lay out what limits the town will be able to discharge in the county system as well as the means that will keep track of the flow.

ACTION: Authorize Execution of Agreement

Motion: Council Member Thompson

Second: Council Member Satterfield

Vote: Unanimous

- b) Introduction of Jacobs Engineering - Design Consultants for New Water Reclamation Facility
Presenter: Rich Cappola, Public Services Director

Mr. Cappola introduced members of Jacobs Engineering. He provided background on the selection of this group. JD Solomon, project manager with Jacobs Engineering, Michele Maize, and Seth Robertson who is with Withers Ravenel. Mr. Solomon stated he was very pleased to be involved with the project and stated the absolute best team will be involved in the project and appreciates the opportunity. He shared information regarding the credentials of all team members. He stated he understood that great communication would be key and that all monies would be wisely spent. He stated participation from council along the way would be critical and council input would be very important for pushing out public information.

Mayor Pro Tem Grannis offered his congratulations. He stated he was happy to hear that council participation was important to the team and looked forward to hearing updates as the project moved forward. He asked for an overview of a timeline from now to completion. Mr. Solomon stated it was probably a bit early for that at this time. He stated the frame of the project has started and another meeting would take place next week and council feedback would be asked for following conclusion of that meeting. He shared information about the grant match and aligning with everything that needs to

take place along the way. He shared some concerns about the firing range at this location.

Mayor stated he felt very comfortable with the selection. Council offered their thanks and appreciation.

ACTION: None - Informational Only

Motion: Council Member

Second: Council Member

Vote: Unanimous

9 STAFF REPORTS

a) Town Manager

Mr. Lindsay stated we were keeping abreast of the pending inclement weather and potential impacts from Hurricane Dorian. Staff met and began necessary preparations. Chief Barbee stated we have a very good staff and good EOC plans in place. He offered his thanks to Mr. Lindsay for his assistance with the EOC. He shared many of the changes that needed to take place with population growth, etc. The current forecast for rain is between 2-6" with wind gusts up to 80 mph on Thursday. Currently predetermined shelters include North Johnston Middle, Benson Middle, Clayton High and West Johnston High School. North Johnston Middle will be the first to open, the other shelters do not have timelines at this time. C3 Church at Cleveland will house a special needs shelter. Mr. Cappola stated that from a public works standpoint the streets are prepared and everything is ready. Any branches that needed to be cut down in advance of the storm were being done and storm drains were being cleared. All crews and staff are ready to go if and when required. Mayor offered his thanks for getting the Town prepared.

b) Town Attorney

c) Town Clerk

d) Other Staff

- Update - 220 East Main Street - Upset Bid Process
Presenter: Dave DeYoung, Economic Development Director
- Town of Clayton 150th Birthday - Ghost Walk
Presenter: Stacy Beard, Communications Director

Mr. DeYoung gave an update on the property at 220 East Main Street. He stated the process is now down to two bidders with the current highest bid at \$95,000 with the next minimum bid at \$99,800. The bid deadline is now September 9 at 5:00 p.m., he stated with every new bid it extends the deadline by ten days.

Ms. Beard discussed the Town of Clayton's Ghost Walk which will be held October 5. She stated Pam Baumgartner, the historian at Hocutt Memorial Library and the Clayton Historical Association, has been working to create a Ghost Walk which will feature characters from Clayton's storied past coming

back to life in the cemetery and downtown. This event will be from 5:00-7:00 p.m. with tours running every 7-10 minutes. There will be a flyer circulated with information regarding this event. Mayor McLeod will be dressed in character as Ashley Horne, who was a successful businessman in Clayton. This will be an eye opening and exciting event that will be filled with history about Clayton. The hope is this event will be a yearly reoccurring Fall event. Council Member Satterfield stated he had Ashley's Horne's pocket watch and offered it to Mayor McLeod for the event.

Mayor McLeod stated he had the opportunity to participate in a ghost walk with the town of Smithfield with the Johnston County Historic group. He stated he was asked to be Ashley Horne since he was from the Town of Clayton. He stated it was very engaging to be a part of that walk and he could see this event grow to something phenomenal and added he hoped lots of folks would come out to see it.

Ms. Game addressed concerns that she has been hearing from citizens about the changes in the billing rate structure with water and sewer. As of May 1st customers began seeing the \$2 AMI charge on their bills. She stated she has had many conversations with citizens that are excited about the changes in the new technology but she has also had the question of why residents are paying this fee now when the meter has not yet been installed. She explained the fee is going toward the debt service for this technology. The infrastructure of installing these meters is in the early stages. She also stated the non-payment penalty was changed from \$25 to \$50. When a citizen receives a bill, it is due 20 days later. If the bill is not paid by the 21st day, a 5% penalty of the bill is charged, then 7 days later the non-payment penalty is charged. She stated the penalty covers the cost of the trucks coming out to turn off the services and coming back out to turn on the services, etc. This penalty is not intended to be a revenue stream for the town, it is simply meant to be a deterrent. Before determining this penalty increase, there was research undertaken to help arrive at this decision as well as comparisons among other municipal and/or utility companies. Also shared was this penalty is not the highest and not the lowest among neighboring cities.

She went into discussion on the irrigation system and those fees. She stated customers are being charged a base charge on a 5/8" irrigation meter and that cost is \$16.05. She stated 99.9% of residents that have an irrigation system have the 5/8" irrigation meter. She stated this charge relates to having the service available for customers. The town does not see revenue from this charge. This service is available to customers if they want to use it. She stated she did research among neighboring towns and they all charge this fee, even if the meter is not being used, you are still being charged a base charge. Most residents will stop using it in the upcoming months and that is when most will notice the base charge fee and she wants them to be aware of this fee. She stated she has been working with residents who show proof of not using the irrigation meter and in those cases the meter is pulled from the property. Council Member Satterfield asked if a meter is pulled, then the house is sold, will the new resident be charged for the meter to be installed back in. She stated that may be possible, that would be a decision that would have to be

made. He then asked what the irrigation meter cost was before this increase, Ms. Game stated it was \$15.00. Council Member Holder stated his irrigation cost went up 11.13%, there was further discussion on the increase. Mr. Cappola stated we still have an ongoing cost on these meters whether or not they are utilized, we have to continue to purchase additional capacity so the capacity will be available to the resident's if/when they decide to use the meter. There is an ongoing cost to the town during the inactivity. Mayor Pro Tem Grannis made the point that the \$25 non-payment fee had been in place for 20 years without an increase and hopes this increase would be an incentive for residents to make their payment on time.

10 OTHER BUSINESS

a) Informal Discussion & Public Comment

Mr. Wilson, of Church of Latter Day Saints stated he sent out invitations for Temple open house which will be at the end of the month in Apex. He hoped that everyone would be able to attend. He shared information about a hurricane clean up team for those who may be overwhelmed. This service is all volunteer and would be provided at no cost. He offered his assistance for any help needed after the hurricane. Mayor McLeod thanked Mr. Wilson.

b) Council Comments

11 CLOSED SESSION

a) Closed Session Pursuant to NCGS 143-318.11(a)(3) - Attorney Client Privilege

ACTION: Motion to Go Into Closed Session

Motion: Council Member Bunn
Second: Mayor Pro Tem Grannis
Vote: Unanimous

b) Return from Closed Session at 7:54 p.m.

Mr. Lindsay provided details regarding Annexation Request for Grifols seeking to extend RTZ. This request has been considered.

ACTION: Motion that the Town support the annexation of the real property listed in the Grifols' application dated 6/21/19 into the RTZ.

Motion: Mayor Pro Tem Grannis
Second: Council Member Bunn
Vote: Unanimous

12 ADJOURNMENT

a) Adjourn the Meeting

With there being nothing further the meeting was adjourned at 7:58 p.m.

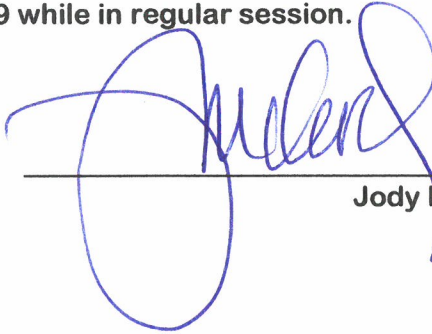
ACTION: Motion to Adjourn

Motion: Council Member Holder

Second: Council Member Thompson

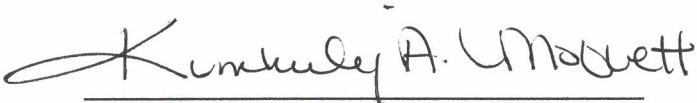
Vote: Unanimous

Duly adopted this the 16th day of September, 2019 while in regular session.



Jody L. McLeod
Mayor

ATTEST:



Kimberly A. Moffett, CMC, NCCMC
Town Clerk