



Town of Clayton
Regular Town Council Meeting Agenda
Tuesday, January 22, 2019 @ 6:00 PM
Council Chambers

1. CALL TO ORDER

Pledge of Allegiance and Invocation

2. ADJUSTMENT OF THE AGENDA

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. Warrantly Acceptance
 - Summerlyn, The Orchards
[Summerlyn](#)
- b. January 7, 2019 DRAFT Minutes - Regular Session
January 7, 2019 DRAFT Minutes - Closed Session
[January 7 2019 DRAFT Minutes](#)

POTENTIAL ACTION: Adoption of Consent Agenda as Presented

4. ADMINISTRATIVE ITEMS

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a. New Employee Introductions
Presenter: Blair Myhand, Police Chief
 - Patrick Smith, Police Officer
 - Gregory Morris, Police Officer
 - Victoria Lee, Police Officer
 - Timothy Marquis, Police Officer[Cover](#)
- b. Audit Presentation & 2018 Financial Benchmark Report
Presenters: Ken Anderson, Auditor & Robert McKie, Finance Director
[Cover](#)
[Audit Information Letter](#)
[Financial Policy Compliance](#)
[2018 Town of Clayton CAFR](#)

6. PUBLIC HEARINGS

- a. 2018-238-ANX - Rising Tide
Presenter: Planning Department

[Cover](#)
[Application](#)
[Site Plan](#)
[Legal Description](#)
[Map - Aerial](#)
[Map](#)
[Newspaper Ad](#)
[Ordinance](#)

POTENTIAL ACTION: Adoption of Ordinance #2019-01-01

- b. 2018-206-RZ - New Trinity Missionary Baptist Church
Presenter: Planning Department

[Cover](#)
[Application](#)
[Adjacent Property Letter](#)
[Neighborhood Meeting Materials](#)
[Staff Report](#)
[Map Revised](#)
[Consistency Statement](#)
[Newspaper Ad](#)
[Motion Form](#)
[Ordinance](#)

POTENTIAL ACTION: Adoption of Ordinance #2019-01-02

- c. 2018-226-RZ - Town Hall Parking Expansion
Presenter: Planning Department

[Cover](#)
[Application](#)
[Adjacent Property Letter](#)
[Neighborhood Meeting Materials](#)
[Staff Report](#)
[Map](#)
[Consistency Statement](#)
[Newspaper Ad](#)
[Motion Form](#)
[Ordinance](#)

POTENTIAL ACTION: Adoption of Ordinance #2019-01-03

7. NEW BUSINESS

- a. 2019-2020 Budget - Public Input
Presenter: Adam Lindsay, Town Manager
[Newspaper Ad](#)

POTENTIAL ACTION: Set Public Hearing for February 4, 2019

- b. 2018-230-SUP - Bobbit Road Family Cemetery (Quasi-Judicial)
Presenter: Planning Department
[Cover](#)

[Application](#)
[Owner's Consent Form](#)
[Newspaper Ad](#)

POTENTIAL ACTION: Set Public Hearing for February 4, 2019

- c. 2018-235-SD - Geiger Preliminary Plat (Quasi-Judicial)

Presenter: Planning Department

[Cover](#)

[Application](#)

[Owner's Consent Form](#)

[Newspaper Ad](#)

POTENTIAL ACTION: Set Public Hearing for February 4, 2019

8. STAFF REPORTS

- a. Town Manager
- b. Town Attorney
- c. Town Clerk
- d. Other Staff
 - School Resource Officers (SRO) Update

Presenter: Blair Myhand, Police Chief

[Cover](#)

9. OTHER BUSINESS

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

10. ADJOURNMENT



TOWN OF CLAYTON
Engineering & Inspections
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

MEMORANDUM

To: Kimberly Moffett, Town Clerk

From: Chris Rowland, Construction Project Administrator 

Copy: Donnie Adams, Adams & Hodge Engineering
Karen Durham, Engineering & Inspections Coordinator

Date: January 03, 2019

Subject: Warrick Park Subdivision

Please place a final acceptance request for the subject public water utility, all related easements, and the asphalt pavement structure on the next available agenda. A final inspection was performed with all identified punch list items completed. Upon final acceptance, the Town will assume all operational and maintenance duties.



**Town of Clayton
Regular Town Council Meeting Minutes
Monday, January 7, 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
Town Attorney
Kimberly Moffett, Town Clerk
David DeYoung, Economic Development Director
Rich Cappola, Engineering/Inspections Director &
Interim Public Works Director
Stacy Beard, Public Information Officer

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) Mayor Pro Tem Grannis requested the November 5, 2018 minutes be removed from Consent Agenda and added to Administrative Items for amendment.

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
~~November 5, 2018 - Regular Session~~
November 5, 2018 - Closed Session
December 17, 2018 - Regular Session
- b) Certificate of Sufficiency - 2018-238-ANX - Rising Tide

ACTION: Adoption of Consent Agenda as Presented

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

4 ADMINISTRATIVE ITEMS

- a) Council Liaison and Committee Assignments
Presenter: Jody McLeod, Mayor

Listing of council liaison and committee assignments were provided.
Assignments for 2019 will be as follows:

- Downtown Development Association Advisory Board - Council Member Bunn
- Fire Advisory Board - Council Member Thompson
- Library Advisory Board - Council Member Holder
- Planning Board - Council Member Satterfield
- Public Art Advisory Board - Mayor McLeod
- Recreation Advisory Board - Mayor Pro Tem Grannis
- Triangle J COG Delegate - Council Member Thompson
- Triangle J COG Alternate - Council Member Satterfield
- NCLM Delegate - Mayor McLeod
- CAMPO Primary - Mayor Pro Tem Grannis
- CAMPO Alternate #1 - Council Member Bunn
- CAMPO Alternate #2 - Council Member Thompson
- ElectriCities Delegate - Robert Ahlert
- ElectriCities Alternate - Mayor Pro Tem Grannis

- b) Recommendation on Johnston County Economic Development Board
Presenter: Kimberly A. Moffett

The Johnston County Economic Development Advisory Board consists of 14 members, one for each of the 11 municipalities and three at-large positions. Presently the position representing the Clayton area is up for consideration. Bob Satterfield currently holds this position and has re-applied for another term. No additional applications were received. The Johnston County Board of Commissioners feel it is important that all municipalities offer input with reference to the selection of the representative for their area.

The council discussed the position and unanimously agreed to recommend Bob Satterfield for reappointment to the board. The Town Clerk will ensure this information is passed along to the County Board of Commissioners.

- c) Warranty Acceptance
 - Summerlyn, The Orchards

ACTION: Placed on January 22, 2018 Consent Agenda

- d) November 5, 2018 DRAFT Minutes - Regular Session

Mayor Pro Tem Grannis requested that minutes from November 5, 2018 reflect that during Public Hearing for 2018-62-SD, Kyli Knolls, be amended to reflect that he voted opposed to Findings of Fact #1 and Finding of Fact #3.

ACTION: Motion to Approve with Amendments as Above

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

5 INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a) Student Art Month Proclamation
Presenter: Jody McLeod, Mayor

Mayor McLeod presented this annual Proclamation to Ms. Susan Johnson, who attended. Ms. Johnson is a member of the Woman's Club of Clayton. She expressed her appreciation for the Proclamation and invited everyone to attend a reception on the evening of Thursday, January 10 at 6:00 p.m. The reception will be held in the lobby of the Clayton Center and the winner of the Annual Woman's Club Arts Festival will be announced. This event is a collaboration of the Woman's Club of Clayton and Clayton Visual Arts.

- b) Miss Capital City (Clayton/Cleveland) Pageant Update
Presenter: Keith Branch

Mr. Branch was present and provided history as well as details about the upcoming 2019 Miss Capital City - Clayton/Cleveland Pageant. The Pageant, which will be held in the Clayton Center March 2, 2019. He also provided a handout that outlined the history of the Pageant and winners. He stated that a total of \$152,075 in scholarships have been awarded to date. He also shared information that approximately 500 people attend the Pageant annual and further that approximately 100 people spend at least one night at a local hotel and about \$85,000 is spent by visitors

Mr. Branch stated he was extremely excited and proud to announce that Nia Iman Franklin, Miss America 2019, would attend at the Miss Capital City - Clayton/Cleveland Pageant. It is estimated that she will be in town for two days and would be visiting local schools. Mr. Branch stated he hoped the town would contribute funding to assist with the cost of bringing Miss American to Clayton.

Mayor McLeod offered his thanks and stated the information provided spoke volumes to the success of the program. He stated he was super proud and felt confident the council would consider contribute to lessen the expenses required bringing Ms. Franklin to Clayton. Mayor Pro Tem Grannis also offered his appreciation.

6 PUBLIC HEARINGS

- a) Water and Sewer Rates / Wastewater Capacity Study
**Public Hearing originally advertised for and opened on November 19, 2018*
Presenters: Rich Cappola, Interim Public Works Director; Charles Davis, Wooten Company and Robert Chamber, Black & Veatch

Mr. Cappola presented and provided additional informational and updates from the previous public hearings held on this issue.

Mr. Cappola stated a decision regarding future wastewater would need to be made. He further stated that the factors driving the need for the decision include the following:

- Design/Permitting/Construction Timeline
 - Will take 4 (+) years to deliver a project
 - Raleigh Contract Expiration (2027)
 - Current Commitments
 - Actual Flow vs. Permitted Flow vs. Allocated Flow

He further stated that without a timely decision, limitation would need to be placed on development approval.

Mr. Charles Davis of The Wooten Company provided an update. He stated re-evaluations have been completed of projected flows based on most recent allocations made and requested to the Town (20 year planning period). He stated options have been explored to extend the need to have additional capacity (ongoing) and further that staff had met with Johnston County, City of Raleigh, 3rd Party Operators and Legislators.

He shared details about the variables in the options considered; which include

- Obtaining Additional Capacity in Clayton vs. JoCo
 - 45% in JoCo and 55% in Clayton
 - 20% in JoCo and 80% in Clayton
 - All Flow Treated in Clayton
- Timing
 - Raleigh Contract ends in 2027 vs. 2032
- Maximizing Existing Resources
 - Building one new facility vs. two facilities (maintain Little Creek and building a small new facility)
- Phasing
 - Is phasing a viable option in order to spread out costs for every scenarios considered?

Mr. Robert Chambers of Black & Veatch presented and shared details about options and running the enterprise as a business. A total of 20 options were considered and the following 5 options were supplied for the Rate Model:

- Option 1B - One Plant; 20% of Flow treated in JoCo and 80% treated in Clayton
- Option 2B - Same as Option 1B but running two plants
- Option 1C - One Plant; 45% of flow treated in JoCo and 55% treated in Clayton
- Option 2C - Same as 1C but running two plants

- Option 1DAII - One Plant; Clayton treats all flows (no flow sent to Raleigh or JoCo by 2037)

Mr. Chambers shared additional information regarding run the enterprise as a business. He discussed multi-year financial planning and monitoring, maintenance of expenses and revenues, maintenance of financial metrics, rate comparison and competitiveness and stakeholder engagement.

He shared a slide outlining Capital improvement Plan (CIP) showing figures for water improvement projects for FY 2019-2023. He also shared a slide outlining Capital Improvement Plan (CIP) showing figures for Wastewater Improvement Projects for the same year.

Also shared was a spreadsheet showing comparison of other municipalities' fees. Also provided and discussed were updated proposed rates for Clayton over the next five years. Based on comparison, Clayton rates are at the lower end of comparisons.

Council Member Satterfield had a question about Harnett County rates. Mr. Davis stated that Harnett County expanded their systems several years ago and that is why the rates are higher.

Mayor Pro Tem Grannis asked about what projected percentage of growth was covered. Mr. Chamber stated he did not currently have that information but could work on gathering it. Mayor Pro Tem Grannis stated he would be interested in having that information.

Mayor Pro Tem Grannis asked what available current capacity is. Mr. Cappola stated he did not have the exact figure, but believed we were about 70-75%. Mayor Pro Tem Grannis was pleased and asked for an updated percentage of available capacity that would be consumed every time a new development was presented. Mr. Cappola stated that he was working on allocation policy as well.

Mr. Cappola presented the options considered for rate study. Staff believed that Option 1B was the most viable. He further stated that all other options were also being considered. He stated the next steps would be for council to provide direction at the February 18 council meeting. It was asked the Public Hearing be continued to that date. Mr. Cappola stated some of the additional items that staff would continue to work on include work with attorney and preparation of RFQ, once Engineering Firm selected negotiations could begin, preparing an RFQ and once selected negotiations could begin. He further stated that once contract is in place that would be brought back to Council for their approval, most likely in the Spring. Mr. Cappola asked council would like anything additional that staff bring back to next meeting.

Council Member Satterfield asked about current agreement with Johnston County. Currently we have 1.34 mgd with Johnson County. Council Member

Satterfield asked if agreement would remain similar. Town Attorney confirmed that the guarantee would be 1.9 mgd flow not a 20% flow.

Council Member Bunn stated prior to making a decision he would like to see all the options and breakdowns on what all the rates might look like. Mr. Cappola stated that all options with rates would be provided.

Mayor Pro Tem Grannis stated he believed previous figures were significantly higher and wanted to ensure the figures being seen now are reliable. Mr. Cappola provided additional information about studies. Mayor Pro Tem Grannis asked about confidence level with current figures. Mr. Chambers stated that every stone had been turned and numerous reviews were completed to provide the most accurate information possible. Mayor Pro Tem Grannis stated he appreciated that but challenged that the rates be kept as shown or lower. He stated this was very important for the residents. Mayor Pro Tem Grannis asked for information regarding impact fees and HB 436. Mr. Cappola provided information regarding HB 436 that outlined how municipalities were allowed to calculate fees and when those fees could be charged. He stated that HB 436 went into effect July 1, 2018.

Mayor McLeod noted this was a Public Hearing and asked those wishing to speak to please step forward.

Mr. Mike Stark spoke and stated he was a of Clayton resident for 20 years. He shared his concerns about fees increases and stated that Clayton had the highest fees in the County and further stated that he was tired of citizens supporting developers.

ACTION: Continue Public Hearing to February 18, 2019

7 OLD BUSINESS

8 NEW BUSINESS

- a) Resolution for Document Management Program
Presenter: Nancy Medlin, Deputy Town Manager

Ms. Medlin presented and stated the town had recently purchased content management software to manage electronic documents. The ultimate goal was to become nearly "paperless". To achieve this "paperless" goal, authorization from the North Carolina Department of Archives must be received. The first step in this process is for Council to adopt a Resolution stating a desire to begin scanning documents. Following adoption of this Resolution, staff will prepare and submit to the North Carolina Department of Archives a Compliance and Electronic Records Warranty for review and approval. This document will outline the quality assurance tests to be implemented. Once final approval is received from the Department of Archives, the town can begin disposition of paper records.

ACTION: Adoption of Resolution #2019-001

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

- b) 2018-238- ANX - Rising Tide
Presenter: Planning Department

Mr. DeYoung presented and asked that a Public Hearing be set for this item. This is a voluntary annexation of .57 acres and the owner/applicant is 1218 Properties LLC.

ACTION: Set Public Hearing for January 22, 2019

- c) 2018-206-RZ - New Trinity Missionary Baptist Church
Presenter: Planning Department

Mr. DeYoung presented and asked that a Public Hearing be set. Request is to rezone two parcels located at 347 W. Main and 317 W. 2nd Street from Central Business (B-1) to Neighborhood Business (B-2). Both properties have frontage along Main Street and Second Street. The applicant is requesting rezone of a portion of each property to Neighborhood Business (B-2), and the portions located along Main Street remain Central Business (B-1).

ACTION: Set Public Hearing for January 22, 2019

- d) 2018-226-RZ - Town Hall Parking Expansion
Presenter: Planning Department

Mr. DeYoung presented and asked that a Public Hearing be set. Request is to rezone three parcels located at 111 East Second Street and 117-121 Horne Street from Residential -6 (R-6) and Office-Institutional (O-I) to Public Facilities (PF). Currently Town Hall is located on one of the parcels and the other parcels are vacant or used as a single-family residence. If rezoned, the Town plans to redevelop the existing parking at Town Hall and incorporate the two new parcels on the south side of Horne Street to further expand the parking lot. A portion of Horne Street will also be abandoned and incorporated into the new parking lot.

ACTION: Set Public Hearing for January 22, 2019

9 STAFF REPORTS

- a) Town Manager
- b) Town Attorney
- c) Town Clerk
- d) Other Staff

10 OTHER BUSINESS

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

Council Member Satterfield shared his concerns regarding Planning Board members being recused from a vote and then representing a project before the board. He stated he was not in agreement with allowing this to continue and spoke how perception. Mayor Pro Tem Grannis stated he was in full agreement. Attorney Ross stated the best way to prevent this is via policy.

Council Member Holder stated he did not believe enough information was provided in order to make a decision regarding the Water and Sewer Rates / Wastewater Capacity Study at the February 18, 2019 meeting. Mayor McLeod reminded though decision was requested does not mean that is required. Council Member Satterfield stated he preferred to wait for decision until after Town Council retreat. Mr. Lindsay stated the longer this decision is delayed could require a limit may need to be placed on future development. Mayor McLeod stated he was comfortable with that and preferred that council have the time required to make informed and fully educated decision.

11 CLOSED SESSION

- a) Closed Session pursuant to NCGS 143-318.11.(a)(4) and NCGS 143-318.11.(a)(5)

Council went into Closed Session at 7:17 p.m.

ACTION: Motion to go into Closed Session

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

12 ADJOURNMENT

- a) With there being nothing further, the meeting was adjourned at 7:54 p.m.

ACTION: Motion to Adjourn

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

Duly adopted this the 22nd day of January, 2019.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC

January 7, 2019
Minutes

Town Clerk

**January 7, 2019
Minutes**



Town Council Agenda Cover Sheet

Meeting Date

January 22 2019

Agenda Location

Introductions & Special Presentations

Item Title

New employees introduction

Presenter

Blair Myhand, Police Chief

Summary/Description

Gregory Morris
Patrick Smith
Victoria Lee
Timothy Marquis

Requested Action

Informational Only

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☐

Additional Documents to be Included in Agenda Packet**Meeting Timeline**

Click or tap here to enter text.



Town Council Agenda Cover Sheet

Meeting Date

January 22 2019

Agenda Location

Introductions & Special Presentations

Item Title

2018 Audit Report

Presenter

Ken Anderson - Town Auditor; Robert McKie - Finance Director

Summary/Description

Present auditor's report for the fiscal year ended June 30, 2018 in conjunction with an analysis of key growth rates and financial benchmarks.

Requested Action

Informational Only

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☐

Additional Documents to be Included in Agenda Packet

Audit Information Letter

2018 CAFR

Key Growth Rates & Policy Compliance

Meeting Timeline

Click or tap here to enter text.

TO: Town of Clayton

FROM: Ken Anderson, CPA

DATE: January 22, 2019

RE: Available Fund Balance, Tax Collection Percentages and Other Audit Information

Fund Balance information as follows:

	<u>General</u>	<u>General</u>	<u>Water and Sewer</u>	<u>Electric</u>
Year End June 30, 2018 46 % - General	\$ 9,243,891	\$ 11,719,964	\$ 45,389,821	\$ 13,013,509
Year End June 30, 2017 32 % - General	6,788,366	9,082,696	39,937,344	11,791,037
Year End June 30, 2016 28 % - General	5,515,806	7,706,368	38,532,008	11,184,443
Year End June 30, 2015 25% - General	4,929,315	7,632,406	35,116,089	10,198,337
Year End June 30, 2014 44% - General	5,953,914	8,474,713	33,236,732	9,689,236
Year End June 30, 2013 39% - General	6,378,452	8,495,393	30,693,506	9,734,766
Year End June 30, 2012 39% - General	5,813,270	8,444,832	27,790,051	9,724,160

Property tax collection percentages are as follows:

	<u>Overall</u>	<u>Excluding Vehicle</u>	<u>Vehicle</u>
Year End June 30, 2018	99.98%	99.97%	100.00%
Year End June 30, 2017	99.95%	99.95%	100.00%
Year End June 30, 2016	99.98%	99.98%	100.00%
Year End June 30, 2015	99.93%	99.93%	99.98%
Year End June 30, 2014	99.69%	99.87%	98.17%
Year End June 30, 2013	98.88%	99.70%	89.42%
Year End June 30, 2012	98.62%	99.34%	89.85%

TOWN OF CLAYTON
AUDIT REPORT COMMENTS
JUNE 30, 2018

AUDIT REPORT

1. PAGE 1 **INDEPENDENT AUDITOR'S REPORT**
THE CITY RECEIVED AN UNMODIFIED OPINION ON THEIR JUNE 30, 2018 FINANCIAL STATEMENTS = GOOD REPORT
2. PAGE 19 **NET CHANGE IN FUND BALANCE GENERAL FUND**
CURRENT YEAR REVENUES EXCEEDED EXPENDITURES BY \$2,637,268.
3. PAGE 23 **CHANGE IN FUND BALANCE - WATER & SEWER FUND**
CURRENT YEAR REVENUES EXCEEDED EXPENDITURES BY \$5,503,196.
4. PAGE 23 **CHANGE IN FUND BALANCE - ELECTRIC FUND**
CURRENT YEAR REVENUES EXCEEDED EXPENDITURES BY \$1,265,061.
5. PAGE 53 **CHANGES IN LONG TERM LIABILITIES - DEBT**
GOVERNMENTAL ACTIVITIES DEBT DECREASED FROM \$16,257,127 TO \$14,714,557 OR A CURRENT YEAR DECREASE FOR \$1,542,570.

BUSINESS TYPE ACTIVITIES DEBT DECREASED FROM \$16,299,242 TO \$15,018,558 OR A CURRENT YEAR DECREASE FOR \$1,280,684

THE TOWN WAS NOT SUBJECT TO A COMPLIANCE TYPE AUDIT FOR THE YEAR

THE TOWN HAD NO BUDGET OVER- EXPENDITURES DURING THE YEAR

GASB #75 WAS IMPLEMENTED THIS YEAR. NOW RECORDING POSTEMPLOYMENT BENEFITS AND LIABILITIES – SEE NOTE 7 ON FINANCIALS.

THE TOWN AUDIT REPORT WAS SUBMITTED TO THE LOCAL GOVERNMENT COMMISSION AND WAS ACCEPTED. THE AFIR WAS SUBMITTED AS WELL.



FISCAL YEAR ENDED JUNE 30, 2018

KEY GROWTH RATES & POLICY COMPLIANCE

KEY GROWTH RATES – GENERAL FUND

Sales Tax Revenue; Property Tax Revenue; Assessed Value

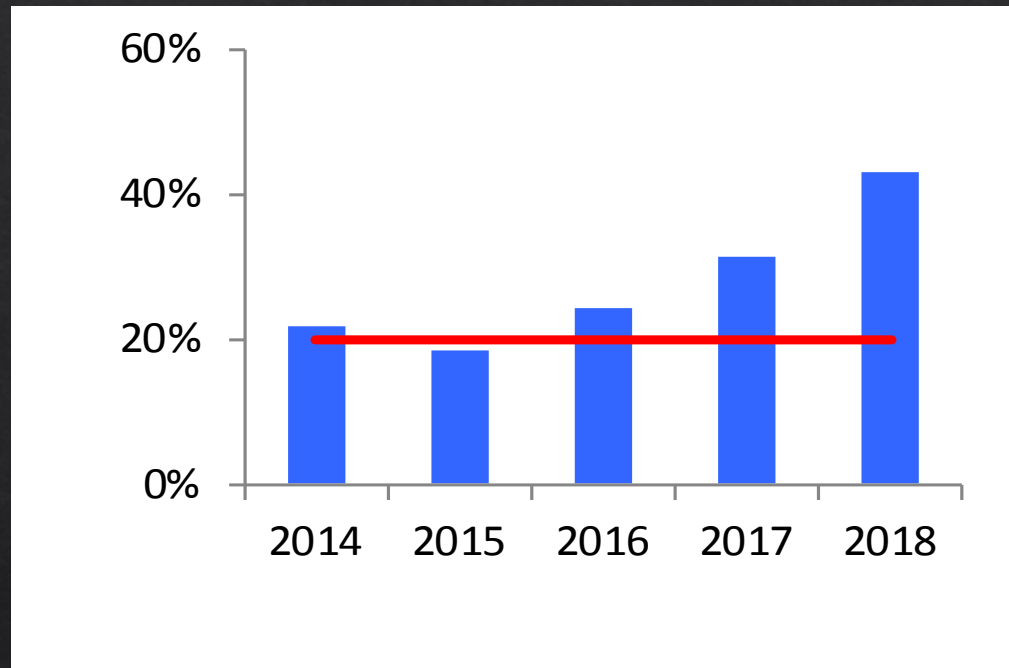
Fiscal Year	Sales Tax Revenue	Growth
2014	2,690,464	
2015	2,978,962	10.7%
2016	3,227,971	8.4%
2017	3,845,911	19.1%
2018	4,125,965	7.3%
Total Growth		53.4%
5-Year Avg. Growth		8.9%

Fiscal Year	Property Tax Revenue	Growth
2014	8,587,613	
2015	8,741,219	1.8%
2016	9,633,212	10.2%
2017	10,084,003	4.7%
2018	10,636,590	5.5%
Total Growth		23.9%
5-Year Avg. Growth		4.4%

Fiscal Year	Total Assessed Value	Growth
2014	1,651,386,248	
2015	1,688,412,928	2.2%
2016	1,791,480,793	6.1%
2017	1,858,420,778	3.7%
2018	1,951,740,682	5.0%
Total Growth		18.2%
5-Year Avg. Growth		3.4%

FUND BALANCE RATIO – GENERAL FUND

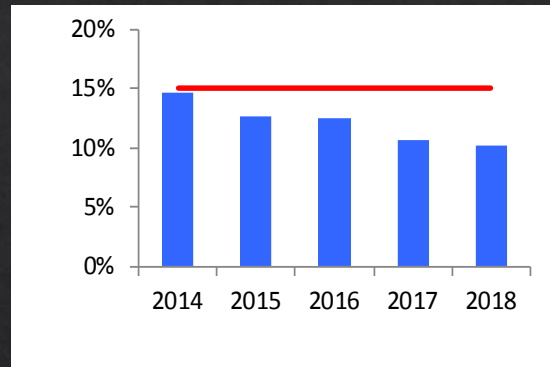
Unassigned Fund Balance as a Percentage of Net Expenditures



2018 = 43.1%, Policy = 20%, Expectation = Min. of 30%

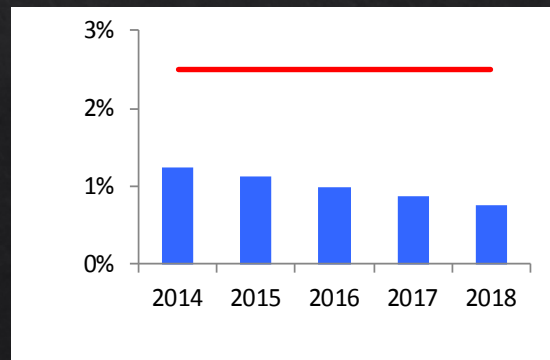
DEBT RATIOS - GENERAL FUND

Debt Service Compared to Total Governmental Expenditures Less Capital Outlay



2018 = 10.2%, Policy = 15%, Expectation = Max. of 13%

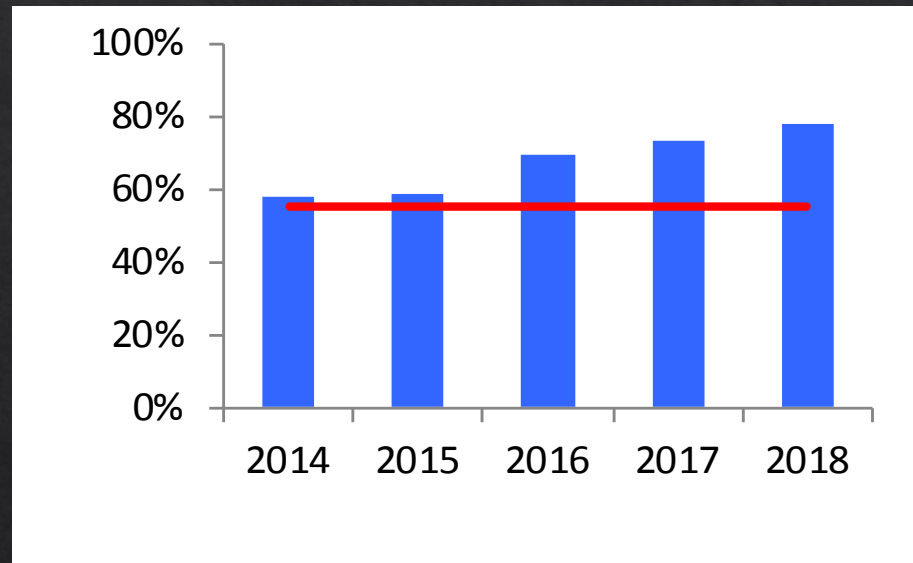
Debt as a Percentage of Assessed Value



2018 = 0.75%, Policy = 2.5%

DEBT RATIOS - GENERAL FUND

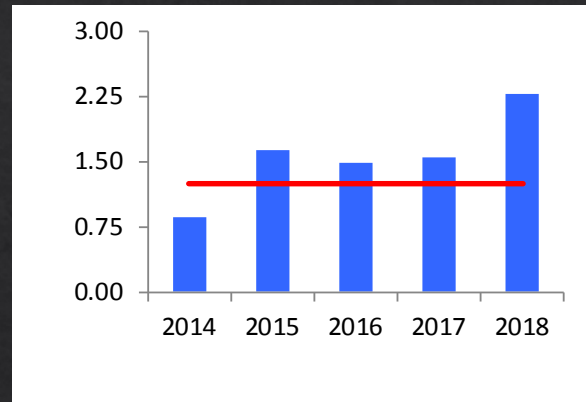
10-YEAR PAYOUT RATIO



2018 = 77.9%, Policy = 55%

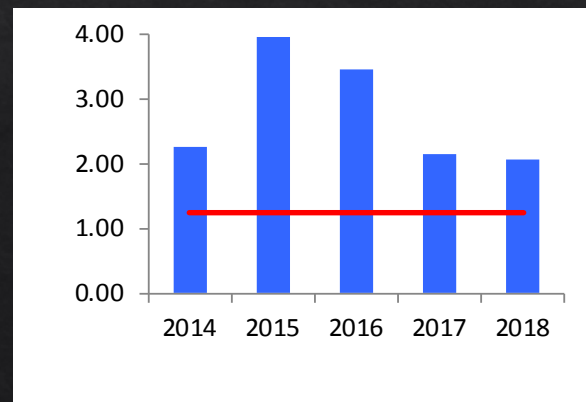
DEBT SERVICE COVERAGE RATIO – ENTERPRISE FUNDS

Water & Sewer Fund



2018 = 2.29, Policy = 1.25, Expectation = Min. of 1.50

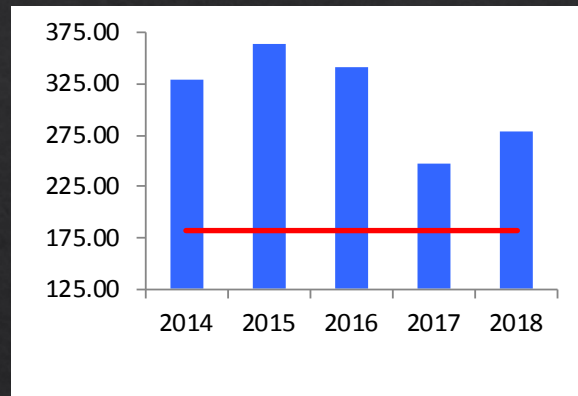
Electric Fund



2018 = 2.08, Policy = 1.25, Expectation = Min. of 1.50

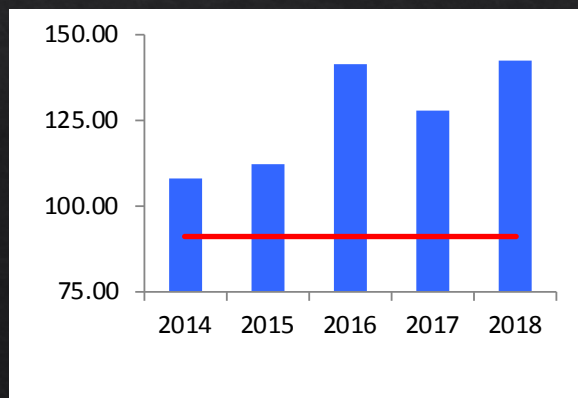
OPERATING DAYS CASH ON HAND – ENTERPRISE FUNDS

Water & Sewer Fund



2018 = 277.94, Policy = 182.50, Expectation = Min. of 200.75

Electric Fund



2018 = 142.47, Policy = 91.25, Expectation = Min. of 98.55

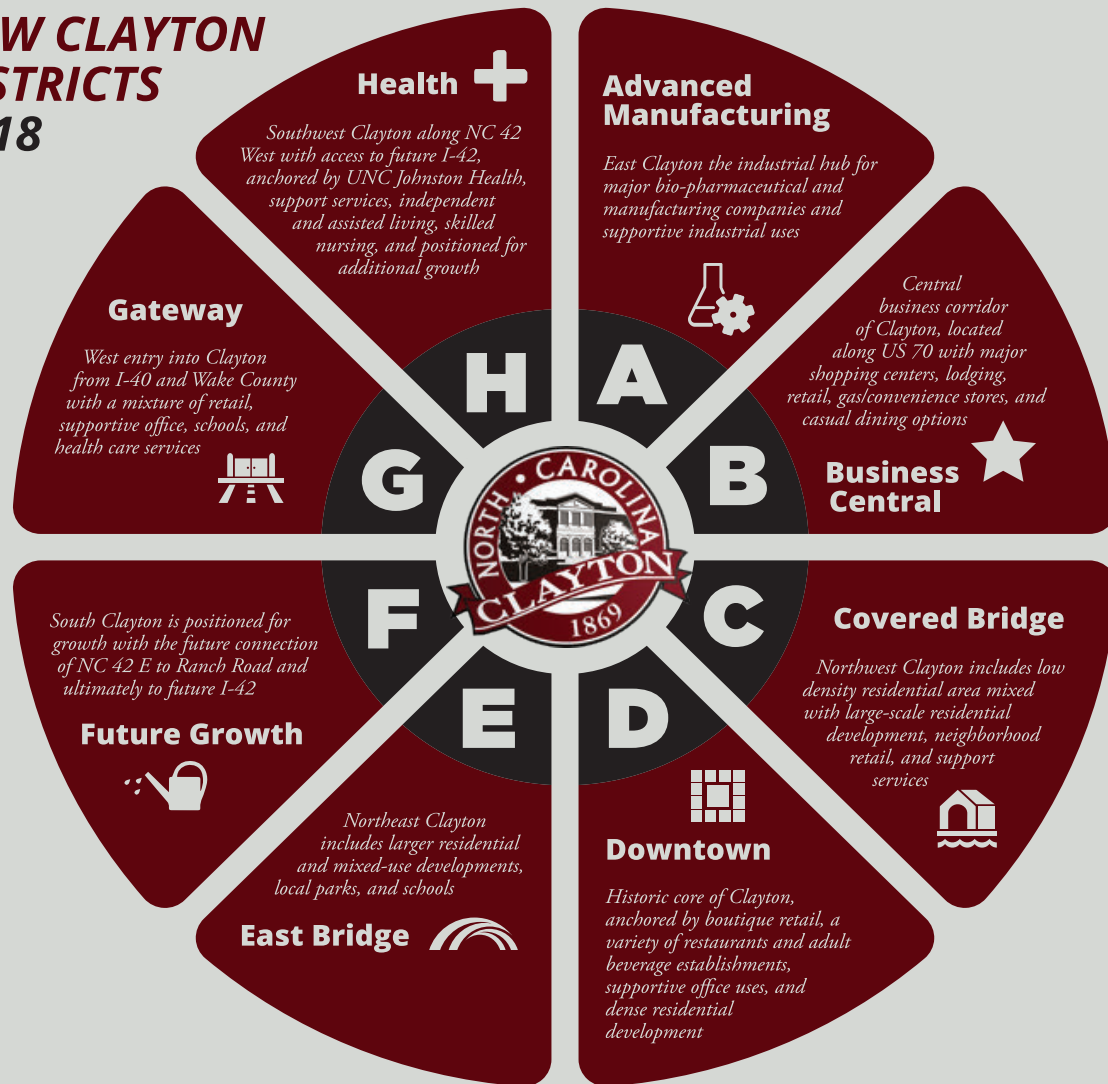
QUESTIONS

Thank You
Any Questions?

COMPREHENSIVE ANNUAL FINANCIAL REPORT

Town of Clayton, NC - Fiscal Year Ended June 30, 2018

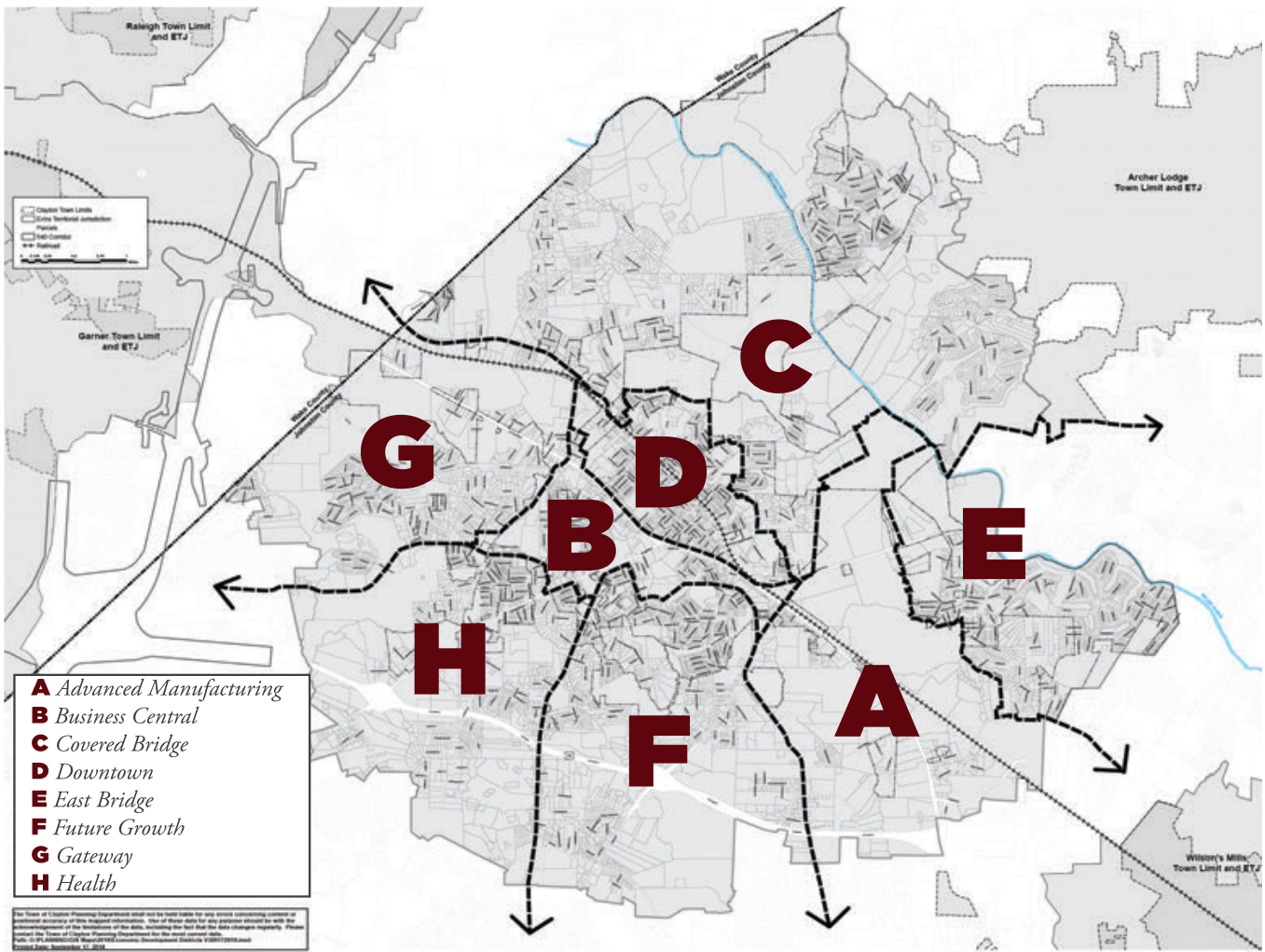
NEW CLAYTON DISTRICTS 2018



A B C D E F G H

2018 DISTRICT MAP

Town of Clayton, NC



Think **CLAYTON**.
Think Business.





TOWN OF CLAYTON
North Carolina
Comprehensive Annual Financial Report
For the Fiscal Year Ended June 30, 2018

Prepared by:
Finance Department

Finance Director:
Robert W. McKie, Jr.



TOWN OF CLAYTON, NORTH CAROLINA

For the Fiscal Year Ended June 30, 2018

TABLE OF CONTENTS

<u>Exhibit</u>	<u>Page</u>
INTRODUCTORY SECTION	
Letter of Transmittal	i
Mission Statement and Goals	xii
Certificate of Achievement in Financial Reporting	xv
Area Map and History of the Town of Clayton	xvi
Members of Town Council	xvii
Administrative Staff	xviii
Clayton Boards and Commissions	xix
Organizational Chart.....	xx
FINANCIAL SECTION	
Independent Auditor's Report	1
Management's Discussion and Analysis.....	3
Basic Financial Statements:	
Government-wide Financial Statements:	
1 Statement of Net Position	15
2 Statement of Activities	17
Fund Financial Statements:	
3 Balance Sheet – Governmental Funds.....	18
4 Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds	19
5 Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	20
6 Statement of Revenues, Expenditures, and Changes in Fund Balances – Annual Budget and Actual – General Fund	21
7 Statement of Net Position – Proprietary Funds	22
8 Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Funds	23
9 Statement of Cash Flows – Proprietary Funds	24
10 Statement of Fiduciary Net Position.....	26
Notes to the Basic Financial Statements	27
REQUIRED SUPPLEMENTAL FINANCIAL DATA:	
Schedule of the Proportionate Share of Net Pension Liability (Asset) –	
Local Government Employees' Retirement System	57
Schedule of Contributions – Local Government Employees' Retirement System	58
Schedule of the Proportionate Share of Net Pension Liability –	
Firefighters' and Rescue Squad Workers' Pension.....	59

TOWN OF CLAYTON, NORTH CAROLINA

For the Fiscal Year Ended June 30, 2018

TABLE OF CONTENTS

<u>Exhibit</u>		<u>Page</u>
	Schedule of Changes in Total Pension Liability	60
	Schedule of Total Pension Liability as a Percentage of Covered Payroll.....	61
	Schedule of Changes in Total OPEB Liability	62
 COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES:		
Major Governmental Funds		
General Fund:		
A-1	Schedule of Revenues, Expenditures, and Changes in Fund	
	Balance – Budget and Actual	63
Parks & Recreation Capital Project:		
A-2	Schedule of Revenues, Expenditures, and Changes in Fund	
	Balance – Budget and Actual – From Inception	69
CAMPO LAPP Capital Project:		
A-3	Schedule of Revenues, Expenditures, and Changes in Fund	
	Balance – Budget and Actual – From Inception	70
 Non-Major Governmental Funds:		
B-1	Balance Sheet	71
Horne Cemetery Fund		
B-2	Schedule of Revenues, Expenditures, and Changes in Fund	
	Balance – Budget and Actual	72
 Enterprise Funds:		
Water and Sewer Fund:		
C-1	Schedule of Revenues and Expenditures – Budget and Actual (Non-GAAP)	73
Raleigh/Clayton Sewer Project Fund:		
C-2	Schedule of Revenues and Expenditures – Budget and Actual	
	(Non-GAAP) – From Inception	75
ECIA Lift Station Project Fund:		
C-3	Schedule of Revenues and Expenditures – Budget and Actual	
	(Non-GAAP) – From Inception	76
Rollingwood Gravity Sewer Extension Project Fund:		
C-4	Schedule of Revenues and Expenditures – Budget and Actual	
	(Non-GAAP) – From Inception	77
Electric Fund:		
C-5	Schedule of Revenues and Expenditures – Budget and Actual (Non-GAAP)	78
Electric Rate Stabilization Fund:		
C-6	Schedule of Revenues and Expenditures – Budget and Actual	
	(Non-GAAP) – From Inception	80
Northside Substation Project Fund:		
C-7	Schedule of Revenues and Expenditures – Budget and Actual	
	(Non-GAAP) – From Inception	81
Agency Fund:		
D-1	Claytex Fire District Fund	
	Statement of Changes in Assets and Liabilities	82

TOWN OF CLAYTON, NORTH CAROLINA
For the Fiscal Year Ended June 30, 2018

TABLE OF CONTENTS

<u>Exhibit</u>	<u>Page</u>
 OTHER SCHEDULES:	
E-1	Schedule of Ad Valorem Taxes Receivable83
E-2	Analysis of Current Tax Levy84
 STATISTICAL SECTION:	
Financial Trend Information	
	Net Position by Component85
	Changes in Net Position.....86
	Governmental Activities Tax Revenues by Source.....88
	Fund Balances of Governmental Funds.....89
	Changes in Fund Balances of Governmental Funds.....91
	General Governmental Tax Revenues by Source93
Revenue Capacity Information	
	Assessed Value of Taxable Property94
	Property Tax Rates – Direct and Overlapping Governments.....95
	Principal Property Taxpayers.....96
	Property Tax Levies and Collections.....97
Debt Capacity Information	
	Ratios of Outstanding Debt by Type98
	Ratios of General Bonded Debt Outstanding99
	Computation of Direct and Overlapping Governmental Activities Debt.....100
	Legal Debt Margin.....101
Demographic and Economic Information	
	Demographic and Economic Statistics103
	Principal Employers104
Operating Information	
	Full-time Equivalent Town Government Employees by Function.....105
	Operating Indicators by Function106
	Capital Asset Statistics by Function108
	Commercial and Residential Construction Values.....109
	Schedule of Insurance in Force.....110
	Schedule of Fees and Utility Rates111
 COMPLIANCE SECTION:	
	Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>116

This page intentionally left blank

INTRODUCTORY SECTION



Jody L. McLeod
MAYOR

Parker Poe
TOWN ATTORNEY

Adam Lindsay
TOWN MANAGER

The Premier Community



For Active Families

Bobby Bunn
Art Holder
Jason Thompson
R.S. "Butch" Lawter, Jr.
COUNCIL MEMBERS

Michael Grannis
MAYOR PRO TEM

November 8, 2018

To the Honorable Mayor, Members of the Town Council, and the Citizens of the Town of Clayton, North Carolina:

North Carolina General Statutes require that every general-purpose local government publish within six months of the close of each fiscal year a complete set of audited financial statements. To fulfill the requirement for the fiscal year ended June 30, 2018, the Town published this Comprehensive Annual Financial Report.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free from material misstatements, whether due to fraud or error.

Anderson Smith & Wike PLLC has issued an unmodified ("clean") opinion on the Town of Clayton's financial statements for the year ended June 30, 2018. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis ("MD&A") immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and read in conjunction with it.

Profile of the Town

The Town of Clayton incorporated on April 12, 1869 and is located in the northwest portion of Johnston County, which is located in the western portion of the Coastal Plains. The Town, which is bisected by U.S. Highway 70 and located approximately 15 miles southeast of the capital city Raleigh, covers a 14.89 square mile area and has a population estimate of approximately 22,263. Clayton is the fastest growing municipality in Johnston County with a ten-year average annual growth rate of approximately 5%. The Town has the statutory authority to extend its corporate limits through voluntary annexation under the direction of Town Council. The Town annexed approximately 9.2 acres by petition during the current fiscal year.

The Town of Clayton has a council/manager form of government. Elections for the Mayor and the five members of the Council are on a nonpartisan, at-large basis. The Mayor currently serves a four-year term and Council members serve four-year staggered terms. Council holds the policy-making and legislative authority for the Town. The Mayor can only cast the

tiebreaking vote. Town Council selects the Town Manager to manage and oversee daily operations.

The Council is required to adopt a fiscal year operating budget by no later than June 30th each year. The annual budget serves as the foundation for the Town of Clayton's financial planning and control. The budget is organized by fund, function (e.g., public safety), and department (e.g., police). The Town Manager can authorize a transfer of resources between departments up to \$1,000. Transfers exceeding \$1,000 require Town Council approval.

The Town of Clayton provides a full range of services, including police and fire protection; the construction and maintenance of streets and other infrastructure; solid waste handling; code enforcement; recreational and cultural activities; a library; water and sanitary sewer services; and electrical services to businesses, industries, and residential customers.

Local Economy

The Town continues to experience strong economic growth. The primary underlying factors are expansions in the biopharmaceutical industry at Grifols and Novo Nordisk in conjunction with expansions in the medical services industry located on Highway 42 west, in close proximity to the Johnston Health facilities. These expansions have helped make Clayton one of the fastest growing areas in the region, as the housing sector resurgence continues.

A continued growth trend is supporting tax base growth, which has provided financial flexibility for capital spending and staff additions; a strong financial position highlighted by the maintenance of a favorable unassigned fund balance; and a manageable debt burden with rapid amortization.

The housing sector continues to grow as the supply of upscale multi-family housing continues to meet the demand for apartments and townhomes in conjunction with continued demand for large tracts of land to support new single-family housing.

All of the above factors play a significant role in the evaluation and decision-making processes utilized by bond rating agencies to determine the Town's bond rating. The Town maintained its Aa2 bond rating from Moody's Investor Service and AA bond rating from Standard and Poor's.

The Town continues to benefit from its proximity to Research Triangle Park, which is the largest research park in the country, and to regional employers in and around the City of Raleigh, which include private sector opportunities with Fortune 500 companies, Federal and State government positions, and expanding medical service careers. The Town also benefits from its proximity to numerous institutions of higher education, which include North Carolina State University, the University of North Carolina, Duke University, North Carolina Central University, and East Carolina University. Many of the graduates of the above universities received training to staff technically demanding positions requiring engineers, research and development personnel, and other professional disciplines.

The local economy includes manufacturing and non-manufacturing industries with two large international pharmaceutical companies as well as a special purpose Research and Training Zone ("RTZ"), which is an economic development and training district created through special legislation that supports the special needs of the local pharmaceutical industries. These Town ETJ employers comprise approximately 10 percent of all biopharmaceutical jobs in the State.

The RTZ includes a 30,000 square-foot Workforce Development Center (“WDC”), which operates a partnership between Johnston Community College and North Carolina State University. The WDC is an educational and technical skills training center that concentrates on life sciences programming, business training, and workforce development in biotechnology and other sciences. The WDC offers Associate curriculum programs for Bioprocess Technology and Biology & Biology Education, in addition to a BioWork curriculum and continuing education courses that include several customized training programs.

The largest manufacturing employer is Grifols, S.A. (“Grifols”), formerly Talecris Biotherapeutics, Inc. (“Talecris”), an international manufacturer of blood plasma related products for a variety of applications. The blood plasma facility has been in operation since 1981 and is one of 13 state-of-the-art manufacturing plants with over 1,000 employees. The Clayton Plant places Grifols in a position to maximize its operational efficiencies by utilizing expanded fractionation and purification capacity. The Town has a 30-year development agreement with Grifols. In November 2017, Grifols received recognition as one of the 500 best companies to work for by Forbes Magazine.

Current operations include the following completed expansions: North Fractionation Facility (“NFF”), a 155,000 square-foot, \$370 million plant that created an additional 200 jobs and is largest in the world and one of the most technologically advanced plasma fractionation facilities along with a 59,000 square-foot warehouse. Construction was completed in 2017 for a new three-story 100,000 square-foot office building at the Clayton complex. In addition, a \$210 million expansion includes the recently completed construction of a new \$90 million, 82,551 square-foot fractionation plant adjacent to the NFF and future construction of a new \$120 million purification facility for the production of intravenous immunoglobulin that will create 250 new jobs. Grifols is considering additional land purchases for future expansion in the area as well.

In July 2016, Grifols implemented its PediGri system for the products manufactured in Clayton, which will provide healthcare professionals total traceability of the plasma-derivative products from donation to final product. Grifols developed its Discover the Plasma program in partnership with Johnston County Public Schools as an educational resource for all middle schools in the county. Go to <https://www.discovertheplasma.com/en/web/virtual-lab/about-the-program#> for additional information about this innovative teaching program.

Novo Nordisk Pharmaceutical Industries (“Novo Nordisk”), the world’s largest supplier of insulin products, opened its Clayton facility in the RTZ in 1996 and has expanded several times since. The Clayton plant manufactures diabetes care products marketed in North America, Europe, New Zealand and Australia.

In August of 2015, Novo Nordisk announced a \$2 billion expansion plan to build a 200,000 square-foot facility for Diabetes Active Pharmaceutical Ingredients (DAPI), which broke ground in March of 2016, with up to 2,500 workers employed during construction and will be operational in 2020. The expansion will create close to 700 new jobs with an average annual salary of \$68,420. The new positions will span manufacturing, administrative, technical services and support personnel. Total employment will soon reach 1,500 at the Clayton facility with nearly 1,200 now. The manufacturing facilities in Clayton will be Novo Nordisk’s first insulin producing facility in the USA, which will help meet the growing demand for its diabetes treatment. The company expects to double production of its diabetes drugs over the next decade and once current plans are realized, approximately 25% of the world’s insulin

manufacturing will happen in our backyard. Novo Nordisk recently announced a \$22 million expansion that will add 22 additional jobs.

Caterpillar, Inc., a Fortune 100 company that currently ranks 47 on the World's Most Admired Companies list for 2017, is another large manufacturing employer. The Building and Construction Products Division of Caterpillar ("CAT") operates an assembly facility located near the Town that assembles and distributes all CAT rubber tire front-end loaders for North America and the export market. The assembly plant has approximately 450 employees.

The following expansions have been undertaken at the Clayton facility: \$18.5 million expansion to the assembly facility that is expected to add 199 jobs over a five year period and the CAT Clayton Machine Development Center ("Center"), a \$30 million, 57,000 square foot free-standing fully LEED certified two-story office building with testing laboratories. The Center designs and tests prototype machines while giving customers an opportunity for hands-on operation and critique at a state-of-the-art heavy equipment test track that is co-located on a 252-acre site with the Center. The prototype machines meet new market demands and stringent EPA emission standards for air quality. 240 designers, engineers, and managers were added or relocated from CAT's offices in Cary, NC.

Northeast Foods Inc., a national contract baker for the commercial and fast food industries and the largest supplier of baked goods to McDonalds in the United States, operates a bakery operation in a \$25.4 million, 90,000 square feet facility that created 84 new jobs. The bakery specializes in producing soft sandwich rolls for multi-chain, quick service, casual dining food establishments.

The Town is a hub for the medical services industry and related employment. The Town is currently home to facilities operated by WakeMed, Johnston UNC Health Care, and Duke University Medical Center. Johnston Health Clayton, which opened in 2009, includes a full service emergency room plus outpatient services and medical offices. The 95,000 square feet three-story 50-bed inpatient facility opened in January of 2015 and provides expanded services such a labor and delivery. Total investment in the facilities is valued at \$89.5 million and employment has increased to 260. Recognitions include being named one of the Top 100 Rural & Community Hospitals by iVantage in 2016, earning a back-to-back A safety grade rating on Leapfrog Group's Hospital Safety Score, which is measured twice per year, and the 2016 Women's Choice Award for Patient Safety.

The Town continues to attract significant new retail, office, and high-density residential development on its south side, primarily due to the completion of the Highway 70 Bypass and related interchange on Highway 42 west. Proximity to Johnston Health Clayton enhances the opportunities created by this major interchange.

The Town adopted its long-term growth plan ("Comprehensive Plan 2040") in October 2015. Comprehensive Plan 2040 envisions a community with successful businesses, shops, and restaurants; a place rich with recreation, arts, and culture; walkable, safe, vibrant, and active; along with a unique downtown experience. These are all qualities valued by the Town's citizens. For additional information about Comprehensive Plan 2040 go to <http://www.townofclaytonnc.org/uploads/files/Planning/CompPlanReport.pdf>.

Please refer to the following summary table of new development activity:

July 2017 – June 2018

Approved Project Name	Project Type	Intensity/Density	Status for Completion
Ashcroft Ph 1-7	Residential	150 lots	Under Construction 2018
Avery Farm	Residential	20 lots	Under Construction 2018
Boling Townes Ph 3	Residential	9 units (townhomes)	Construction Complete 2018
Boling Townes Ph 4	Residential	21 units (townhomes)	Construction Complete 2018
Bristol at Cobblestone Ph 2	Residential	46 Single Family	Under Construction 2018
Bristol at Cobblestone Ph. 11	Residential	46 Single Family	Under Construction 2018
Brookside Subdivision	Residential	38 Single Family	Under Construction 2018
Canady Landing Subdivision	Residential	12 single family	Approved 2018
Chandler's Ridge Ph 3	Residential	79 single family	Under Construction 2018
Capps Tract Townhomes	Residential	167 townhomes	Approved 2017
Clayton Northside Substation	Industrial	-	Construction Complete 2018
Coopers Meadow	Residential	17	Approved 2017
Creekside Commons Ph 5	Residential	24 lots	Construction Complete 2018
Dairy Road Church	Public Facility	7,650 SF	Approved January 2017
East Village Walk Ph 1A, 1B, 1C	Residential	57 lots	Under Construction 2018
Economy Self Storage	Commercial	6,000 SF	Approved 2017
Gatehouse Self Storage	Commercial	31,500 SF	Construction Complete 2018
Glen Laurel Self Storage	Commercial	120,900 SF	Construction Complete 2018
Gordon Park Ph 1	Residential	28 single family residential dwellings	Under Construction 2018
Grifols D230 Building	Industrial	82,551 SF	Construction Complete 2018
Groves at Summerlyn Ph 2A	Residential	23 lots	Under Construction 2018
High Gate Subdivision Phase 1	Residential	181 Single Family	Under Construction 2018
Highgate Subdivision Phase 1	Residential	69 lots	Under Construction 2018
Johnston Charter School	Public Facility	40,546 SF	Construction Complete 2018
La Cocina	Commercial	7,004 SF	Construction Complete 2018
LionsGate 7B-7D	Residential	66 townhomes	Under Construction 2018
LionsGate Ph 1A & 1B	Residential	32 lots	Under Construction 2018
Lionsgate Phase 6A & 6B	Residential	37 Single Family	Approved Spring 2016
Novo Nordisk 1A Central Utility Building	Industrial	42,236 SF	Under Construction 2018
Novo Nordisk 1B Fermentation Building	Industrial	26,113 SF	Under Construction 2018
Novo Nordisk 1E Recovery Building	Industrial	73,601 SF	Under Construction 2018
Novo Nordisk ECIA Pump Station	Industrial	3.0 million gallons per day	Under Construction 2018
Parkview Ph 2B, 3, 5 & 7	Residential	62 lots	Under Construction 2018
Pines at Winston Point Ph 2C	Residential	32 lots	Under Construction 2018
Rhodes Estates Subdivision	Residential	26 Single Family	Under Construction 2018
Riverwood Phase 8C1 & 8C2	Residential	33 Single Family	Under Construction 2018
Riverwood Ranch Townhomes	Residential	68 lots	Under Construction 2018
Riverwood Ranch Townhomes	Residential	62 Single Family	Under Construction 2018
Riverwood Villas II	Office/Residential	64,500 SF & 73 Dwellings	Under Construction 2018
RWAC 6A-3 Alpine Valley	Residential	22 lots	Under Construction 2018
RWAC Eaglecrest 2B-3	Residential	28 lots	Under Construction 2018
RWAC Raven Ridge 8C1 & 8C2	Residential	26 lots	Under Construction 2018
RWAC Ravens Ridge 8D	Residential	16 Single Family	Under Construction 2018
RWAC Ravens Ridge 8E	Residential	44 Single Family	Under Construction 2018
Sam's Branch Greenway Ph 2	Public	1.2 miles	Under Construction 2018
Southtech Warehouse	Industrial	35,000 SF	Under Construction 2018
Spinning Mill Apartments	Residential	255	Approved 2018
Spring Branch Lot 12	Office/Medical	26,130 SF	Construction Completed 2018
Steeplechase Subdivision	Residential	600	Approved 2018
St. John's Wood, Ph. 3	Residential	15 Single Family	Under Construction 2018
Stallings Mills Apartments	Residential	288 apartments	Under Construction 2018
Stephenson Mixed Use Building	Commercial/Residential	4 units, 2,100 SF office space	Approved 2016- Again in 2018
Sunbelt Rentals	Commercial	10,500 SF	Under Construction 2018
The Arbors at East Village Ph 2	Residential	72 additional apartments	On Hold 2017
The Groves at Summerlyn	Residential	41 lots	Under Construction 2018
The Orchards at Summerlyn Ph 2	Residential	12 lots	Under Construction 2018
The Pines at Glen Laurel	Residential	240 Apartments	Under Construction 2018
Umstead Subdivision	Residential	41 lots	Under Construction 2018
Walton Farm	Residential	310 lots	Under Construction 2018
Warrick Park	Residential	24 lots	Under Construction 2018
Winston Point South	Residential	200 Single Family	Under Construction 2018

The Town continues to expand its greenway and trail system. The 1.25-mile Sam's Branch Greenway ("Greenway") along the Neuse River is a 10-foot wide multiuse paved trail that connects to Clayton River Walk on the Neuse, a recently completed section of the Mountains-to-Sea Trail ("MTS"). The 1.2 mile Greenway extension, which includes a tunnel underneath North O'Neil Street for pedestrian safety, has been fully approved and permitted. Construction is expected to start in 2019. Clayton River Walk on the Neuse is a 4-mile, 10-foot wide multiuse paved trail that also connects at the common boundary with the Wake County section of the MTS. Future plans include a 2.9-mile extension of the Clayton River Walk on the Neuse at the Johnston County boundary.

The Town purchased approximately 120 acres of land adjacent to the Neuse River for future park development. The site adjoins the MTS and is currently the subject of a master plan project (refer to Concept Plan Drawing on page xi). Construction was completed on the 1.1-mile pedestrian walkway connecting several area schools and residential neighborhoods to the Clayton Community Center.

The Greenway and Clayton River Walk on the Neuse are now part of the East Coast Greenway, which is a developing trail system beginning at the Canadian border in Calais, ME that will link 15 states and numerous municipalities with Key West, FL at the southernmost point. The MTS, Greenway, and pedestrian connector provide a great benefit to Town residents by linking communities together while serving as the backbone of the Town's expanding system of trails. Clayton is truly the "Premier Community for Active Families".

Financial Planning

The Town places a high value on fiscal responsibility and continues to take prudent action to safeguard its financial position. Ongoing improvement in the local economy is driving revenues at an accelerated growth, which in turn is facilitating the expansion of programs and services to meet the community's needs in conjunction with attracting new business investment. The Town continues to improve its financial position and realize benefits generated by efficient operations. Detailed information is contained in the MD&A.

The Mayor and Town Council of Clayton are committed to making Clayton the best town in North Carolina in which to live, visit, and work. The Mayor and Council held a retreat in February 2018 to set goals and priorities for the Town as follows:

- Think Economic Development. Think Prosperity.
 - Residential, commercial, and industrial emphasis
 - Attract more industrial companies
 - Rate competitiveness
- Think Town Finances. Think Responsibility.
 - Meet financial goals
 - Focus on grant and other matching funds opportunities
 - Leverage public-private partnerships when feasible
- Think Growth. Think Balance.
 - Quality service for quality investment

- Affordable housing options
- Infrastructure
- Think Downtown. Think Awesome.
 - Visually pleasing
 - Destination
 - Bike and pedestrian connectivity
- Think Arts and Culture. Think Diversity.
 - Concerts
 - Cultural arts, visual arts, and literary arts
 - Sculpture trail
- Think Communication and Partnerships. Think Collaboration.
 - Media
 - State, county, and local business and industrial partners
 - Transparency
- Think Safe, Clean, Engaged. Think Community.
 - Inviting and secure environment
 - Healthcare and emergency services
 - Responsible residents
- Think Happy Helpful, Professional Workforce. Think Opportunity.
 - Job satisfaction
 - Advancement and training opportunities
 - Excellent Customer Service

In an effort to achieve many of these long-range goals, the Town expects to utilize its general obligation bond program for recreation improvements. Davenport & Company LLC (“Davenport”) was engaged to provide a debt capacity and affordability analysis that was presented at the retreat in preparation for the bond referendum in November 2019. Davenport is a national financial advising firm that has a sterling reputation in North Carolina and nation-wide.

The Town continues to utilize a cash funding strategy for rolling stock purchases in conjunction with a financial plan to achieve a debt service to expenditure ratio of 13% for the General Fund by FY 2019 with achievement occurring in FY 2018, FY 2017, FY 2016, and FY 2015 with a ratio of 10.22%, 10.69%, 12.45%, and 12.66%, respectively. The Town has a comprehensive financial policy that contains performance expectations and standards, including separate benchmarks for the two enterprise funds.

Town Council identified the following list of capital improvement projects as “Critical” and “Need” with an expected cost in excess of \$29 million:

- Pumper Tanker Replacement – Claytex Fire District Service
- Southeast Side Fire Station
- Platform Ladder Truck
- Pumper Tanker Replacements – Fire Vehicle Rotation Plan
- Southwest Side Fire Station

- Sam's Branch Greenway – Phase II
- Vehicle Rotation Plan – Police Vehicles
- Operations Center – Complete Master Plan
- Operations Center – Warehouse Expansion
- Operations Center – Vehicle Maintenance Garage Expansion
- Operations Center – Repaving
- Streets Resurfacing – Pavement Condition Survey Results
- Sidewalk Mater Plan
- Vehicle Rotation Plan – Public Works
- Cemetery Repaving – Maplewood, City, and Forest Hills

Town Council ranked the following list of capital improvement projects identified as “Wants” with an expected cost in excess of \$43 million:

1. Town Hall Parking Expansion
2. Railroad Corridor Parking – Church Street to Lombard
3. First Street Railroad Parking Expansion
4. Main Street Streetscape
5. Horne Square Street Connections
6. East Clayton Community Field Lighting and Paving
7. SPOT Project – Clayton High School Connector
8. Town Square Stage
9. Legend Park Improvements
10. SPOT Project – East Clayton Connector Greenway
11. Municipal Park Redevelopment
12. SPOT Project – Mountains-to-Sea Trail River Walk Greenway Extension
13. SPOT Project – Mountains-to-Sea Trail Linkage
14. Community Center – Phase II
15. Sam's Branch Trailhead Shelter and Paving
16. Pave Mountains-to-Sea Trailhead Lot
17. North Area Park – Phase I
18. Library Expansion – Current Facility
19. Library Satellite Branch
20. SPOT Project – Cobblestone (Little Creek) Connector Greenway
21. Resurface Community Park Greenway
22. Little Creek Church Park – Phase I
23. Tew Court and Gateway Drive Paving

Major Initiatives

The North Carolina General Assembly passed House Bill 436 (“HB 436”) to provide for uniform authority to implement system development fees for public water and sewer systems in North Carolina, including calculation methodologies and implementation. The new law authorizes the Town to charge system development fees to recover all or a portion of its capital investment. The Town engaged Black & Veatch to prepare the written analysis and perform the calculation in accordance with the legislation. The system development fees schedule can be found on page 112 of this report. Go to <https://www.ncleg.net/Sessions/2017/Bills/House/PDF/H436v6.pdf> for additional information about the legislation.

The Town also engaged Black & Veatch to perform a comprehensive water and sewer rate study that will incorporate the capital improvement plan required by HB 436 in conjunction with future wastewater capacity needs. The ongoing growth, particularly in the East Clayton Industrial Area, is pressuring existing wastewater capacity levels, which indicates a need to expand. The rate study is expected to be finalized in early calendar 2019 after a series of public hearings and the comprehensive evaluation of wastewater capacity options are completed.

The Town of Clayton earned high marks for hosting the 2018 N.C. Main Street Conference in March. Following the conference, the Town made a strategic decision to focus on town-wide economic development opportunities, which resulted in the creation of the Economic Development Department and a town-wide district map that will serve as the blueprint for future development activity within each district. Demographic and statistical information are to be compiled for each district listed on the cover page in subsequent fiscal years.

The Town of Clayton is preparing for its 150th Anniversary on April 12-13, 2019. A Sesquicentennial Advisory Committee has been assembled to facilitate planning for the Sesquicentennial Celebration. The Town has also contracted with a special events coordinator to lead the community planning efforts and to develop a theme and brand for the celebration in conjunction with idea formulation for the kick-off event.

The Town and Novo Nordisk executed an agreement that enables Novo Nordisk to finance and construct a regional wastewater pretreatment facility (the “Facility”) with the capability of expansion for utilization by existing and future bio-manufacturing operations in the RTZ. Construction will occur on land owned by the Town. The Town will participate in the design-build phase to ensure the Facility meets both State and local municipal wastewater treatment parameters. The agreement includes an option that will allow Novo Nordisk to transfer ownership and operation of the Facility to the Town upon completion of construction, which is conditional upon the Town’s acceptance. If the Town elects to accept the Facility, then it will contribute eligible grant funds from the NC Department of Commerce and Golden Leaf Foundation to Novo Nordisk after acceptance.

The Town successfully implemented a town-wide performance management program. Performance management is the intentional application of strategies and techniques to achieve desired results. The program expands financial and operational accountability while promoting planning at both the organizational-wide level and programmatic level, facilitates the utilization of performance based budgeting in conjunction with building strategies for continuous improvement while providing accurate, meaningful, and timely information.

The medical responder program, which was rolled out by the Clayton Fire Department on October 1, 2014, enables firefighters to respond to 911 calls classified as D, E, and possibly C. Generally, type E incidents are the most life threatening. Seconds are critical when it comes to saving lives and firefighters can often get to an incident scene quicker than an EMS unit and apply life saving measures at the scene before the ambulance and paramedics arrive, which in turn positively impacts lives. There have been 4,430 incidents since inception of the program. Currently, 38 Town firefighters have their EMT certification, which is a requirement for full-time employment. The

Town manages staffing schedules to ensure a minimum of one EMT for every medical call.

Other noteworthy items include: 1) construction was completed on the \$5.1 million wastewater pipeline that links with nearby Raleigh facilities and provides up to a million gallons per day of additional capacity; 2) the new \$5.4 million Northside substation became fully operational in January 2018, which will improve service reliability and provide redundancy while meeting future growth demands in the Town's north area.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Clayton for its comprehensive annual financial report for the fiscal year ended June 30, 2017. This was the seventeenth consecutive year that the government has received this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

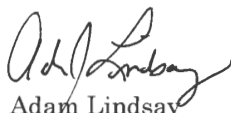
The Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

The Clayton Police Department continues to comply with the requirements of the CALEA Gold Standard Assessment ("GSA") program. GSA focuses primarily on processes and outcomes associated with standards specific to agency policies. It works to measure the impact of accreditation as opposed to simply confirming compliance through a file-by-file review.

The Town earned a Platinum RP₃ (Reliable Public Power Provider) designation from the American Public Power Association that is valid until May 31, 2021, which is one step above Gold Level. The Town received the Gold Level designation in 2015. The program recognizes utilities that demonstrate high proficiency in reliability, safety, work force development and system improvement.

Preparation of this report would not have been possible without the dedicated service and cooperation of the entire staff of the Finance Department and Anderson Smith & Wike PLLC. The Mayor and Town Council receive credit for their ongoing support to maintain the highest standards of professionalism in the management of the Town of Clayton's finances.

Respectfully submitted,


Adam Lindsay
Town Manager


Nancy T. Medlin
Deputy Town Manager


Robert W. McKie, Jr.
Finance Director

x

Concept Plan Drawing

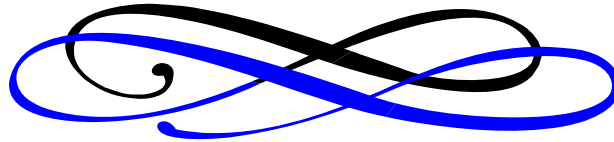




Town of Clayton

MISSION STATEMENT:

Premier Community for Active Families



2018 Goals:

Think Economic Development. Think Prosperity.

Think Town Finances. Think Responsibility.

Think Growth. Think Balance.

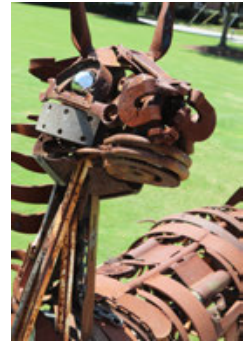
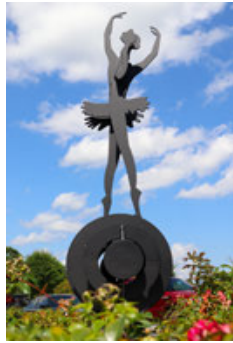
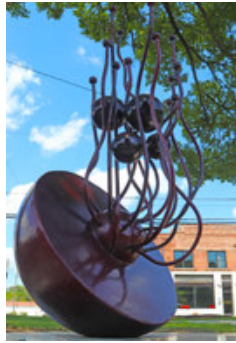
Think Downtown. Think Awesome.

Think Arts & Culture. Think Diversity.

Think Communication & Partnerships. Think Collaboration.

Think Safe, Clean, Engaged. Think Community.

Think Happy, Helpful, Professional Workforce. Think Opportunity.





xiv



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**Town of Clayton
North Carolina**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2017

Christopher P. Morill

Executive Director/CEO

Area Map and History of the Town of Clayton

The Town of Clayton, named for Senator John Middleton Clayton (1796-1856) from Delaware, was built on the road cut by Governor Tryon's troops as they moved from New Bern to Hillsborough against the Regulators during the War of the Regulation around 1770. The community, first known as Stallings' Station, was a depot for the North Carolina Railroad in the home of Mrs. Sarah Stallings. Such names as Hinton's Quarter, Roxborough, Stallings Station and Gulley's Store were established centers of activity and helped advance the countryside during the years before Clayton was given its name. The name for the Gulley's Store Post Office, which was established on December 3, 1845, was officially changed to Clayton on January 30, 1856 and incorporated by the General Assembly on April 12, 1869.

After the Civil War, along with the extension of the railroad, businesses began to be established. Businesses that flourished during that time were a turpentine distillery, lumber plants, a brick kiln, a cotton gin, gristmill, sawmill, tobacco warehouses and two cotton mills. Farm products made markets a necessity and the convenience of the railroad made watermelon growing especially successful. The first tobacco sales were held in 1909.

Public education began in Clayton around 1853 when Mr. H.L. Hinton of New Jersey came south and opened Clayton Academy which operated until the construction of the Clayton Graded School. The Clayton Graded School, built in 1915 and the Clayton Grammar School and Municipal Auditorium, built in 1926 is located at 111 East Second Street. Built on 23 acres of land in the Classical Revival architectural style the school was in operation as a public school until closing in the spring of 1997. The building then sat empty until the former grade school building was renovated and converted into the Clayton Government Services complex and the former Municipal Auditorium and grammar school building was renovated and converted into the Clayton Cultural Arts Center. Both buildings were reopened to the public in January 2003, establishing a focal point for Clayton. While creating a sense of the new Clayton, the buildings still preserve the best of the old and a sense of the past in their design. The buildings are listed in the National Register of Historic Places.



Clayton is the fastest growing town in Johnston County and is located near two interstate highways: I-40 and I-95, on the western edge of the County. Today it is a thriving community with a population of 16,116 per the 2010 Census. Clayton is convenient to several major cities: Raleigh (15 minutes to the west), Research Triangle Park (30 minutes west) and Durham (35 minutes west). Flourishing retail and medical services sectors and a vibrant downtown area make Clayton a destination for residents of surrounding areas.

Industry, in the form of bio-pharmaceutical companies like Grifols and Novo Nordisk employs many of the Clayton area residents. Other major employers include Caterpillar, Johnston Health Clayton, and Northeast Foods. With expansion in manufacturing and medical services and ongoing residential growth, Clayton continues to be a prosperous town to live and work in while evolving into a small, prosperous city.

Fiscal Year	Total Population	Growth
2009	13,700	
2010	16,116	17.6%
2011	16,642	3.3%
2012	17,058	2.5%
2013	17,694	3.7%
2014	18,445	4.2%
2015	19,304	4.7%
2016	20,260	5.0%
2017	21,405	5.7%
2018	22,263	4.0%
Total Growth		62.5%
Avg. Annual Growth		5.0%

Town of Clayton

Members of Town Council

And Related Support Personnel

June 30, 2018

MAYOR

JODY McLEOD

TOWN COUNCIL

MICHAEL GRANNIS - MAYOR PRO-TEM

JASON THOMPSON

ROBERT LAWTER

BOBBY BUNN

ART HOLDER

OTHER OFFICIALS

ADAM LINDSAY

TOWN MANAGER

NANCY MEDLIN

DEPUTY TOWN MANAGER

ROBERT McKIE

FINANCE DIRECTOR

PARKER POE ADAMS & BERNSTEIN

TOWN ATTORNEY

Town of Clayton Administrative Staff

**Adam Lindsay
Town Manager**

**Nancy T. Medlin
Deputy Town Manager**

**Kimberly Moffett
Town Clerk**

**Parker Poe Adams &
Bernstein LLP
Town Attorney**

**Stacy Beard
Public Information
Officer**

**Catherine Whitley
Human Resources
Director**

**Robert W. McKie, Jr.
Finance Director**

**Ann Game
Customer Service
Director**

**Samantha Wullenwaber
Planning Director**

**Rich Cappola
Engineering &
Inspections Director**

**Scotty Henley
Cultural Arts Director**

**Joy Garretson
Library Director**

**Larry Bailey
Recreation Director**

**Lee Barbee
Fire Chief**

**Blair Myhand
Police Chief**

**Tim Simpson
Public Works Director**

**Dale Medlin
Electric System Director**

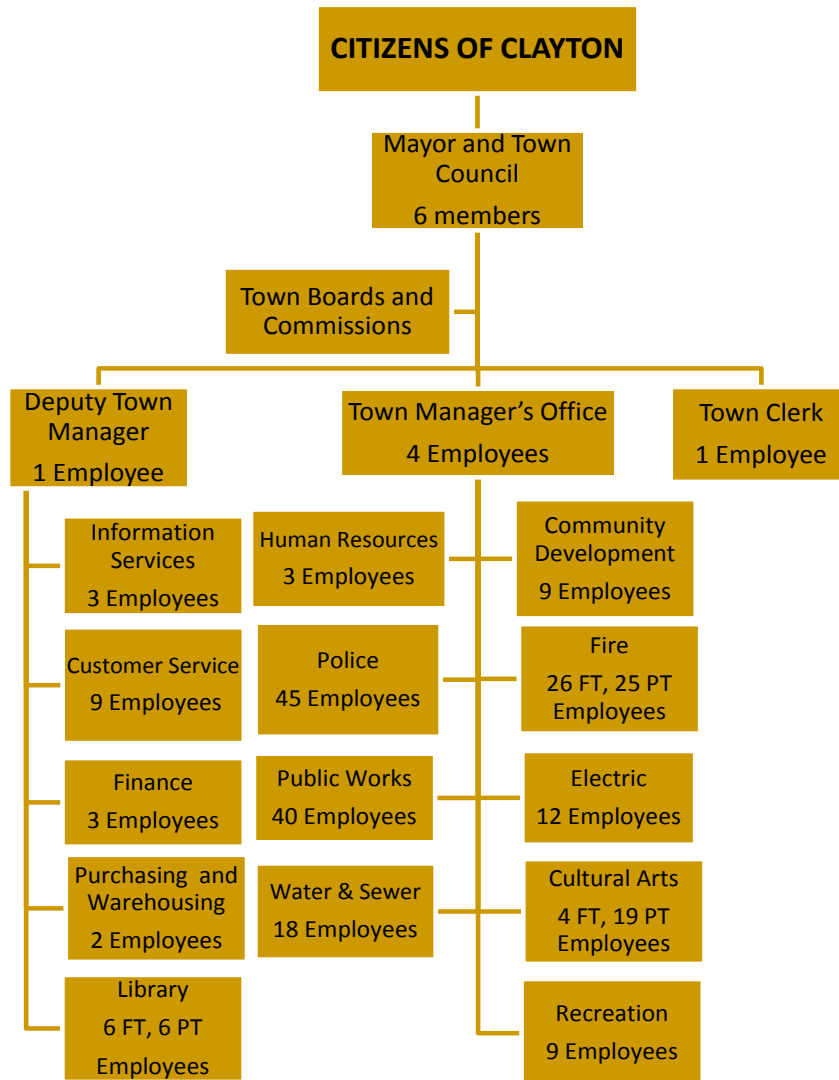
**David DeYoung
Economic Development
Director**

Town of Clayton Boards and Committees



Town of Clayton

Organizational Chart



xx

This page intentionally left blank

FINANCIAL SECTION



220 East Washington Street
Post Office Box 697
Rockingham, North Carolina 28380
(910) 895-2899

Other Office Locations:
Seven Lakes, North Carolina
Gastonia, North Carolina
Statesville, North Carolina

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor
and Members of the Town Council
Clayton, North Carolina

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the Town of Clayton, North Carolina, as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Governmental Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. The financial statements of the Clayton Downtown Development Association were not audited in accordance with *Governmental Auditing Standards*.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the Town of Clayton, North Carolina as of June 30, 2018, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, on pages 3 through 14, the Local Government Employees' Retirement System's Schedules of the Proportionate Share of the Net Pension Liability and Contributions, on pages 57 and 58, respectively, and the Firefighters' and Rescue Squad Workers' Pension Fund's Schedule of the Proportionate Share of Net Pension Liability on page 59, the Law Enforcement Officers' Special Separation Allowance schedules of the Changes in Total Pension Liability and Total Pension Liability as a Percentage of Covered Payroll on pages 60 and 61, respectively, and the Other Postemployment Benefits' Schedule of Changes in the Total OPEB Liability and Related Ratios on page 62 be presented to supplement the basic financial statements. Such information, although not a required part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

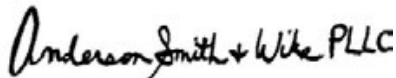
Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements of the Town of Clayton, North Carolina. The combining and individual fund statements, budgetary schedules, and other schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund financial statements, budgetary schedules, and other schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, based on our audit, the procedures performed as described above, the combining and individual fund financial statements, budgetary schedules, and other schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 8, 2018 on our consideration of the Town of Clayton's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grants agreements, and other matters. The purpose of the report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town of Clayton's internal control over financial reporting and compliance.



Rockingham, NC
November 8, 2018

Management's Discussion and Analysis

As management of the Town of Clayton, we offer readers of the Town of Clayton's financial statements this narrative overview and analysis of the financial activities of the Town of Clayton for the fiscal year ended June 30, 2018. We encourage readers to review the information presented here in conjunction with additional information that we have furnished in the Town's financial statements, which follow this narrative.

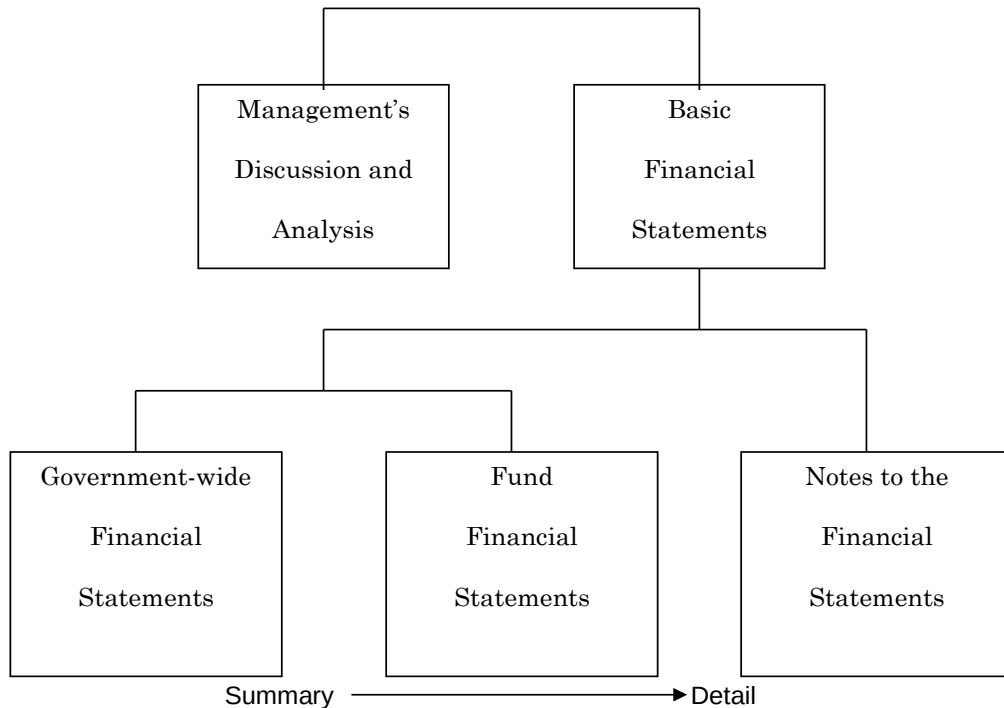
Financial Highlights

- The assets and deferred outflows of resources of the Town of Clayton exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$103,688,743 (*net position*). Of this amount \$23,668,185 (*unrestricted net assets*) may be used to meet the Town's ongoing obligations to citizens and creditors.
- The government's total net position increased by \$10,538,288, primarily due to lower than expected operating expenditures in conjunction with strong revenue growth in governmental activities and an increase in capital assets in both governmental and business-type activities.
- As of the close of the current fiscal year, the Town of Clayton's governmental funds reported combined ending fund balances of \$12,076,597, an increase of \$2,525,385 in comparison with the prior year. Approximately 17.92% of the ending fund balance, or \$2,163,678 is non-spendable or restricted.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$8,603,469, or 43.14% of total general fund expenditures for the fiscal year.
- The Town of Clayton's total debt decreased by \$3,172,408 (8.11%) during the current fiscal year. The key factors attributable to this decrease were the rapid amortization of the existing debt burden and a reduction in the pension liability for the LGERS plan partially offset by an increase in the pension liability for the LEOSA plan.
- The Town of Clayton maintained its Aa2 and AA bond rating with Moody's Investor Service and Standard & Poor's, respectively.

Overview of the Financial Statement

This discussion and analysis are intended to serve as an introduction to the Town of Clayton's basic financial statements. The Town of Clayton's basic financial statements comprise three components; 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. The basic financial statements present two different views of the Town through the use of government-wide statements and fund financial statements. This report also contains other supplemental information in addition to the basic financial statements, which will enhance the reader's understanding of the financial condition of the Town of Clayton.

Required Components of Annual Financial Report



Basic Financial Statements

The first two statements (Exhibits 1 and 2) in the basic financial statements are the **Government-wide Financial Statements**. They provide both short and long-term information about the Town's financial status.

The next statements (Exhibits 3 through 10) are the **Fund Financial Statements**. These statements focus on the activities of the individual parts of the Town's government and provide more detail than the government-wide statements. There are four parts to the Fund Financial Statements: 1) the governmental fund statements; 2) the budgetary comparison statements; 3) the proprietary fund statements; and 4) the fiduciary fund statements.

The next section of the basic financial statements is the **notes**. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, **supplemental information** is provided to show details about the Town's individual funds. Budgetary information required by the General Statutes also can be located in this part of the statements.

Government-Wide Financial Statements - The government-wide financial statements are designed to provide the reader with a broad overview of the Town of Clayton's finances, similar in format to a financial statement of a private-sector business. The government-wide statements provide short and long-term information about the Town's financial status as a whole.

The two government-wide statements report the Town's net position and how it has changed. Net position is the difference between the Town's total assets and deferred outflows of resources and total liabilities and deferred inflows of resources. Measuring net position is one way to gauge the Town's financial condition.

The government-wide statements are divided into three categories: 1) governmental activities; 2) business type activities; and 3) component units. The governmental activities of the Town of Clayton include general government, public safety, public works, and culture and recreation, which are principally supported by taxes and intergovernmental revenues. The business-type activities of the Town of Clayton include a water distribution, wastewater treatment, and an electric distribution operation that the Town charges customers to provide. The final category is the component unit. The Clayton Downtown Development Association (DDA) is a legal separate entity from the Town and plays a vital role in the Town's economic development initiative. The Town of Clayton exercises control over the DDA by appointing its board members and has the ability to impose its will on the DDA.

The government-wide financial statements can be found on Exhibits 1 and 2 of this report.

Fund Financial Statements - The fund financial statements provide a more detailed look at the Town's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town of Clayton, like other governmental entities in North Carolina, uses fund accounting to ensure and demonstrate compliance (or non-compliance) with finance-related legal requirements, such as the General Statutes or the Town's budget ordinance. All of the funds of the Town of Clayton can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds - Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. Most of the Town's basic services are accounted for in governmental funds. However, unlike the government-wide financial statements, governmental funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called *modified accrual accounting*, which provides a short-term spending focus. As a result, the governmental fund financial statements provide a detailed short-term view that facilitates the reader in determining if there are more or less financial resources available to finance the Town's programs. The relationship between government activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation that is part of the fund financial statements.

The Town of Clayton maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and two capital project funds, which are all considered being major funds.

The Town of Clayton adopts an annual budget for its General Fund, as required by the General Statutes. The budget is a legally adopted document that incorporates input from the citizens of the Town, the management of the Town, and the decisions of the Town Council (Council) about which services to provide and how to pay for them. It also authorizes the Town to obtain funds from identified sources to finance these current period activities.

The budgetary statement provided for the General Fund demonstrates how well the Town complied with the budget ordinance and whether or not the Town succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented in the same format, language, and classifications as the legal budget document. The statement shows four columns: 1) the original budget as adopted by the Council; 2) the final budget as amended by the Council; 3) the actual resources, charges to appropriations, and ending balances in the General Fund; and 4) the difference or variance between the final budget and actual resources and charges.

The basic governmental fund financial statements can be found on Exhibits 3 through 6 of this report.

Proprietary Funds - The Town of Clayton maintains one type of proprietary fund. *Enterprise Funds* are used to report the same functions presented as business-type activities in the government-wide financial statements. The Town of Clayton uses enterprise funds to account for its water and sewer operations and for its electric distribution operation. These funds are the same as those functions shown in the business-type activities in the Statement of Net Position and Statement of Activities.

The basic proprietary fund financial statements can be found on Exhibits 7 through 9 of this report.

Fiduciary Funds - Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statement because the resources of those funds are not available to support the Town of Clayton's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The basic fiduciary fund financial statements can be found on Exhibit 10 of this report.

Notes to the Financial Statements - The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are on pages 27-56 of this report.

Other Information - In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the Town of Clayton's progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found beginning on page 57 of this report.

Government-Wide Financial Analysis

Town of Clayton's Net Position						
	Governmental		Business-Type		Total	
	Activities		Activities			
	2018	2017	2018	2017	2018	2017
Current and other assets	\$13,505,438	\$11,307,907	\$20,824,771	\$18,608,343	\$ 34,330,209	\$29,916,250
Capital assets	51,652,706	52,305,227	55,695,506	53,242,450	107,348,212	105,547,677
Total assets	65,158,144	63,613,134	76,520,277	71,850,793	141,678,421	135,463,927
Deferred outflows of resources	1,947,056	2,454,159	332,379	487,896	2,279,435	2,942,055
Long-term liabilities	18,613,408	20,852,944	14,360,371	15,862,172	32,973,779	36,715,116
Other liabilities	2,420,576	2,879,940	3,913,660	4,664,591	6,334,236	7,544,531
Total liabilities	21,033,984	23,732,884	18,274,031	20,526,763	39,308,015	44,259,647
Deferred inflows of resources	785,803	819,027	175,295	176,853	961,098	995,880
Net position:						
Net investment in capital assets	36,938,149	36,048,100	40,877,732	39,859,166	77,815,881	75,907,266
Restricted	2,144,165	2,302,440	60,512	28,796	2,204,677	2,331,236
Unrestricted	6,203,099	3,164,842	17,465,086	11,747,111	23,668,185	14,911,953
Total net position	\$45,285,413	\$41,515,382	\$58,403,330	\$51,635,073	\$ 103,688,743	\$93,150,455

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The assets and deferred outflows of the Town of Clayton exceeded liabilities and deferred inflows by \$103,688,743 as of June 30, 2018. The Town's net position increased by \$10,538,288 for the fiscal year ended June 30, 2018, primarily due to increases in both governmental and business-type activities.

By far the largest portion of the Town of Clayton's net position (75.05%) reflects its net investment in capital assets (e.g. land, buildings, machinery, and equipment). The Town of Clayton uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town of Clayton's net investment in capital assets is reported net of related debt, the resources needed to repay that debt must be provided by other sources, since the capital assets cannot be used to liquidate these liabilities. An additional portion of the Town of Clayton's net position, \$2,204,677, represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$23,668,185 is unrestricted, which can be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the Town of Clayton is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

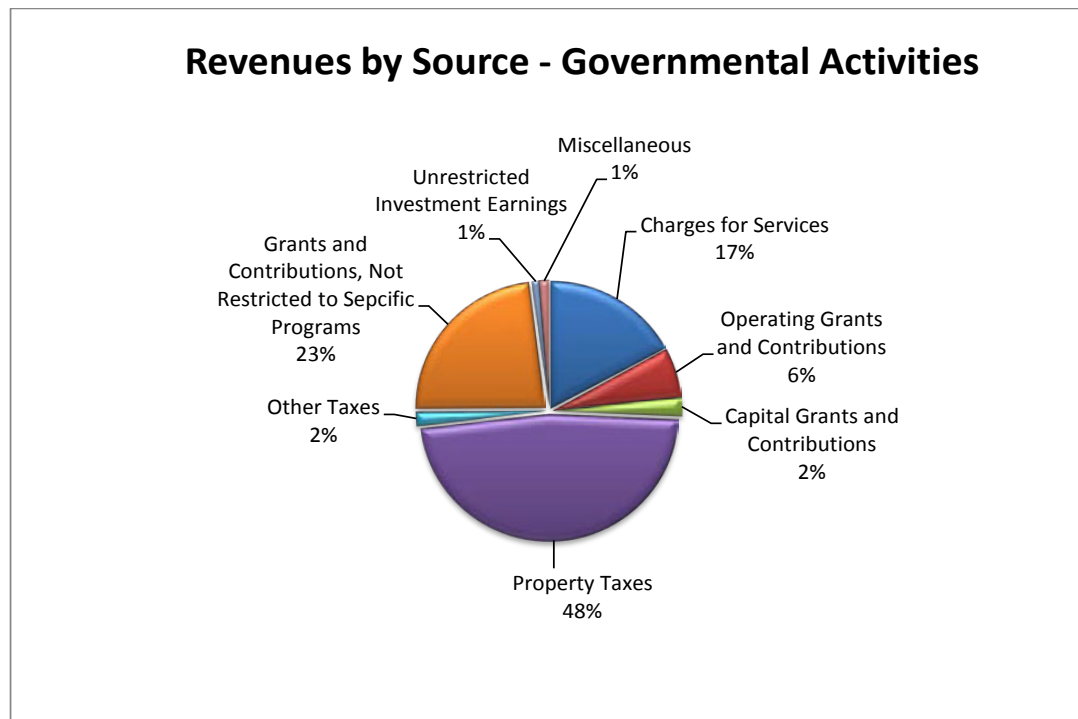
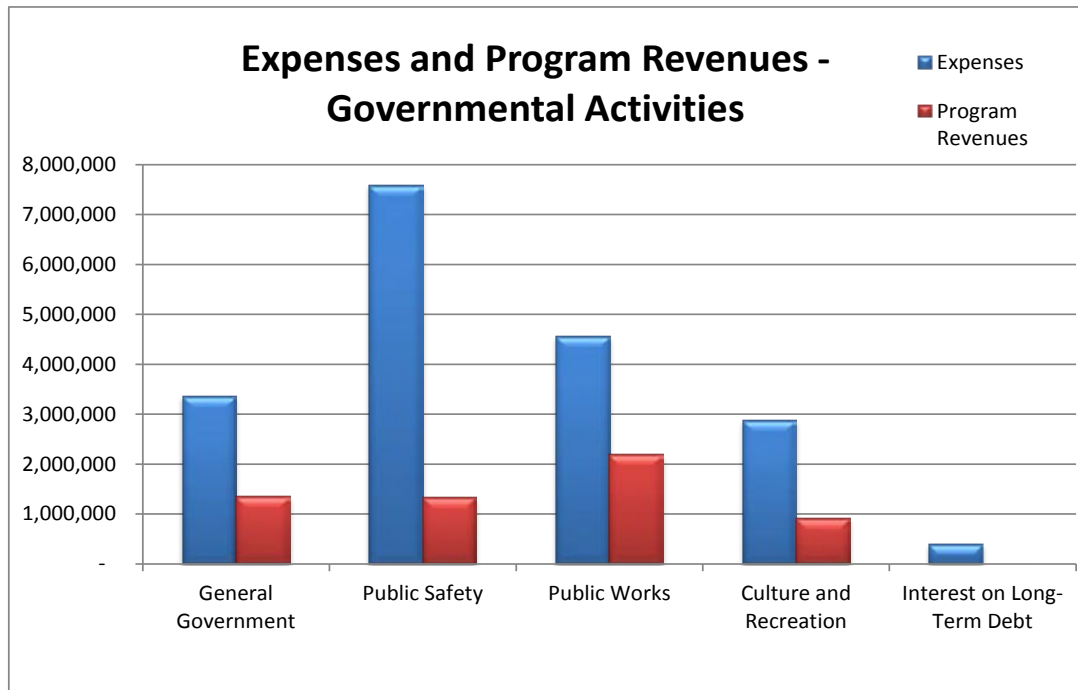
Restricted net position decreased by \$158,275 for the Town's governmental activities, primarily due to a lower stabilization by State statute requirement and a decrease for public improvements associated with the CAMPO LAPP capital project fund partially offset by decreased utilization of Powell Bill monies. There was an increase of \$31,716 in restricted net position reported for business-type activities due to an increase in the USDA debt service reserve.

Town of Clayton Changes in Net Position

	Governmental Activities		Business-Type Activities		Total	
	2018	2017	2018	2017	2018	2017
Revenues:						
Program revenues						
Charges for services	\$ 3,859,313	\$ 3,826,995	\$24,107,296	\$22,363,460	\$ 27,966,609	\$26,190,455
Operating grants and contributions	1,412,842	1,796,504	955,519	794,406	2,368,361	2,590,910
Capital grants and contributions	530,084	1,166,222	312,696	-	842,780	1,166,222
General revenues:						
Property taxes	10,713,528	10,160,122	-	-	10,713,528	10,160,122
Other taxes	392,041	388,786	-	-	392,041	388,786
Grants and contributions not restricted to specific programs	5,208,184	4,904,578	-	-	5,208,184	4,904,578
Unrestricted investment earnings	199,182	67,863	48,381	26,916	247,563	94,779
Miscellaneous	260,495	168,172	9,101,476	1,856,607	9,361,971	2,024,779
Total revenue	22,575,669	22,479,242	34,525,368	25,041,389	57,101,037	47,520,631
Expenses:						
General government	3,364,206	3,073,268	-	-	3,364,206	3,073,268
Public safety	7,598,194	7,182,282	-	-	7,598,194	7,182,282
Public works	4,566,117	4,147,262	-	-	4,566,117	4,147,262
Culture and recreation	2,880,502	2,957,396	-	-	2,880,502	2,957,396
Interest on long-term debt	396,619	420,924	-	-	396,619	420,924
Water and Sewer	-	-	15,346,202	10,498,489	15,346,202	10,498,489
Electric	-	-	12,410,909	12,530,970	12,410,909	12,530,970
Total expenses	18,805,638	17,781,132	27,757,111	23,029,459	46,562,749	40,810,591
Increase in net position before transfers	3,770,031	4,698,110	6,768,257	2,011,930	10,538,288	6,710,040
Transfers	-	-	-	-	-	-
Increase in net position	3,770,031	4,698,110	6,768,257	2,011,930	10,538,288	6,710,040
Net position, beginning, restated	41,515,382	37,512,310	51,635,073	49,716,451	93,150,455	87,228,761
Net position, June 30	\$45,285,413	\$42,210,420	\$58,403,330	\$51,728,381	\$103,688,743	\$93,938,801

Governmental activities. Governmental activities increased the Town's net position by \$3,770,031, thereby accounting for 35.8% of the total growth in the net position of the Town of Clayton. Key elements of this increase are as follows:

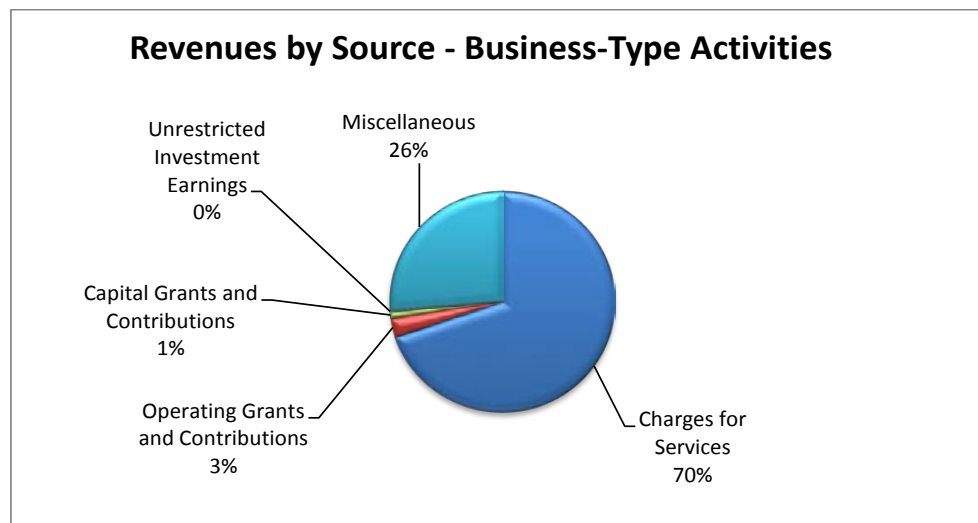
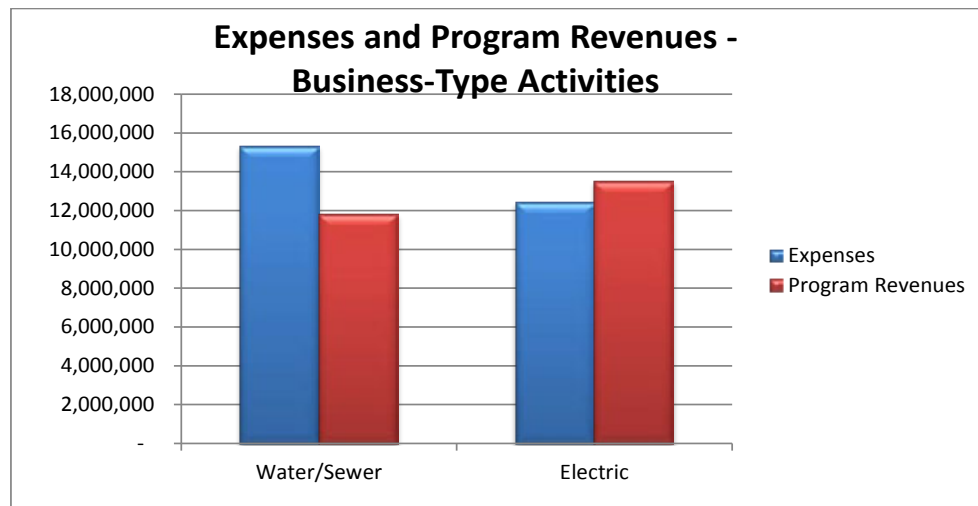
- Property taxes increased 5.4%, or \$553,406, primarily due to a higher tax base in conjunction with maintaining a 100% tax collection percentage for registered motor vehicles, which is attributable to a change in State law.
- Sales tax revenues increased 6.2%, or \$303,606, due to ongoing economic growth.
- Expenses net of program revenues increased by \$2,011,988, or 18.3%, which is attributable to the following factors:
 - Capital grants and contributions decreased by \$636,138, or 54.5%, primarily due to the timing of State funding received for the recently completed Pedestrian Connector project reported in the CAMPO LAPP capital project fund.
 - Expenses increased by \$1,024,506, or 5.8%, compared to prior year primarily due to higher personnel costs related to staffing additions in public safety and public works and higher legal fees associated with new industrial development projects.



Business-type activities. Business-type activities increased the Town of Clayton's net position by \$6,768,257, accounting for a 64.2% increase in the government's net position. Key elements of this increase are as follows:

Expenses net of program revenues increased by \$2,510,007, which is attributable to the following factors:

- Charges for services for business-type activities increased 7.8%, or \$1,743,836, primarily due to higher revenues generated by the water distribution, wastewater treatment operations, and electric distribution operations.
- Capacity fees from new industrial development activity increased \$6,703,637 to \$8,082,614.
- Grants and contributions increased by \$473,809, primarily due to monies received from the State Department of Commerce for construction of the ECIA Lift Station capital project.
- Expenses increased 20.5%, or \$4,727,652, compared to prior year due to water and sewer capacity allocation purchases to support future demand, which is primarily attributable to industrial growth (refer to Exhibit C-1).



Financial Analysis of the Town's Funds

As noted earlier, the Town of Clayton uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the Town of Clayton's governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the Town of Clayton's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the Town of Clayton's governmental funds reported combined ending fund balances of \$12,076,597 with a net increase in fund balance of \$2,525,385. The decrease in the fund balance of the CAMPO LAPP capital project fund is due to the final construction phase related to the pedestrian connector project and design costs for the Sam's Branch greenway extension that are included in this change. No change to report in the Parks & Recreation capital project fund.

The General Fund is the chief operating fund of the Town of Clayton. At the end of the current fiscal year, unassigned fund balance was \$8,603,469, while total fund balance reached \$11,719,964. The Town of Clayton's governing body has determined the Town should maintain an unassigned fund balance of 20% of actual net expenditures and an operating standard of 30%. The Town currently has unassigned fund balance of 43.1% of actual net expenditures. As a measure of the general fund's liquidity, it may be useful to compare total fund balance to total fund expenditures. Total fund balance represents 58.8% of total general fund expenditures. Fund balance of the Town of Clayton's General Fund increased by \$2,637,268 during the current fiscal year. Key components of this change are as follows:

- Revenues from ad valorem taxes increased \$552,587, primarily due to a higher tax base.
- Intergovernmental revenues decreased \$85,507, primarily due to lower reimbursements of \$407,731 for fire protection services provided to the Claytex Fire District partially offset by higher sales tax revenues of \$303,606 attributable to continued improvement in the local economy.
- Permits and fees revenues decreased \$100,480, primarily due to a slight decline in commercial activity.
- Miscellaneous revenues increased \$99,323, primarily due to non-recurring damage reimbursements.
- Investment income increased by \$131,319, primarily due to higher investment earnings from the North Carolina Capital Management Trust portfolios.
- Total expenditures were slightly lower than the prior year.

General Fund Budgetary Highlights

During the year, the Town revised the budget on several occasions. Generally, budget amendments are made to adjust estimates that were utilized to prepare the original budget ordinance when more accurate data is available; amendments made to recognize new funding amounts from external sources, such as grants or other unexpected contributions; and increases in appropriations that become necessary to maintain services. Several factors contributed to the Town revising its budget throughout the year. The most common was realignment of the expenditure budget for budgetary compliance and a \$380,530 increase in fund balance appropriations between the original and final amended budget, primarily due to a new building security system, building modifications to The Clayton Center, acquisition of vacant land for parking expansion, and funding for the newly created economic development initiative.

Proprietary Funds. The Town of Clayton's proprietary funds provide the same type of information found in the government-wide financial statements but in more detail. Unrestricted net position of the Water and Sewer Fund at the end of the fiscal year amounted to \$12,126,257, and for the Electric Fund, \$5,338,829. The total change in net position for the Water and Sewer and the Electric Funds was \$5,503,196 and \$1,265,061, respectively. Capital projects near completion in the Water and Sewer Fund include the Raleigh/Clayton Sewer, ECIA Lift Station, and Rollingwood Gravity Sewer while the Northside Substation was completed in the Electric Fund. Other factors concerning the finances of these two funds was covered in the discussion of the business-type activities.

Capital Asset and Debt Administration

Capital Assets. The Town of Clayton's investment in capital assets for its governmental and business-type activities as of June 30, 2018 amounts to \$107,348,212 (net of accumulated depreciation). This investment in capital assets includes land, buildings and system, improvements, machinery and equipment, park facilities, roads, highways, and bridges. The total increase in the Town of Clayton's investment in capital assets for the current fiscal year was 1.7% (a 36% decrease for governmental activities and an 136% increase for business-type activities).

Major capital asset events during the current fiscal year included the following:

- In governmental activities, completion of the pedestrian connector project is reflected in improvements; infrastructure additions of \$167,630 for street projects; \$647,063 for acquisition of rolling stock, equipment, and furniture, and \$1,705,256 for improvements.
- In business-type activities, construction in progress for various capital project funds decreased \$2,019,170, or \$2,288,450 increase in the Water and Sewer Fund and \$4,307,620 decrease in the Electric Fund in conjunction with infrastructure improvements of \$5,668,547 due to the completion of the Northside Substation project.
- No major demolitions were recorded this year.

	Town of Clayton's Capital Assets					
	Governmental Activities		Business-Type Activities		Total	
	2018	2017	2018	2017	2018	2017
Land	\$ 7,766,938	\$ 7,694,921	\$ 1,129,143	\$ 1,129,143	\$ 8,896,081	\$ 8,824,064
Nitrogen credits	-	-	2,633,113	2,633,113	2,633,113	2,633,113
Construction in progress	446,373	1,788,551	8,184,164	10,203,334	8,630,537	11,991,885
Total non-depreciable assets	8,213,311	9,483,472	11,946,420	13,965,590	20,159,731	23,449,062
Water capacity allocation rights	-	-	3,600,000	3,600,000	3,600,000	3,600,000
Building and improvements	32,548,889	30,843,633	3,862,804	3,862,804	36,411,693	34,706,437
Plant, machinery, and equipment	3,981,568	3,842,102	57,046,724	51,178,224	61,028,292	55,020,326
Vehicles	7,704,339	7,478,288	2,966,028	2,734,065	10,670,367	10,212,353
Infrastructure	18,282,432	18,114,802	-	-	18,282,432	18,114,802
Total depreciable assets	62,517,228	60,278,825	67,475,556	61,375,093	129,992,784	121,653,918
Accumulated depreciation	(19,077,833)	(17,457,070)	(23,726,470)	(22,098,233)	(42,804,303)	(39,555,303)
Total depreciable assets, net	43,439,395	42,821,755	43,749,086	39,276,860	87,188,481	82,098,615
Total	\$ 51,652,706	\$ 52,305,227	\$ 55,695,506	\$ 53,242,450	\$ 107,348,212	\$ 105,547,677

Additional information on the Town's capital assets can be found in Note 2.A of the Basic Financial Statements.

Page 12

Long-term Debt. At the end of the current fiscal year, the Town of Clayton had total bonded debt outstanding of \$15,954,079. Of this amount, \$4,160,000 comprises debt backed by the full faith and credit of the Town of Clayton. The revenues of the associated enterprise fund back \$11,794,079. The installment debt is backed by security interest in the property for which it was issued.

Town of Clayton's Outstanding Debt

	Governmental Activities		Business-type Activities		Total	
	2018	2017	2018	2017	2018	2017
General obligation bonds	\$ 4,160,000	\$ 4,550,000	\$ -	\$ -	\$ 4,160,000	\$ 4,550,000
Revenue bonds	-	-	11,794,079	7,398,746	11,794,079	7,398,746
BANs	-	-	-	5,097,000	-	5,097,000
Capital leases	-	-	223,993	260,102	223,993	260,102
Installment debt	10,554,557	11,707,127	3,000,486	3,543,394	13,555,043	15,250,521
Compensated Absences	652,914	592,097	130,468	122,538	783,382	714,635
OPEB	718,226	701,066	99,138	96,090	817,364	797,156
Pension related debt (LGERS)	2,140,210	2,729,871	408,490	549,349	2,548,700	3,279,220
Pension related debt (LEO)	2,054,515	1,762,104	-	-	2,054,515	1,762,104
Total	<u>\$ 20,280,422</u>	<u>\$ 22,042,265</u>	<u>\$ 15,656,654</u>	<u>\$ 17,067,219</u>	<u>\$ 35,937,076</u>	<u>\$ 39,109,484</u>

The Town's total debt decreased \$3,172,408, or 8.1%, during the current fiscal year primarily due to no new debt issuances in conjunction with the rapid amortization of financed debt and a reduction in the pension liability for the LGERS plan, which was partially offset an increase in the pension liability for the LEOSSA plan.

The Town of Clayton maintained its bond ratings from Moody's Investor Service (Aa2) and Standard and Poor's Corporation (AA).

North Carolina general statutes limit the amount of general obligation debt that a unit of government may issue to 8 percent of the total assessed value of taxable property located within that government's boundaries. The current debt limitation for the Town of Clayton is \$141,424,697, which is significantly in excess of the Town of Clayton's outstanding general obligation debt.

Additional information regarding the Town of Clayton's long-term debt can be found in Note 2.B.6 of this report.

Budget Highlights for the Fiscal Year Ending June 30, 2019

The following key economic indicators reflect the growth and prosperity of the Town.

- The unemployment rate for Johnston County and the State average are unchanged at 3.9% and 4.2%, respectively. The unemployment rate information is not seasonally adjusted.
- Higher median household income. The median household income estimate for the Town was \$60,989 compared to \$51,980 for Johnston County and \$48,256 for the State.
- Ad valorem property tax revenues are projected to increase 14.5%, primarily due to continued growth in residential housing in conjunction with a \$0.03 tax rate increase to \$0.58 per \$100 valuation, which is expected to generate approximately \$550,000 in new revenue. The municipal vehicle tax will increase \$25 per vehicle to \$30, which is the maximum allowed by statute, and is expected to generate \$375,000 in new revenue. Sales tax revenues are forecasted to grow approximately 5%, which is closer to the historical growth rate. Actual sales tax growth was 7.3 % compared to prior year and 6.5% higher than budget.
- Budget expenditures in the General Fund are forecasted to be \$25,708,503, an increase of 20% compared to prior year budget and includes staffing additions in public safety and public works. The budget includes a 2.2% cost-of-living adjustment (COLA) in conjunction with a merit pool of 1% and funding for the expected impact of the classification and pay study.
- The Town has chosen to appropriate \$640,422 for spending in the 2019 fiscal year budget, primarily to complete high priority street repairs utilizing the drawdown of existing Powell Bill funds.
- Rate changes in the Water and Sewer Fund include a 10% increase to water customers that includes a 5% pass-through resulting from a wholesale rate increase. The increases are needed to manage rising costs. The residential base charge for the Electric Fund increased \$5.80 to \$12.75 for single-phase service while the commodity charge slightly declined from \$0.1218 per kWh to \$0.11967 per kWh effective June 1, 2018 resulting from the rate study. A comprehensive rate study is underway in the Water and Sewer Fund that will assess the overall condition, determine an appropriate rate structure, and facilitate capital improvement planning.

All of these factors were considered in preparing the Town of Clayton's budget for the 2019 fiscal year. The budget incorporates the goals and policies adopted by Council.

Requests for Information

This financial report is designed to provide a general overview of the Town of Clayton's finances for those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be directed to the Finance Director, Town of Clayton, PO Box 879, Clayton, North Carolina 27528.

BASIC FINANCIAL STATEMENTS

TOWN OF CLAYTON, NORTH CAROLINA
STATEMENT OF NET POSITION
June 30, 2018

Exhibit 1
Page 1 of 2

	Primary Government			Clayton Downtown Development Association
	Governmental Activities	Business-type Activities	Total	
ASSETS				
Current assets				
Cash and cash equivalents	\$10,689,377	\$16,206,346	26,895,723	\$ 11,845
Taxes receivables (net)	26,231	-	26,231	-
Accounts receivable (net)	527,735	3,502,720	4,030,455	-
Due from/to other governments	1,240,581	-	1,240,581	-
Inventories	19,513	991,056	1,010,569	-
Restricted cash and cash equivalents	<u>1,002,001</u>	<u>124,649</u>	<u>1,126,650</u>	-
Total current assets	<u>13,505,438</u>	<u>20,824,771</u>	<u>34,330,209</u>	<u>11,845</u>
Non-current assets				
Capital assets (Note 3)				
Land, non-depreciable improvements and construction in progress	8,213,311	11,946,420	20,159,731	-
Other capital assets, net of depreciation	<u>43,439,395</u>	<u>43,749,086</u>	<u>87,188,481</u>	<u>1,840</u>
Total capital assets	<u>51,652,706</u>	<u>55,695,506</u>	<u>107,348,212</u>	<u>1,840</u>
Total assets	<u>\$65,158,144</u>	<u>\$76,520,277</u>	<u>\$ 141,678,421</u>	<u>\$ 13,685</u>
DEFERRED OUTFLOWS OF RESOURCES				
Pension deferrals	1,941,282	329,492	2,270,774	
OPEB deferrals	<u>5,774</u>	<u>2,887</u>	<u>8,661</u>	-
Total deferred outflows of resources	<u>1,947,056</u>	<u>332,379</u>	<u>2,279,435</u>	
Total assets and deferred outflows of resources	<u>\$67,105,200</u>	<u>\$76,852,656</u>	<u>\$ 143,957,856</u>	<u>\$ 13,685</u>

The notes to the financial statements are an integral part of this statement.

Page 15

TOWN OF CLAYTON, NORTH CAROLINA
STATEMENT OF NET POSITION
June 30, 2018

Exhibit 1
Page 2 of 2

	Primary Government			Clayton Downtown Development Association
	Governmental Activities	Business-type Activities	Total	
LIABILITIES				
Current liabilities				
Accounts payable and accrued liabilities	\$ 753,562	\$ 1,883,009	\$ 2,636,571	\$ -
Customer deposits	-	734,368	734,368	-
Current portion of long-term liabilities	1,667,014	1,296,283	2,963,297	-
Total current liabilities	2,420,576	3,913,660	6,334,236	-
Long-term liabilities				
Net pension liability	2,140,210	408,490	2,548,700	-
Total pension liability	2,054,515	-	2,054,515	-
Total OPEB liability	718,226	99,138	817,364	-
Due in more than one year	13,700,457	13,852,743	27,553,200	-
Total liabilities	21,033,984	18,274,031	39,308,015	-
DEFERRED INFLOWS OF RESOURCES				
Assessments	624,315	157,318	781,633	-
Deferred revenue	24,272	-	24,272	-
Prepaid taxes	461	-	461	-
Pension deferrals	91,271	11,699	102,970	-
OPEB deferrals	45,484	6,278	51,762	-
Total deferred inflows of resources	785,803	175,295	961,098	-
NET POSITION				
Net investment of capital assets	36,938,149	40,877,732	77,815,881	1,840
Restricted - Expendable:				
Other functions-Powell Bill	637,360	-	637,360	-
Public Improvements	353,387	-	353,387	-
USDA debt service reserve	-	60,512	60,512	-
Public Safety	6,171	-	6,171	-
Stabilization by State Statute	1,144,001	-	1,144,001	-
Restricted - Nonexpendable	3,246	-	3,246	-
Unrestricted	6,203,099	17,465,086	23,668,185	11,845
Total net position	45,285,413	58,403,330	103,688,743	13,685
Total liabilities, deferred inflows of resources and net position	\$67,105,200	\$76,852,656	\$ 143,957,856	\$ 13,685

The notes to the financial statements are an integral part of this statement.

Page 16

TOWN OF CLAYTON, NORTH CAROLINA
STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2018

Exhibit 2

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position			
		Charges for	Operating Grants and	Capital Grants and	Primary Government			Clayton
		Services	Contributions	Contributions	Governmental Activities	Business-type Activities	Total	Downtown Development
Primary government								
Governmental activities								
General government operations	\$ 3,364,206	\$ 1,250,252	\$ 105,883	\$ -	\$ (2,008,071)	\$ -	\$ (2,008,071)	\$ -
Public safety	7,598,194	20,247	1,306,959	2,956	(6,268,032)	-	(6,268,032)	-
Public works	4,566,117	1,676,710	-	514,660	(2,374,747)	-	(2,374,747)	-
Cultural and recreational	2,880,502	912,104	-	12,468	(1,955,930)	-	(1,955,930)	-
Interest on long-term debt	396,619	-	-	-	(396,619)	-	(396,619)	-
Total governmental activities	<u>18,805,638</u>	<u>3,859,313</u>	<u>1,412,842</u>	<u>530,084</u>	<u>(13,003,399)</u>	<u>-</u>	<u>(13,003,399)</u>	<u>-</u>
Business-type activities								
Water and sewer	15,346,202	10,698,487	827,564	312,696	-	(3,507,455)	(3,507,455)	-
Electric	12,410,909	13,408,809	127,955	-	-	1,125,855	1,125,855	-
Total business-type activities	<u>27,757,111</u>	<u>24,107,296</u>	<u>955,519</u>	<u>312,696</u>	<u>-</u>	<u>(2,381,600)</u>	<u>(2,381,600)</u>	<u>-</u>
Total primary government	<u>\$ 46,562,749</u>	<u>\$ 27,966,609</u>	<u>\$ 2,368,361</u>	<u>\$ 842,780</u>	<u>\$ (13,003,399)</u>	<u>\$ (2,381,600)</u>	<u>\$ (15,384,999)</u>	<u>\$ -</u>
Component unit								
Clayton Downtown Development Association, Inc	<u>\$ 67,250</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(67,250)</u>
General revenues								
Property taxes, levied for general purposes					10,713,528	-	10,713,528	-
Sales taxes					5,208,184	-	5,208,184	-
Franchise taxes					276,144	-	276,144	-
Alcoholic beverage taxes					84,144	-	84,144	-
Other taxes					31,753	-	31,753	-
Unrestricted investment earnings					199,182	48,381	247,563	-
Miscellaneous					260,495	9,101,476	9,361,971	72,804
Total general revenues					<u>16,773,430</u>	<u>9,149,857</u>	<u>25,923,287</u>	<u>72,804</u>
Change in net position					3,770,031	6,768,257	10,538,288	5,554
Net position, beginning, previously reported					42,210,420	51,728,381	93,938,801	8,131
Restatement (Note 7)					(695,038)	(93,308)	(788,346)	-
Net position, beginning, restated					<u>41,515,382</u>	<u>51,635,073</u>	<u>93,150,455</u>	<u>8,131</u>
Net position, ending					<u>\$ 45,285,413</u>	<u>\$ 58,403,330</u>	<u>\$ 103,688,743</u>	<u>\$ 13,685</u>

The notes to the financial statements are an integral part of this statement.

Page 17

TOWN OF CLAYTON, NORTH CAROLINA
BALANCE SHEET
GOVERNMENTAL FUNDS
June 30, 2018

Exhibit 3

	Major Funds				
	General	Parks & Rec. Capital Project	CAMPO LAPP Capital Project	Total Non-Major Fund	Total Governmental Funds
ASSETS					
Cash and cash equivalents	\$ 10,686,131	\$ -	\$ -	\$ 3,246	\$ 10,689,377
Restricted cash	643,531	238,472	119,998	-	1,002,001
Receivables, net					
Taxes	26,231	-	-	-	26,231
Accounts	527,735	-	-	-	527,735
Due from other governments	1,240,581	-	-	-	1,240,581
Due from other funds	-	-	-	-	-
Inventories	19,513	-	-	-	19,513
Total assets	\$ 13,143,722	\$ 238,472	\$ 119,998	\$ 3,246	\$ 13,505,438
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable and accrued liabilities	\$ 748,479	\$ -	\$ 5,083	\$ -	\$ 753,562
Total liabilities	748,479	-	5,083	-	753,562
Deferred Inflows of Resources					
Assessments	624,315	-	-	-	624,315
Property tax receivable	26,231	-	-	-	26,231
Deferred revenue	24,272	-	-	-	24,272
Prepaid taxes	461	-	-	-	461
Total Deferred Inflows of Resources	675,279	-	-	-	675,279
Fund balances					
Non Spendable					
Inventories	19,513	-	-	-	19,513
Perpetual maintenance	-	-	-	3,246	3,246
Restricted					
Stabilization by State Statute	1,144,001	-	-	-	1,144,001
Streets - Powell Bill	637,360	-	-	-	637,360
Public Improvements	-	238,472	114,915	-	353,387
USDA debt service reserve	-	-	-	-	-
Public Safety-Police	6,171	-	-	-	6,171
Library	-	-	-	-	-
Parks and recreation	-	-	-	-	-
Committed					
Public Improvements	666,673	-	-	-	666,673
Public Safety-Fire	-	-	-	-	-
Assigned					
Public Safety-Fire	2,355	-	-	-	2,355
Subsequent year's expenditures	640,422	-	-	-	640,422
Unassigned	8,603,469	-	-	-	8,603,469
Total fund balances	11,719,964	238,472	114,915	3,246	12,076,597
Total liabilities, deferred inflows of of resources and fund balances	\$ 13,143,722	\$ 238,472	\$ 119,998	\$ 3,246	\$ 13,505,438
Amounts reported for governmental activities in the Statement of Net Position (Exhibit 1) are different because:					
Fund balance as reported in the balance sheet - governmental funds					\$ 12,076,597
Amounts reported for governmental activities in the statement of net position are different because					
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds					51,652,706
Deferred outflows of resources related to pensions are not reported in the funds					1,941,282
Deferred outflows of resources related to OPEB are not reported in the funds					5,774
Earned revenues considered deferred inflows of resources in fund statements					26,231
Compensated absences not expected to be materially liquidated with expendable available resurpces					(652,914)
Long-term liabilities, principally installment purchases and accrued interest payable, are not due and payable in the current period and, therefore, are not reported in the funds					(14,714,557)
Net pension liability					(2,140,210)
Total pension liability					(2,054,515)
OPEB liability					(718,226)
Deferred inflows of resources related to pensions are not reported in the funds					(91,271)
Deferred inflows of resources related to OPEB are not reported in the funds					(45,484)
Net position of governmental activities					\$ 45,285,413

The notes to the financial statements are an integral part of this statement.

Page 18

TOWN OF CLAYTON, NORTH CAROLINA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS
For the Year Ended June 30, 2018

Exhibit 4

	Major Funds				
	General Fund	Parks & Rec. Capital Project	CAMPO LAPP Capital Project	Total Non-Major Fund	Total Governmental Funds
REVENUES					
Ad valorem taxes	\$10,636,590	\$ -	\$ -	\$ -	\$10,636,590
Other taxes and licenses	91,771	-	-	-	91,771
Unrestricted intergovernmental	6,857,531	-	-	-	6,857,531
Restricted intergovernmental	646,117	-	-	-	646,117
Permits and fees	1,488,455	-	-	-	1,488,455
Sales and services	2,399,478	-	-	-	2,399,478
Investment earnings	199,181	-	-	1	199,182
Miscellaneous	260,495	-	-	-	260,495
Total revenues	<u>22,579,618</u>	<u>-</u>	<u>-</u>	<u>1</u>	<u>22,579,619</u>
EXPENDITURES					
Current					
General government operations	3,819,713	-	-	-	3,819,713
Public safety	7,213,432	-	-	-	7,213,432
Public works	4,346,043	-	-	-	4,346,043
Cultural and recreational	2,623,974	-	-	-	2,623,974
Debt service					
Principal retirement	1,542,569	-	-	-	1,542,569
Interest and other charges	396,619	-	-	-	396,619
Capital outlay	-	-	111,884	-	111,884
Total expenditures	<u>19,942,350</u>	<u>-</u>	<u>111,884</u>	<u>-</u>	<u>20,054,234</u>
Excess (deficiency) of revenues over expenditures	2,637,268	-	(111,884)	1	2,525,385
OTHER FINANCING SOURCES (USES)					
Transfers from (to) other funds	-	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	2,637,268	-	(111,884)	1	2,525,385
Fund balance, beginning	<u>9,082,696</u>	<u>238,472</u>	<u>226,799</u>	<u>3,245</u>	<u>9,551,212</u>
Fund balances, ending	<u>\$11,719,964</u>	<u>\$ 238,472</u>	<u>\$ 114,915</u>	<u>\$ 3,246</u>	<u>\$12,076,597</u>

The notes to the financial statements are an integral part of this statement.

Page 19

TOWN OF CLAYTON, NORTH CAROLINA**Exhibit 5****RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2018**

Amounts reported for governmental activities in the Statement of Activities are different because:

Net changes in fund balances - total governmental funds \$ 2,525,385

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay	1,082,159
Depreciation	(1,734,681)

Contributions to the LGERS pension plan in the current fiscal year are not included on the Statement of Activities	1,382,826
--	-----------

Benefit payments paid and administrative expense for LEOSSA are not included on the Statement of Activities	34,770
---	--------

OPEB benefit payments paid and administrative expense are not included on the Statement of Activities	5,774
---	-------

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds	
Taxes including interest and penalties	(3,950)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds	
Compensated absences	(60,817)
Pension expense	(933,618)
OPEB plan expense	(70,386)

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Debt proceeds	-	
Debt principle paid	<u>1,542,569</u>	<u>1,542,569</u>

Total changes in net position of governmental activities	<u>\$ 3,770,031</u>
--	---------------------

*The notes to the financial statements are an integral part of this statement.**Page 20*

TOWN OF CLAYTON, NORTH CAROLINA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended June 30, 2018

Exhibit 6

	Original	Final	Actual Amounts	Variance With Final Budget Positive (Negative)
REVENUES				
Ad valorem taxes	\$ 10,514,202	\$ 10,514,202	\$ 10,636,590	\$ 122,388
Other taxes and licenses	84,360	84,360	91,771	7,411
Unrestricted intergovernmental	6,818,888	6,818,888	6,857,531	38,643
Restricted intergovernmental	588,527	593,987	646,117	52,130
Permits and fees	904,395	904,395	1,488,455	584,060
Sales and services	2,073,591	2,073,591	2,399,478	325,887
Investment earnings	60,000	60,000	199,181	139,181
Miscellaneous	27,410	41,777	260,495	218,718
Total revenues	21,071,373	21,091,200	22,579,618	1,488,418
EXPENDITURES				
Current				
General government operations	3,648,249	3,921,757	3,819,713	102,044
Public safety	7,448,667	7,516,630	7,213,432	303,198
Public works	5,529,129	5,537,067	4,346,043	1,191,024
Cultural and recreational	2,853,626	2,904,574	2,623,974	280,600
Debt service				
Principal retirement	1,542,569	1,542,569	1,542,569	-
Interest and other charges	396,630	396,630	396,619	11
Total expenditures	21,418,870	21,819,227	19,942,350	1,876,877
Revenues over (under) expenditures	(347,497)	(728,027)	2,637,268	3,365,295
OTHER FINANCING SOURCES (USES)				
Transfer from (to) other funds	-	-	-	-
Total other financing sources (uses)	-	-	-	-
Fund balance appropriated	347,497	728,027	-	(728,027)
Net change in fund balance	\$ -	\$ -	2,637,268	\$ 2,637,268
Fund balances, beginning			9,082,696	
Fund balances, ending			\$ 11,719,964	

The notes to the financial statements are an integral part of this statement.

Page 21

TOWN OF CLAYTON, NORTH CAROLINA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
June 30, 2018

Exhibit 7

	Enterprise Funds		
	Water and Sewer Fund	Electric Fund	Total
ASSETS			
Current assets			
Cash and cash equivalents	\$ 11,407,970	\$ 4,798,376	\$ 16,206,346
Accounts receivable (net) - billed	1,051,064	711,868	1,762,932
Accounts receivable (net) - unbilled	735,379	1,004,409	1,739,788
Inventories	230,779	760,277	991,056
Restricted cash and cash equivalents	60,512	64,137	124,649
Total current assets	13,485,704	7,339,067	20,824,771
Non-current assets			
Capital assets			
Land, improvements and construction in progress	11,926,420	20,000	11,946,420
Other capital assets, net of depreciation	30,911,857	12,837,229	43,749,086
Capital assets, net	42,838,277	12,857,229	55,695,506
Total non-current assets	42,838,277	12,857,229	55,695,506
Total assets	\$ 56,323,981	\$ 20,196,296	\$ 76,520,277
DEFERRED OUTFLOWS OF RESOURCES			
Pension deferrals	187,119	142,373	329,492
OPEB deferrals	2,887	-	2,887
Total deferred outflows of resources	190,006	142,373	332,379
Total assets and deferred outflows of resources	\$ 56,513,987	\$ 20,338,669	\$ 76,852,656
LIABILITIES			
Current liabilities			
Accounts payable and accrued liabilities	\$ 821,807	\$ 1,061,202	\$ 1,883,009
Customer deposits	144,665	589,703	734,368
Compensated absences - current	34,507	30,727	65,234
Revenue bond note payable - current	88,000	616,667	704,667
Installment purchases payable - current	526,382	-	526,382
Total current liabilities	1,615,361	2,298,299	3,913,660
Noncurrent liabilities			
Other noncurrent liabilities			
Compensated absences	34,507	30,727	65,234
Net pension liability	231,982	176,508	408,490
OPEB liability	54,086	45,052	99,138
Revenue bond note payable - noncurrent	6,322,746	4,766,666	11,089,412
Installment purchases payable - noncurrent	2,698,097	-	2,698,097
Total noncurrent liabilities	9,341,418	5,018,953	14,360,371
Total liabilities	10,956,779	7,317,252	18,274,031
DEFERRED INFLOWS OF RESOURCES			
Assessments	157,318	-	157,318
Pension deferrals	6,644	5,055	11,699
OPEB deferrals	3,425	2,853	6,278
Total deferred inflows of resources	167,387	7,908	175,295
NET POSITION			
Net investments in capital assets	33,203,052	7,674,680	40,877,732
Restricted for USDA debt service reserve	60,512	-	60,512
Unrestricted	12,126,257	5,338,829	17,465,086
Total net position	45,389,821	13,013,509	58,403,330
Total liabilities, deferred inflows of resources and net position	\$ 56,513,987	\$ 20,338,669	\$ 76,852,656

The notes to the financial statements are an integral part of this statement.

Page 22

This page intentionally left blank

TOWN OF CLAYTON, NORTH CAROLINA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
For the Year Ended June 30, 2018

Exhibit 8

	Enterprise Funds		
	Water and Sewer Fund	Electric Fund	Total
OPERATING REVENUES			
Charges for services	\$ 10,638,787	\$ 13,408,809	\$ 24,047,596
Water and sewer taps	59,700	-	59,700
Other operating revenues	827,564	127,955	955,519
Total operating revenues	<u>11,526,051</u>	<u>13,536,764</u>	<u>25,062,815</u>
OPERATING EXPENSES			
Electric operations	-	10,907,627	10,907,627
Water distribution	4,899,811	-	4,899,811
Water preventive maintenance	765,244	-	765,244
Waste collection and treatment	6,253,579	-	6,253,579
Tax reimbursements - General Fund	-	39,100	39,100
Support services - General Fund	1,736,894	951,154	2,688,048
Depreciation and amortization	1,325,766	394,944	1,720,710
Total operating expenses	<u>14,981,294</u>	<u>12,292,825</u>	<u>27,274,119</u>
Operating income (loss)	<u>(3,455,243)</u>	<u>1,243,939</u>	<u>(2,211,304)</u>
NONOPERATING REVENUES (EXPENSES)			
Investment earnings	14,627	33,754	48,381
Interest and other charges	(364,908)	(118,084)	(482,992)
Capacity fees	8,082,614	-	8,082,614
Nutrient offset fees	657,876	-	657,876
Miscellaneous	255,534	105,452	360,986
Total nonoperating revenue (expenses)	<u>8,645,743</u>	<u>21,122</u>	<u>8,666,865</u>
Income (loss) before contributions	<u>5,190,500</u>	<u>1,265,061</u>	<u>6,455,561</u>
Capital contributions	<u>312,696</u>	<u>-</u>	<u>312,696</u>
Change in net position	<u>5,503,196</u>	<u>1,265,061</u>	<u>6,768,257</u>
Net position, beginning, previously reported	39,937,344	11,791,037	51,728,381
Net position, beginning, restated	<u>39,886,625</u>	<u>11,748,448</u>	<u>51,635,073</u>
Total net position, ending	<u>\$ 45,389,821</u>	<u>\$ 13,013,509</u>	<u>58,403,330</u>

The notes to the financial statements are an integral part of this statement.

Page 23

TOWN OF CLAYTON, NORTH CAROLINA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Fiscal Year Ended June 30, 2018

Exhibit 9
Page 1 of 2

	Enterprise Funds		
	Water and Sewer Fund	Electric Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from customers	\$ 10,668,558	\$ 13,204,735	\$ 23,873,293
Cash paid for goods and services	(13,042,626)	(11,130,201)	(24,172,827)
Cash paid to or on behalf of employees for services	(1,302,894)	(892,484)	(2,195,378)
Other operating revenues	827,564	127,955	955,519
Miscellaneous revenue	255,534	242,099	497,633
Net cash provided by operating activities	<u>(2,593,864)</u>	<u>1,552,104</u>	<u>(1,041,760)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Capacity fees	8,082,614	-	8,082,614
Capital contributions	312,696	-	312,696
Nutrient offset fees	657,876	-	657,876
Total cash flows from noncapital financing activities	<u>9,053,186</u>	<u>-</u>	<u>9,053,186</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition and construction of capital assets	(2,591,320)	(1,719,093)	(4,310,413)
Principal paid on bond maturities and equipment contracts	(610,243)	(670,441)	(1,280,684)
Interest paid on bond maturities and equipment contracts	<u>(364,908)</u>	<u>(118,084)</u>	<u>(482,992)</u>
Net cash provided (used) by capital and related financing activities	<u>(3,566,471)</u>	<u>(2,507,618)</u>	<u>(6,074,089)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest and dividends	<u>14,627</u>	<u>33,754</u>	<u>48,381</u>
Net increase (decrease) in cash and cash equivalents	2,907,478	(921,760)	1,985,718
Balances, beginning	<u>8,561,004</u>	<u>5,784,273</u>	<u>14,345,277</u>
Balances, ending	<u>\$ 11,468,482</u>	<u>\$ 4,862,513</u>	<u>\$ 16,330,995</u>

The notes to the financial statements are an integral part of this statement.

Page 24

TOWN OF CLAYTON, NORTH CAROLINA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Fiscal Year Ended June 30, 2018

Exhibit 9
Page 2 of 2

	Enterprise Funds		
	Water and Sewer Fund	Electric Fund	Total
Reconciliation of operating income to net cash provided by operating activities			
Operating income (loss)	\$ (3,455,243)	\$ 1,243,939	\$ (2,211,304)
Adjustments to reconcile operating income to net cash provided by operating activities			
Miscellaneous revenue	255,534	242,099	497,633
Depreciation & amortization	1,325,766	394,944	1,720,710
Changes in assets and liabilities:			
(Increase) decrease in accounts receivable	(29,929)	(204,074)	(234,003)
(Increase) decrease in inventory	11,626	(8,333)	3,293
Increase (decrease) in accounts payable and accrued liabilities	(761,247)	(125,664)	(886,911)
Increase (decrease) in customer deposits	87,740	30,911	118,651
Increase in OPEB liability	9,626	12,823	22,449
Increase in accrued vacation pay	6,697	1,233	7,930
Decrease in deferred outflows of resources-pensions	88,554	69,850	158,404
Increase in deferred outflows of resources-OPEB	(2,887)	-	(2,887)
Decrease in net pension liability	(129,132)	(105,035)	(234,167)
Decrease in deferred inflows of resources-pensions	(4,394)	(3,442)	(7,836)
Increase in deferred inflows of resources-OPEB	3,425	2,853	6,278
Total adjustments	861,379	308,165	1,169,544
Net cash provided by operating activities	\$ (2,593,864)	\$ 1,552,104	\$ (1,041,760)

The notes to the financial statements are an integral part of this statement.

Page 25

TOWN OF CLAYTON, NORTH CAROLINA
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUND
June 30, 2018

Exhibit 10

	<u>Agency Fund</u>
Assets	
Cash and cash equivalents	\$ 2,020,314
Taxes receivable	<u>16,143</u>
Total assets	<u>\$ 2,036,457</u>
Liabilities	
Liabilities:	
Intergovernmental payable	<u>2,036,457</u>
Total liabilities	<u>\$ 2,036,457</u>

The notes to the financial statements are an integral part of this statement.

Page 26

NOTES TO THE BASIC FINANCIAL STATEMENTS

These notes are intended to communicate information necessary for a fair presentation of financial position and results of operations that are not readily apparent from, or cannot be included in, the financial statement themselves. The notes supplement the financial statements, and are an integral part thereof, and are intended to be read in conjunction with the financial statements.



TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Town of Clayton, North Carolina conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant accounting policies:

A. Reporting Entity

The Town of Clayton, North Carolina, is a municipal corporation that is governed by an elected mayor and a five-member council. The accompanying financial statements present the government and its lone discretely presented component unit, an entity for which the government is considered to be financially accountable and is reported in a separate column in the government-wide financial statements (see note below for description) to emphasize it is legally separate from the government.

Clayton Downtown Development Association, Inc.

Clayton Downtown Development Association, Inc. is a private nonprofit organization exempted from income taxes under Internal Revenue Code Section 501(c) (3) and is dedicated to the revitalization of the downtown area of the Town of Clayton, North Carolina. The Association was organized on March 9, 2009 in the state of North Carolina and is managed by an eleven-member board appointed by the government's council. The government is financially accountable because it has the ability to impose its will on the Association. The complete financial statements may be obtained by writing to the Clayton Downtown Development Association, Inc., C/O: PO Box 879, Clayton, NC 27528-0879.

B. Basis of Presentation

Government-wide Statements: The statement of net position and the statement of activities display information about the primary government and its component unit. These statements include the financial activities of the overall government except for fiduciary activities. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Interfund services provided and used are not eliminated in the process of consolidation. These statements distinguish between the *governmental* and *business-type activities* of the Town. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The statement of activities presents a comparison between direct expenses and program revenues for the different business-type activities of the Town and for each function of the Town's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. Program revenues include (a) fees and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Fund Financial Statements: The fund financial statements provide information about the Town's funds. Separate statements for each fund category – *governmental, proprietary and fiduciary* – are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds.

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Nonoperating revenues, such as subsidies result from non-exchange transactions. Other non-operating revenues are ancillary activities such as investment earnings.

The Town reports the following major governmental funds:

**TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

B. Basis of Presentation (Continued)

General Fund. The General Fund is the general operating fund of the Town. The General Fund accounts for all financial resources except those that are required to be accounted for in another fund. The primary revenue sources are ad valorem taxes, State grants, and various other taxes and licenses. The primary expenditures are for public safety, street maintenance and construction, and sanitation services.

Clayton Parks & Recreation Capital Project – This fund is used to account for the public improvement to the parks and recreation area.

CAMPO LAPP Project Fund – This fund is used to account for Town projects included in the Capital Area Metropolitan Planning Organization's Locally Administered Projects Program, which utilizes federal funding for local highway, transit, bicycle and pedestrian projects.

The Town reports the following non-major governmental funds:

Horne Cemetery Fund. This fund is used to account for permanent funds where the principal may not be expended and the income is used to maintain the Horne Cemetery.

The Town reports the following major enterprise funds:

Water and Sewer Fund. This fund is used to account for the Town's water and sewer operations.

Electric Fund. This fund is used to account for the Town's electric fund operations.

The Town reports the following fund types:

Agency Fund. Agency Funds are custodial in nature and do not involve the measurement of operating results. Agency funds are used to account for assets the Town holds on behalf of others. The Town maintains one agency fund: Claytex Fire District, which accounts for taxes assessed from taxpayers in a special area for fire services for that area.

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Measurement Focus and Basis of Accounting

In accordance with North Carolina General Statutes, all funds of the Town are maintained during the year using the modified accrual basis of accounting.

Government-wide and Proprietary Fund Financial Statements. The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus. The government-wide and proprietary fund financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Town gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Town enterprise funds are charges to customers for sales and services. The Town also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the water and sewer system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Governmental Fund Financial Statements. Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

The Town considers all revenues available if they are collected within 90 days after year-end, except for property taxes. Ad valorem taxes receivable are not accrued as a revenue because the amount is not susceptible to accrual. At June 30, taxes receivable for property other than motor vehicles are materially past due and are not considered to be an available resource to finance the operations of the current year. Also, as of September 1, 2013, State law altered the procedures for the assessment and collection of property taxes on registered motor vehicles in North Carolina. Effective with this change in the law, the State of North Carolina is responsible for billing and collecting the property taxes on registered motor vehicles on behalf of all municipalities and special tax districts. Property taxes are due when vehicles are registered. The billed taxes are applicable to the fiscal year in which they are received. Uncollected taxes that were billed in periods prior to September 1, 2013 and for limited registration plates are shown as a receivable in these financial statements and are offset by deferred inflows of resources.

Sales taxes and certain intergovernmental revenues, such as the utilities franchise tax, collected and held by the State at year-end on behalf of the Town are recognized as revenue. Sales taxes are considered a shared revenue for the Town of Clayton because the tax is levied by Johnston County and then remitted to and distributed by the State. Most intergovernmental revenues and sales and services are not susceptible to accrual because generally they are not measurable until received in cash. Grant revenues which are unearned at year-end are recorded as unearned revenues. Under the terms of grant agreements, the Town funds certain

**TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Measurement Focus and Basis of Accounting (Continued)

programs by a combination of specific cost-reimbursement grants, categorical block grants, and general revenues. Thus, when program expenses are incurred, there is both restricted and unrestricted net position available to finance the program. It is the Town's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants, and then by general revenues.

D. Budgetary Data

The Town's budgets are adopted as required by the North Carolina General Statutes. An annual budget is adopted for the general fund, special revenue fund, Horne cemetery permanent fund, and enterprise funds. All annual appropriations lapse at fiscal year-end. Project ordinances are adopted for the Capital Projects Fund and certain Enterprise Fund capital project funds, which are consolidated with the Enterprise operating funds for reporting purposes. All budgets are prepared using the modified accrual basis of accounting. Expenditures may not legally exceed appropriations at the department level for all annually budgeted funds and at the object level for the multi-year funds. The Town manager is authorized to effect interdepartmental transfers, in the same fund, provided that no departmental budget shall be reduced by more than ten percent without the prior approval of the governing board. Any such transfers must be reported to the governing board at its next regular meeting and be entered into the minutes of the meeting. During the year, several amendments to the original budget were necessary, the effects of which were not material. The budget ordinance must be adopted by July 1 of the fiscal year or the governing board must adopt an interim budget that covers that time until the annual ordinance can be adopted.

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity

Deposits and Investments

All deposits of the Town are made in board-designated official depositories and are secured as required by State law [G.S. 159-31]. The Town may designate, as an official depository, any bank or savings association whose principal office is located in North Carolina. Also, the Town may establish time deposit accounts such as NOW and SuperNOW accounts, money market accounts, and certificates of deposit.

State law [G.S. 159-30(c)] authorizes the Town to invest in obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States; obligations of the State of North Carolina; bonds and notes of any North Carolina local government or public authority; obligations of certain nonguaranteed federal agencies; certain high quality issues of commercial paper and bankers' acceptances; and the North Carolina Capital Management Trust (NCCMT).

The Town's investments are reported at fair value. Non-participating interest earning contracts are accounted for at cost. The NCCMT-Government Portfolio, a SEC-registered (2a7) external investment pool, is measured at amortized cost, which is the NCCMT's share price. The NCCMT-Term Portfolio's securities are valued at fair value.

Cash and Cash Equivalents

The Town pools money from several funds to facilitate disbursement and investment and to maximize investment income. Therefore, all cash and investments are essentially demand deposits and are considered cash and cash equivalents.

Restricted Assets

Powell Bill funds are classified as restricted cash because they can be expended only for the purpose of maintaining, repairing, constructing, reconstructing or widening of local streets per state law (G.S. 136-41.1 through G.S. 136-41.4). Monies in the Parks and Recreation Capital Project Fund and CAMPO LAPP Capital Project Fund

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (Continued)

Restricted Assets (Continued)

are classified as restricted cash because the use is restricted to each fund per state law (G.S. 159-13.2). Money for public safety is classified as restricted cash which can only be expended for purposes to enhance the Town's law enforcement activities per state and federal law (G.S. 105-113.113; Controlled Substances Act, Title 21-Section 881(e)(3)). The unexpended bond proceeds of the Electric Fund are classified as restricted assets for the enterprise funds because their use is completely restricted to the purpose for which the bonds were originally issued. Cash in the Water and Sewer Fund is also restricted to comply with a \$60,512 sinking fund requirement by the USDA.

Town of Clayton Restricted Cash

Governmental Activities		
General Fund		
	Streets	\$ 637,360
	Public Safety	6,171
Capital Project Funds		
	Parks and Recreation	238,472
	Public Transportation	119,998
Total governmental activities		<u>\$ 1,002,001</u>
Business-type Activities		
Electric Fund		
	Unspent revenue bond proceeds	\$ 64,137
Water and Sewer Fund		
	USDA future debt service	60,512
Total Business-type Activities		<u>\$ 124,649</u>
Total Restricted Cash		<u>\$ 1,126,650</u>

Ad Valorem Taxes Receivable

In accordance with state law [G.S. 105-347 and G.S. 159-13(a)], the Town levies ad valorem taxes on property other than motor vehicles on July 1, the beginning of the fiscal year. The taxes are due on September 1 (lien date); however, interest does not accrue until the following January 6. These taxes are based on the assessed values as of January 1, 2017.

Allowances for Doubtful Accounts

All receivables that historically experience uncollectible accounts are shown net of an allowance for doubtful accounts. This amount is estimated by analyzing the percentage of receivables that were written off in prior years.

Due To/From Other Funds

Amounts reported at June 30, 2018 as internal balances generally represent short-term advances between funds. The amounts reported at year-end are not available for appropriation and are not an expendable available financial resource.

Inventories

The inventories of the Town are valued at cost (first-in, first-out), which approximates market. The Town's General Fund inventory consists of expendable supplies that are recorded as expenditures as used rather than when purchased.

The inventories of the Town's Enterprise Funds consist of materials and supplies held for subsequent use or sale. The cost of these inventories is expensed when consumed or sold rather than when purchased.

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (Continued)

Capital Assets

Capital assets are defined by the government as assets with an initial, individual cost of more than a certain cost and an estimated useful life in excess of two years. Minimum capitalization costs are as follows: Buildings, improvements, substations, lines, and other plant and distribution systems, \$50,000; infrastructure, \$25,000; and furniture and equipment, \$5,000. Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets received prior to June 15, 2015 are recorded at their estimated fair value at the date of donation. Donated capital assets received after June 15, 2015 are recorded at acquisition value. All other purchased or constructed capital assets are reported at cost or estimated historical cost. General infrastructure assets acquired prior to July 1, 2002, consist of the road network and water and sewer system assets that were acquired or that received substantial improvements subsequent to July 1, 1980. The road network is reported at historical costs as reported to the North Carolina Department of Transportation under the Powell Bill program and the water and sewer system assets are reported at their historical costs. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset Class</u>	<u>Estimated Useful Lives</u>
Buildings	70
Other Improvements	20
Equipment	6
Vehicles and motorized equipment	6
Infrastructure	50

Wastewater capacity allocation rights are recorded at historical cost and amortized over 20 years using the straight-line method. For information, describing capital assets, see Note 2.A.

Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *Deferred Outflows of Resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an expense or expenditure until then. The Town has one item that meets this criterion, contributions made to the pension plan in the 2017 fiscal year. In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *Deferred Inflows of Resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as revenue until then. The Town has several items that meet the criterion for this category – assessments, deferred revenue, prepaid taxes, property taxes receivable, and OPEB and pension deferrals.

Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method that approximates the effective interest method. Bonds payable are reported net of the applicable bond premiums or discount. Bond issuance costs, except for prepaid issuance costs, are expensed in the reporting period in which they are incurred. Prepaid issuance costs are expensed over the life of the debt.

**TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (Continued)

Long-Term Obligations (Continued)

In fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Compensated Absences

The vacation policy of the Town provides for the accumulation of up to thirty days earned vacation leave with such leave being fully vested when earned. For the Town's government-wide and proprietary funds, an expense and a liability for compensated absences and the salary-related payments are recorded as the leave is earned. The Town has assumed a first-in, first-out method of using accumulated compensated time. The portion of that time that is estimated to be used in the next fiscal year has been designated as a current liability in the government-wide financial statements.

The Town's sick leave policy provides for unlimited accumulation of earned sick leave. Sick leave does not vest, but any unused sick leave accumulated at the time of retirement may be used in the determination of length of service for retirement benefit purposes. The Town has no obligation for the accumulated sick leave until it is actually taken. No accrual for sick leave has been made.

Net Position

Net position in government-wide and proprietary fund financial statements are classified as invested in capital assets, net of investment in capital assets; restricted; and unrestricted. Restricted net position represents constraints on resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through state statute.

Fund Balances

In the governmental fund financial statements, fund balance is composed of five classifications designed to disclose the hierarchy of constraints placed on how fund balance can be spent.

The governmental fund types classify fund balances as follows:

Non-spendable Fund Balance – This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Inventories – portion of fund balance that is not and available resource because it represents the year-end balance of ending inventories, which are not spendable resources.

Perpetual maintenance – Cemetery resources that are required to be retained in perpetuity for maintenance of the Town of Clayton Cemetery.

Restricted Fund Balance – This classification includes amounts that are restricted to specific purposes externally imposed by creditors, grantors, contributors, or by laws and regulations.

Restricted for Stabilization by State statute - portion of fund balance that is restricted by State Statute [G.S. 159-8(a)].

**TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity (Continued)

Restricted for Streets – Powell Bill portion of fund balance that is restricted by revenue source for street construction and maintenance expenditures. This amount represents the balance of the total unexpended Powell Bill funds.

Restricted for Public Improvements – portion of fund balance that is restricted by revenue source for recreational facilities and street improvements.

Committed Fund Balance – portion of fund balance that can only be used for specific purposes imposed by majority vote by quorum of Town of Clayton's governing body (highest level of decision-making authority). The governing body can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Committed for Public Improvements – portion of fund balance that is limited to capital expenditures for recreation and public works.

Assigned fund balance – portion of fund balance that the Town of Clayton intends to use for specific purposes.

Subsequent year's expenditures – portion of fund balance that is appropriated in the next year's budget that is not already classified in restricted or committed. The governing body approves the appropriation.

Unassigned fund balance – the portion of fund balance that has not been restricted, committed, or assigned to specific purposes or other funds. Only the General Fund can report a positive amount of unassigned fund balance.

The Town of Clayton has a revenue spending policy that provides guidance for programs with multiple revenue sources. The Finance Director will use resources in the following hierarchy: bond proceeds, federal funds, State funds, local non-town funds, Town funds. For purposes of fund balance classification, expenditures are to be spent from restricted fund balance first, followed in-order by committed fund balance, assigned fund balance and lastly unassigned fund balance. The Finance Director has the authority to deviate from this policy if it is in the best interest of the Town.

The Town of Clayton has adopted a minimum fund balance policy for the General Fund which instructs management to conduct the business of the Town in such a manner that unassigned fund balance is at least equal to or greater than 20% of actual net expenditures. Any portion in excess of 20% is available for appropriation as deemed necessary and approved by Council. The Town's operating standard for unassigned fund balance is a minimum of 30% of net expenditures. Net expenditures are defined as actual expenditures plus transfers out minus capital lease proceeds.

Defined Benefit Cost-Sharing Plans

For purposes of measuring the net pension asset, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Local Governmental Employees' Retirement System (LGERS) and additions to/deductions from LGERS' fiduciary net position have been determined on the same basis as they are reported by LGERS. For this purpose, plan member contributions are recognized in the period in which the contributions are due. The Town of Clayton's employer contributions are recognized when due and the Town of Clayton has a legal requirement to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of LGERS. Investments are reported at fair value.

For purposes of measuring the net pension expense, information about the fiduciary net position of the Firefighters' and Rescue Squad Workers' Pension Fund (FRSWPF) and additions to/deductions from FRSWPF's fiduciary net position have been determined on the same basis as they are reported by FRSWPF. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

F. Other

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from these estimates.

NOTE 2 - DETAIL NOTES ON ALL FUNDS

A. Assets

Deposits

All the deposits of the Town and the Clayton Downtown Development Association, Inc (Association) are either insured or collateralized by using one of two methods. Under the Dedicated Method, all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the Town's and Association's agents in these unit's names. Under the Pooling Method, which is a collateral pool, all uninsured deposits are collateralized with securities held by the State Treasurer's agent in the name of the State Treasurer. Since the State Treasurer is acting in a fiduciary capacity for the Town and the Association, these deposits are considered to be held by the Town's and the Association's agents in their names. The amount of the pledged collateral is based on an approved averaging method for noninterest bearing deposits and the actual current balance for interest-bearing deposits. Depositories using the Pooling Method report to the State Treasurer the adequacy of their pooled collateral covering uninsured deposits. The State Treasurer does not confirm this information with the Town or the escrow agent. Because of the inability to measure the exact amounts of collateral pledged for the Town and the Association under the Pooling Method, the potential exists for under-collateralization, and this risk may increase in periods of high cash flows. However, the State Treasurer of North Carolina enforces strict standards of financial stability for each depository that collateralizes public deposits under the Pooling Method. The Town and the Association have no formal policy regarding custodial credit risk for deposits, but relies on the State Treasurer to enforce standards of minimum capitalization for all pooling method financial institutions and to monitor them for compliance. The Town and the Association complies with the provisions of G.S. 159-31 when designating official depositories and verifying that deposits are properly secured.

At June 30, 2018, the Town's deposits had a carrying amount of \$10,145,676 and a bank balance of \$10,431,910. Of the bank balance, \$1,250,000 was covered by federal depository insurance and the remainder was covered by collateral held under the pooling method. The carrying amount of the deposits for the Association was \$11,845 and the bank balance was \$11,845. At June 30, 2018, the Town's petty cash fund totaled \$2,000.

Investments

At June 30, 2018, the Town of Clayton had \$8,671,051 and \$11,223,960 invested with the North Carolina Capital Management Trust's Government and Term Portfolio, respectively. The Government Portfolio carried a credit rating of AAAM by Standard and Poor's. The Town's investment in the Term Portfolio is unrated with a duration of 0.09 years. The Term Portfolio is authorized to invest in obligations of the U.S government and agencies, and in high-grade money market instruments as permitted under G.S 159-30 as amended. The Town has no policy regarding credit risk.

Receivables - Allowances for Doubtful Accounts

The amounts presented in the Balance Sheet and the Statement of Net Position for the year ended June 30, 2018 are net of the following allowances for doubtful accounts:

General fund:

Taxes receivable	\$	8,800
Accounts receivable		<u>3,390</u>
		12,190

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

A. Assets (Continued)

Receivables - Allowances for Doubtful Accounts (Continued)

Enterprise funds	53,105
Total	<u>\$ 65,295</u>

Due from Other Governmental Agencies

At June 30, 2018, funds due from other governmental agencies consisted of the following:

	Governmental Activities			Business- type Activities
	General	Non-Major Governmental	Total	
Local Option Sales Tax	\$ 724,587	\$ -	\$ 724,587	\$ -
Franchise Sales Tax	224,784	-	224,784	-
Telecommunication Sales Tax	13,384	-	13,384	-
Video Programming Fees	45,193	-	45,193	-
Solid Waste Disposal Fees	2,761	-	2,761	-
Vehicle & Property taxes	216,627	-	216,627	-
PEG Channel	13,245	-	13,245	-
Claytex Fire District	-	-	-	-
	<u>\$ 1,240,581</u>	<u>\$ -</u>	<u>\$ 1,240,581</u>	<u>\$ -</u>

Capital Assets

Primary Government

Capital asset activity for the Primary Government for the year ended June 30, 2018, was as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Governmental activities				
Capital assets not being depreciated				
Land	\$ 7,694,921	\$ 72,017	\$ -	\$ 7,766,938
Construction in progress	<u>1,788,551</u>	<u>190,440</u>	<u>1,532,618</u>	<u>446,373</u>
Total capital assets not being depreciated	<u>9,483,472</u>	<u>262,457</u>	<u>1,532,618</u>	<u>8,213,311</u>
Capital assets being depreciated				
Buildings and improvements	30,843,633	1,705,256	-	32,548,889
Equipment	3,842,102	139,466	-	3,981,568
Vehicles and motorized equipment	7,478,288	339,969	113,918	7,704,339
Infrastructure	<u>18,114,802</u>	<u>167,630</u>	<u>-</u>	<u>18,282,432</u>
Total capital assets being depreciated	<u>60,278,825</u>	<u>2,352,321</u>	<u>113,918</u>	<u>62,517,228</u>
Less accumulated depreciation				
Buildings	5,399,749	622,345	-	6,022,094
Equipment	3,164,536	199,221	-	3,363,757
Vehicles and motorized equipment	5,613,971	550,822	113,918	6,050,875
Infrastructure	<u>3,278,814</u>	<u>362,293</u>	<u>-</u>	<u>3,641,107</u>
Total accumulated depreciation	<u>17,457,070</u>	<u>1,734,681</u>	<u>113,918</u>	<u>19,077,833</u>
Total capital assets being depreciated, net	<u>42,821,755</u>	<u>617,640</u>	<u>-</u>	<u>43,439,395</u>
Governmental activity capital assets, net	<u>\$ 52,305,227</u>	<u>\$ 880,097</u>	<u>\$ 1,532,618</u>	<u>\$ 51,652,706</u>

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

A. Assets (Continued)

Capital Assets (Continued)

At June 30, 2018, construction in progress was comprised primarily of the public improvement construction projects.

General government	\$ 201,470
Public safety	601,382
Public works	546,571
Cultural and recreational	<u>385,258</u>
Total depreciation expense	<u>\$ 1,734,681</u>

	<u>Beginning Balances</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balances</u>
Business-type activities				
Water and Sewer Fund				
Capital assets not being depreciated				
Land	\$ 1,109,143	\$ -	\$ -	\$ 1,109,143
Nitrogen credits	2,633,113	-	-	2,633,113
Construction in progress	<u>5,895,714</u>	<u>2,288,450</u>	-	<u>8,184,164</u>
Total capital assets not being depreciated	<u>9,637,970</u>	<u>2,288,450</u>	-	<u>11,926,420</u>
Capital assets being depreciated				
Wastewater capacity allocation rights	3,600,000	-	-	3,600,000
Buildings	2,478,745	-	-	2,478,745
Plant and distribution system	38,678,164	167,749	-	38,845,913
Furniture and maintenance equipment	1,494,299	32,204	-	1,526,503
Vehicles	<u>1,474,423</u>	<u>102,917</u>	<u>72,562</u>	<u>1,504,778</u>
Total capital assets being depreciated	<u>47,725,631</u>	<u>302,870</u>	<u>72,562</u>	<u>47,955,939</u>
Less accumulated depreciation for				
Wastewater capacity allocation rights	2,115,000	180,000	-	2,295,000
Buildings	519,274	54,068	-	573,342
Plant and distribution system	11,289,495	767,895	-	12,057,390
Furniture and maintenance equipment	1,064,160	147,781	-	1,211,941
Vehicles	<u>802,949</u>	<u>176,022</u>	<u>72,562</u>	<u>906,409</u>
Total accumulated depreciation	<u>15,790,878</u>	<u>1,325,766</u>	<u>72,562</u>	<u>17,044,082</u>
Total Capital assets being depreciated, net	<u>31,934,753</u>	<u>(1,022,896)</u>	-	<u>30,911,857</u>
Water and Sewer Fund				
Capital Assets – net	<u>\$ 41,572,723</u>	<u>\$ 1,265,554</u>	<u>\$ -</u>	<u>\$ 42,838,277</u>

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

A. Assets (Continued)

Capital Assets (Continued)

	<u>Beginning Balances</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balances</u>
Electric Fund				
Capital assets not being depreciated				
Land	\$ 20,000	\$ -	\$ -	\$ 20,000
Construction in progress	<u>4,307,620</u>	<u>-</u>	<u>4,307,620</u>	<u>-</u>
Total capital assets not being depreciated	<u>4,327,620</u>	<u>-</u>	<u>4,307,620</u>	<u>20,000</u>
Capital assets being depreciated				
Buildings	1,384,059	-	-	1,384,059
Plant and distribution system	10,764,525	5,668,547	-	16,433,072
Furniture and maintenance	241,236	-	-	241,236
Vehicles	<u>1,259,642</u>	<u>221,519</u>	<u>19,911</u>	<u>1,461,250</u>
Total capital assets being depreciated	<u>13,649,462</u>	<u>5,890,066</u>	<u>19,911</u>	<u>19,519,617</u>
Less accumulated depreciation for				
Buildings	312,315	31,103	-	343,418
Plant and distribution system	4,712,975	259,339	-	4,972,314
Furniture and maintenance equipment	225,963	4,438	-	230,401
Vehicles	<u>1,056,102</u>	<u>100,064</u>	<u>19,911</u>	<u>1,136,255</u>
Total accumulated depreciation	<u>6,307,355</u>	<u>394,944</u>	<u>19,911</u>	<u>6,682,388</u>
Total capital assets being depreciation, net	<u>7,342,107</u>	<u>5,495,122</u>	<u>-</u>	<u>12,837,229</u>
Electric Fund				
Capital Assets – net	<u>\$ 11,669,727</u>	<u>\$ 5,495,122</u>	<u>\$ 4,307,620</u>	<u>\$ 12,857,229</u>
Business-type activities capital assets, net	<u>\$ 53,242,450</u>			<u>\$ 55,695,506</u>

**TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018**

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

B. Liabilities

1. Pension Plan and Postemployment Obligations

a. Local Governmental Employees' Retirement System

Plan Description. The Town of Clayton is a participating employer in the statewide Local Governmental Employees' Retirement System (LGERS), a cost-sharing multiple-employer defined benefit pension plan administered by the State of North Carolina. LGERS membership is comprised of general employees and local law enforcement officers (LEOs) of participating local governmental entities. Article 3 of G.S. Chapter 128 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. Management of the plan is vested in the LGERS Board of Trustees, which consists of 13 members – nine appointed by the Governor, one appointed by the State Senate, one appointed by the State House of Representatives, and the State Treasurer and State Superintendent, who serve as ex-officio members. The Local Governmental Employees' Retirement System is included in the Comprehensive Annual Financial Report (CAFR) for the State of North Carolina. The State's CAFR includes financial statements and required supplementary information for LGERS. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, or by calling (919) 981-5454, or at www.osc.nc.gov.

Benefits Provided. LGERS provides retirement and survivor benefits. Retirement benefits are determined as 1.85% of the member's average final compensation times the member's years of creditable service. A member's average final compensation is calculated as the average of a member's four highest consecutive years of compensation. Plan members are eligible to retire with full retirement benefits at age 65 with five years of creditable service, at age 60 with 25 years of creditable service, or at any age with 30 years of creditable service. Plan members are eligible to retire with partial retirement benefits at age 50 with 20 years of creditable service or at age 60 with five years of creditable service. Survivor benefits are available to eligible beneficiaries of members who die while in active service or within 180 days of their last day of service and who have either completed 20 years of creditable service regardless of age or have completed five years of service and have reached age 60. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions. The plan does not provide for automatic post-retirement benefit increases. Increases are contingent upon actuarial gains of the plan.

LGERS plan members who are LEOs are eligible to retire with full retirement benefits at age 55 with five years of creditable service as an officer, or at any age with 30 years of creditable service. LEO plan members are eligible to retire with partial retirement benefits at age 50 with 15 years of creditable service as an officer. Survivor benefits are available to eligible beneficiaries of LEO members who die while in active service or within 180 days of their last day of service and who also have either completed 20 years of creditable service regardless of age, or have completed 15 years of service as a LEO and have reached age 50, or have completed five years of creditable service as a LEO and have reached age 55, or have completed 15 years of creditable service as a LEO if killed in the line of duty. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions.

Contributions. Contribution provisions are established by General Statute 128-30 and may be amended only by the North Carolina General Assembly. The Town of Clayton employees are required to contribute 6% of their compensation. Employer contributions are actuarially determined and set annually by the LGERS Board of Trustees. The Town of Clayton's contractually required contribution rate for the year ended June 30, 2018 was 7.56% of compensation for general employees and firefighters and 8.25% for law enforcement officers, actuarially determined as an amount that, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year. Contributions to the pension plan from the Town of Clayton were \$820,218 for the year ended June 30, 2018.

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

1. Pension Plan and Postemployment Obligations (Continued)

Refunds of Contributions. Town of Clayton employees who have terminated service as a contributing member of LGERS, may file an application for a refund of their contributions. By state law, refunds to members with at least five years of service include 4% interest. State law requires a 60 day waiting period after service termination before the refund may be paid. The acceptance of a refund payment cancels the individual's right to employer contributions or any other benefit provided by LGERS.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2018, the Town reported a liability of \$2,548,700 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2017. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2016. The total pension liability was then rolled forward to the measurement date of June 30, 2017 utilizing update procedures incorporating the actuarial assumptions. The Town of Clayton's proportion of the net pension liability was based on a projection of the Town's long-term share of future payroll covered by the pension plan, relative to the projected future payroll covered by the pension plan of all participating LGERS employers, actuarially determined. At June 30, 2017, the Town's proportion was 0.16683%, which was an increase of 0.01232% from its proportion measured as of June 30, 2017.

For the year ended June 30, 2018, the Town recognized pension expense of \$902,658. At June 30, 2018, the Town of Clayton reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred <u>Outflows of Resources</u>	Deferred <u>Inflows of Resources</u>
Differences between expected and actual experience	\$ 146,829	\$ 72,146
Changes of assumptions	363,990	-
Net difference between projected and actual earnings on pension plan investments	618,827	-
Changes in proportion and differences between Town contributions and proportionate share of contributions	105,945	846
Town contributions subsequent to the measurement date	<u>820,218</u>	<u>-</u>
Total	<u>\$ 2,055,809</u>	<u>\$ 72,992</u>

\$820,218 reported as deferred outflows of resources related to pensions resulting from Town of Clayton contributions subsequent to the measurement date will be recognized as a decrease of the net pension liability in the year ended June 30, 2018. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

2019	\$ 169,442
2020	771,785
2021	393,892
2022	(172,520)
2023	-
Thereafter	<u>-</u>
	\$ 1,162,599

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

1. Pension Plan and Postemployment Obligations (Continued)

Actuarial Assumptions. The total pension liability in the December 31, 2016 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.0 percent
Salary increases	3.50 to 8.10 percent, including inflation and productivity factor
Investment rate of return	7.20 percent, net of pension plan investment expense, including inflation

The plan currently uses mortality tables that vary by age, gender, employee group (i.e. general, law enforcement officer) and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2016 valuation were based on the results of an actuarial experience study for the period January 1, 2010 through December 31, 2014.

Future ad hoc COLA amounts are not considered to be substantively automatic and are therefore not included in the measurement.

The projected long-term investment returns and inflation assumptions are developed through review of current and historical capital markets data, sell-side investment research, consultant whitepapers, and historical performance of investment strategies. Fixed income return projections reflect current yields across the U.S. Treasury yield curve and market expectations of forward yields projected and interpolated for multiple tenors and over multiple year horizons. Global public equity return projections are established through analysis of the equity risk premium and the fixed income return projections. Other asset categories and strategies' return projections reflect the foregoing and historical data analysis. These projections are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class as of June 30, 2016 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Fixed Income	29.0%	1.4%
Global Equity	42.0%	5.3%
Real Estate	8.0%	4.3%
Alternatives	8.0%	8.9%
Credit	7.0%	6.0%
Inflation Protection	6.0%	4.0%
Total	100%	

The information above is based on 30 year expectations developed with the consulting actuary for the 2016 asset liability and investment policy study for the North Carolina Retirement Systems, including LGERS. The long-term nominal rates of return underlying the real rates of return are arithmetic annualized figures. The real rates of return are calculated from nominal rates by multiplicatively subtracting a long-term inflation assumption of 3.00%. All rates of return and inflation are annualized.

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

1. Pension Plan and Postemployment Obligations (Continued)

Discount rate. The discount rate used to measure the total pension liability was 7.20%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of the current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Town's proportionate share of the net pension liability (asset) to changes in the discount rate. The following presents the Town of Clayton's proportionate share of the net pension liability calculated using the discount rate of 7.20 percent, as well as what the Town's proportionate share of the net pension asset or net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.20 percent) or one percentage point higher (8.20 percent) than the current rate:

	1% Decrease <u>(6.20%)</u>	Discount Rate <u>(7.20%)</u>	1% Increase <u>(8.20%)</u>
Town of Clayton's proportionate share of the net pension liability (asset)	\$ 7,651,256	\$ 2,548,700	\$ (1,710,323)

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the separately issued Comprehensive Annual Financial Report (CAFR) for the State of North Carolina.

b. Law Enforcement Officers Special Separation Allowance

Plan Description

The Town of Clayton, NC administers a public employee retirement system (the "Separation Allowance"), a single-employer defined benefit pension plan that provides retirement benefits to the Town's qualified sworn law enforcement officers under the age of 62 who have completed at least 30 years of creditable service or have attained 55 years of age and have completed five or more years of creditable service. The Separation Allowance is equal to 0.85 percent of the annual equivalent of the base rate of compensation most recently applicable to the officer for each year of creditable service. The retirement benefits are not subject to any increases in salary or retirement allowances that may be authorized by the General Assembly. Article 12D of G.S. Chapter 143 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly.

All full-time law enforcement officers of the Town are covered by the Separation Allowance. At December 31, 2016, the Separation Allowance's membership consisted of:

Retirees receiving benefits	3
Terminated plan members entitled to but not yet receiving benefits	0
Active plan members	<u>43</u>
Total	<u>46</u>

**TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018**

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

B. Liabilities (Continued)

1. Pension Plan and Postemployment Obligations (Continued)

b. Law Enforcement Officers Special Separation Allowance (Continued)

Summary of Significant Accounting Policies

Basis of Accounting – The Town has chosen to fund the Separation Allowance on a pay as you go basis. Pension expenditures are made from the General Fund, which is maintained on the modified accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan.

The Separation Allowance has no assets accumulated in a trust that meets the criteria which are outlined in GASB Statement 73.

Actuarial Assumptions

The entry age actuarial cost method was used in the December 31, 2016 valuation. The total pension liability in the December 31, 2016 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.5 percent
Salary increases	3.50 to 7.35 percent, including inflation and productivity factor
Discount rate	3.16 percent

The discount rate is based on the yield of the S&P Municipal Bond 20-year High Grade Rate Index as of December 31, 2017.

Mortality rates are based on the RP-2014 Mortality Tables and the Mortality Improvement Scale MP-2015.

Contributions

The Town is required by Article 12D of G.S. Chapter 143 to provide these retirement benefits and has chosen to fund the amounts necessary to cover the benefits earned on a pay as you go basis through appropriations made in the General Fund operating budget. There were no contributions made by employees. The Town's obligation to contribute to this plan is established and may be amended by the North Carolina General Assembly. Administration costs of the Separation Allowance are paid as they come due. The Town paid \$62,870 as benefits came due for the reporting period.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2018 the Town reported total pension liability of \$2,054,515. The total pension liability was measured as of December 31, 2017 based on a December 31, 2016 actuarial valuation. The total pension liability was then rolled forward to the measurement date of December 31, 2017 utilizing update procedures incorporating the actuarial assumptions. For the year ended June 30, 2018, the Town recognized pension expense of \$168,539.

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

B. Liabilities (Continued)

1. Pension Plan and Postemployment Obligations (Continued)

b. Law Enforcement Officers Special Separation Allowance (Continued)

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 79,961	\$ -
Changes of assumptions	100,234	29,978
Town benefit payments and plan administrative expense made subsequent to the measurement date	34,770	-
Total	<u>\$ 214,965</u>	<u>\$ 29,978</u>

\$34,770 paid as benefits came due subsequent to the measurement date have been reported as deferred outflows of resources related to pensions and will be recognized as a decrease of the total pension liability in the year ended June 30, 2019. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

2020	6,783
2021	6,783
2022	6,783
2023	2,846
Thereafter	-
	<u>\$ 29,978</u>

Sensitivity of the Town's total pension liability to changes in the discount rate. The following presents the Town of Clayton's total pension liability calculated using the discount rate of 3.16 percent, as well as what the Town's proportionate share of the net pension asset or net pension liability would be if it were calculated using a discount rate that is one percentage point lower (2.16 percent) or one percentage point higher (4.16 percent) than the current rate:

	1% Decrease (2.16%)	Discount Rate (3.16%)	1% Increase (4.16%)
Total pension liability	\$ 2,230,856	\$ 2,054,515	\$ 1,892,204

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

B. Liabilities (Continued)

1. Pension Plan and Postemployment Obligations (Continued)

b. Law Enforcement Officers Special Separation Allowance (Continued)

Schedule of Changes in Total Pension Liability
Law Enforcement Officers' Special Separation Allowance

	<u>2017</u>
Beginning balance	\$1,762,104
Service Cost	73,293
Interest on total pension liability	66,804
Changes in benefit terms	-
Differences between expected and actual experience in the measurement of total pension liability	95,487
Changes of assumptions and other inputs	119,697
Benefit payments	(62,870)
Other changes	-
Ending balance of the total pension liability	<u>\$2,054,515</u>

The plan currently uses mortality tables that vary by age, and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2016 valuation were based on the results of an actual experience study for the period January 1, 2010 through December 31, 2014.

Total Expense, Liabilities, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

Following is information related to the proportionate share and pension expense for all pension plans:

	LGERS	LEOSSA	Total
Pension Expense	\$ 902,658	\$ 168,539	\$ 1,071,197
Pension Liability	2,548,700	2,054,515	4,603,215
Proportionate share of the net pension liability	0.16683%	N/A	
Deferred Outflows of Resources			
Differences between expected and actual experience	146,829	79,961	226,790
Changes of assumptions	363,990	100,234	464,224
Net difference between projected and actual earnings on pension plan investments	618,827	-	618,827
Changes in proportion and differences between contributions and proportionate share of contributions	105,945	-	105,945
Benefit payments paid subsequent to the measurement date	820,218	34,770	854,988
Deferred Inflows of Resources			
Differences between expected and actual experience	72,146	-	72,146
Changes of assumptions	-	29,978	29,978
Net difference between projected and actual earnings on pension plan investments	-	-	-
Changes in proportion and differences between contributions and proportionate share of contributions	846	-	846

**TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018**

NOTE 2 - DETAIL NOTES ON ALL FUNDS *Continued*

B. Liabilities (Continued)

1. Pension Plan and Postemployment Obligations *(Continued)*

c. Supplemental Retirement Income Plan for Regular and Law Enforcement Officers

Plan Description. The Town contributes to the Supplemental Retirement Income Plan (Plan), a defined contribution pension plan administered by the Department of State Treasurer and a Board of Trustees. The Plan provides retirement benefits to law enforcement officers employed by the Town. Article 5 of G.S. Chapter 135 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. The Supplemental Retirement Income Plan for Law Enforcement Officers is included in the Comprehensive Annual Report (CAFR) for the State of North Carolina. The State's CAFR includes the pension trust fund financial statements for the Internal Revenue Code Section 401(k) Plan that includes the Supplemental Retirement Income Plan for Law Enforcement Officers. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, by calling (919) 981-5454, or at www.osc.nc.gov.

Funding Policy. Article 12E of G.S. Chapter 143 requires the Town to contribute each month an amount equal to five percent of each officer's salary and five percent of each officer's salary, and all amounts contributed are vested immediately. The law enforcement officers and general employees may make voluntary contributions to the plan. For the reporting year, the Town made contributions of \$127,833 and \$325,179 for law enforcement officers and general employees, respectively.

d. Firefighters' and Rescue Squad Workers' Pension Fund

Plan Description. The State of North Carolina contributes, on behalf of the Town of Clayton, NC to the Firefighter's Pension Fund (FRSWPF), a cost-sharing multiple-employer defined benefit pension plan with a special funding situation administered by the State of North Carolina. FRSWPF provides pension benefits for eligible firefighters that have elected to become members of the fund. Article 86 of G.S. Chapter 58 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. Management of the plan is vested in the LGERS Board of Trustees, which consists of 13 members – nine appointed by the Governor, one appointed by the state Senate, one appointed by the state House of Representatives, and the State Treasurer and State Superintendent, who serve as ex-officio members. The Firefighters' and Rescue Squad Workers' Pension Fund is included in the Comprehensive Annual Financial Report (CAFR) for the State of North Carolina. The State's CAFR includes financial statements and required supplementary information for the Fund. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, by calling (919) 981-5454, or at www.osc.nc.gov.

Benefits Provided. FRSWPF provides retirement and survivor benefits. The present retirement benefit is \$170 per month. Plan members are eligible to receive the monthly benefit at age 55 with 20 years of creditable service as a firefighter or rescue squad worker, and have terminated duties as a firefighter or rescue squad worker. Eligible beneficiaries of members who die before beginning to receive the benefit will receive the amount paid by the member and contributions paid on the member's behalf into the plan. Eligible beneficiaries of members who die after beginning to receive benefits will be paid the amount the member contributed minus the benefits collected.

Contributions. Plan members are required to contribute \$10 per month to the plan. The State, a non-employer contributor, funds the plan through appropriations. The Town does not contribute to the plan. Contribution provisions are established by General Statute 58-86 and may be amended only by the North Carolina General Assembly. For the fiscal year ending June 30, 2017, the State contributed \$17,602,000 to the plan. The Town of Clayton's proportionate share of the State's contribution is \$13,005.

Refunds of Contributions – Plan members who are no longer eligible or choose not to participate in the plan may file an application for a refund of their contributions. Refunds include the member's contributions and contributions paid by others on the member's behalf. No interest will be paid on the amount of the refund. The acceptance of a refund payment cancels the individual's right to employer contributions or any other benefit provided by FRSWPF.

**TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018**

NOTE 2 - DETAIL NOTES ON ALL FUNDS *Continued*

B. Liabilities (Continued)

1. Pension Plan and Postemployment Obligations *(Continued)*

d. Firefighter's and Rescue Squad Workers' Pension Fund *(Continued)*

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2018, the Town reported no liability for its proportionate share of the net pension liability, as the State provides 100% pension support to the Town through its appropriations to the FRSWPF. The total portion of the net pension liability that was associated with the Town and supported by the State was \$59,433. The net pension liability was measured as of June 30, 2017. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2016. The total pension liability was then rolled forward to the measurement date of June 30, 2017 utilizing update procedures incorporating the actuarial assumptions. The Town's proportion of the net pension liability was based on a projection of the Town's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers. As the Town is not projected to make any future contributions to the plan, its proportionate share at June 30, 2017 and at June 30, 2016 was 0%.

For the year ended June 30, 2018, the Town recognized pension expense of \$13,005 and revenue of \$13,005 for support provided by the State. At June 30, 2018, the Town reported no deferred outflows of resources and no deferred inflows of resources related to pensions.

Actuarial Assumptions. The total pension liability in the December 31, 2016 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.0 percent
Salary increases	Not applicable
Investment rate of return	7.20 percent, net of pension plan investment expense, including inflation

For more information regarding actuarial assumptions, including mortality tables, the actuarial experience study, the consideration of future ad hoc COLA amounts, the development of the projected long-term investment returns, and the asset allocation policy, refer to the discussion of actuarial assumptions for the LGERS plan in Section a. of this note.

Discount rate. The discount rate used to measure the total pension liability was 7.20%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of the current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the separately issued Comprehensive Annual Financial Report (CAFR) for the State of North Carolina.

e. Other Postemployment Benefit

Healthcare Benefits

Plan Description. Under the terms of a Town resolution, the Town administers a single-employer defined benefit Healthcare Benefits Plan (the HCB Plan). As of July 1, 1998, this plan provides postemployment healthcare benefits to retirees of the Town, provided they participate in the North Carolina Local Governmental Employees' Retirement System (System) and have at least twenty years of creditable service with the Town, and have not reached age 65 or eligible to receive Medicare benefits. Prior to July 1, 1998, employees did not receive this benefit. The Town pays

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

B. Liabilities (Continued)

1. Pension Plan and Postemployment Obligations (Continued)

e. Other Postemployment Benefit (Continued)

for one-half (50%) of the cost of coverage for these benefits through private insurers. The Town Council may amend the benefit provisions. A separate report was not issued for the plan.

Membership of the HCB Plan consisted of the following at June 30, 2017, the date of the latest actuarial valuation:

	General Employees:	Law Enforcement Officers:
Retirees and dependents receiving benefits	2	1
Terminated plan members entitled to but not yet receiving benefits	0	0
Active plan members	149	41
Total	<u>151</u>	<u>42</u>

Total OPEB Liability

The Town's total OPEB liability of \$817,364 was measured as of June 30, 2017 and was determined by an actuarial valuation as of that date.

Actuarial assumptions and other inputs. The total OPEB liability in the June 30, 2017 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement unless otherwise specified:

Inflation	2.50 percent
Salary increases	3.50 - 7.75 percent, including inflation
Discount rate	3.56 percent
Healthcare cost trends rates	Medical and prescription drug – 7.50 percent

The discount rate is based on the June average of the Bond Buyer General Obligation 20-year Municipal Bond Index as of the measurement date.

Changes in the Total OPEB Liability

Balance at July 1, 2017	\$797,156
Changes for the year:	
Service cost	62,599
Interest	23,863
Changes in benefit terms	-
Differences expected and actual experience	(163)
Changes of assumptions and other inputs	(57,281)
Benefit payments	<u>(8,810)</u>
Net changes	<u>20,208</u>
Balance at June 30, 2018	<u>\$817,364</u>

Changes in assumptions and other inputs reflect a change in the discount rate from 3.01% to 3.56%.

Mortality rates were based on the RP-2014 mortality tables, with adjustments for LGERS experience and Mortality Improvement Scale MP-2015.

The actuarial assumptions used in the June 30, 2017 valuation were based on the results of an actuarial experience study for the period January 2010 through December 2014.

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

B. Liabilities (Continued)

1. Pension Plan and Postemployment Obligations (Continued)

e. Other Postemployment Benefit (Continued)

Sensitivity of the Town's total OPEB liability to changes in the discount rate. The following presents the Town of Clayton's total OPEB liability calculated using the discount rate of 3.56 percent, as well as what the Town's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (2.56 percent) or one percentage point higher (4.56 percent) than the current rate:

	1% Decrease <u>(2.56%)</u>	Discount Rate <u>(3.56%)</u>	1% Increase <u>(4.56%)</u>
Total OPEB liability	\$ 924,571	\$ 817,364	\$ 723,071

Sensitivity of the Town's total OPEB liability to changes in the healthcare cost trend rate. The following presents the Town of Clayton's total OPEB liability calculated using the healthcare cost trend rates, as well as what the Town's total OPEB liability would be if it were calculated using a healthcare cost trend rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease <u>1% Decrease</u>	Current Rate <u>Rate</u>	1% Increase <u>1% Increase</u>
Total OPEB liability	\$ 697,690	\$ 817,364	\$ 963,162

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2018, the Town recognized OPEB expense of \$80,780. At June 30, 2018, the Town reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 147
Changes of assumptions	-	51,615
Town benefit payments and plan administrative expense made subsequent to the measurement date	8,661	-
Total	<u>\$ 8,661</u>	<u>\$ 51,762</u>

\$8,661 paid as benefits paid subsequent to the measurement date have been reported as deferred outflows of resources related to pensions and will be recognized as a decrease of the total OPEB liability in the year ended June 30, 2019. Other amounts reported as deferred inflows of resources related to OPEB liability will be recognized in OPEB expense as follows:

2018	\$ 5,682
2019	5,682
2020	5,682
2021	5,682
2022	5,682
Thereafter	<u>23,352</u>
	\$ 51,762

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 2 - DETAIL NOTES ON ALL FUNDS *Continued*

B. Liabilities (Continued)

2. Other Employment Benefit

The Town has elected to provide death benefits to employees through the Death Benefit Plan for members of the Local Governmental Employees' Retirement System (Death Benefit Plan), a multiple-employer, state-administered, cost-sharing plan funded on a one-year term cost basis. The beneficiaries of those employees who die in active service after one year of contributing membership in the System, or who die within 180 days after retirement or termination of service and have at least one year of contributing membership service in the System at the time of death are eligible for death benefits. Lump sum death benefit payments to beneficiaries are equal to the employee's 12 highest months salary in a row during the 24 months prior to the employee's death, but the benefit may not exceed \$50,000 or be less than \$25,000. All death benefit payments are made from the Death Benefit Plan. The Town has no liability beyond the payment of monthly contributions. The contributions to the Death Benefit Plan cannot be separated between the post-employment benefit amount and the other benefit amount. Contributions are determined as a percentage of monthly payroll based upon rates established annually by the State. Separate rates are set for employees not engaged in law enforcement and for law enforcement officers. The Town considers these contributions to be immaterial.

3. Deferred Outflows and Inflows of Resources

The Town has several deferred outflows of resources. Deferred outflows of resources is comprised of the following:

<u>Source</u>	<u>Amount</u>
Contributions to pension plan in current fiscal year	\$ 820,218
Benefit payments made and administrative expenses for LEOSSA	34,770
Benefit payments made and administrative expenses for OPEB	8,661
Differences between expected and actual experience	226,790
Changes of assumptions	464,224
Net difference between projected and actual	618,827
Changes in proportion and differences between employer contributions and proportionate share of contributions	105,945

Deferred inflows of resources at year-end is comprised of the following:

Prepaid taxes (General Fund)	\$ 461
Taxes Receivable, less penalties (General Fund)	26,231
Deferred revenue	24,272
Community Development Assessments (General Fund)	624,315
Special Assessments (Water Fund)	157,318
Changes in assumptions	81,593
Differences between expected and actuarial experience	72,293
Changes in proportion and differences between employer contributions and proportionate share of contributions	846

4. Risk Management

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town participates in two self-funded risk-financing pools administered by the North Carolina League of Municipalities. Through these pools, the Town obtains general liability and auto liability coverage of \$2 million per occurrence, property coverage of \$83.7 million, and workers' compensation coverage up to statutory limits. The pools are reinsured through commercial companies for claims in excess of retentions as selected by the Board of Trustees each year. Specific information on the limits of reinsurance and excess policies purchased by the Board of Trustees can be obtained by contacting the Risk Management Services Department of the NC League of Municipalities. The pools are audited

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

annually by certified public accountants, and the audited financial statements are available to the Town upon request.

The Town carries commercial coverage for all other risks of loss. There have been no significant reductions in insurance coverage in the prior year, and settled claims have not exceeded coverage in any of the past three fiscal years. The Town does not carry flood insurance as none of their buildings are located in flood prone areas.

In accordance with G.S. 159-29, the Town's employees that have access to \$100 or more at any given time of the Town's funds are performance bonded through a commercial surety bond. The finance officer and tax collector are each individually bonded for \$250,000 and \$25,000 each, respectively. The remaining employees that have access to funds are bonded under a blanket bond for \$75,000.

5. Claims, Judgments and Contingent Liabilities

At June 30, 2018, the Town was a defendant to various lawsuits. In the opinion of the Town's management and the Town attorney, the ultimate effect of these legal matters will not have a material adverse effect on the Town's financial position.

6. Long-Term Debt

Long-term debt obligations of the Town at June 30, 2018 consist of the following:

	<u>Serviced by</u>	
	<u>Governmental Activities</u>	<u>Business-type Activities</u>
General Obligation Bonds		
\$5,000,000 General Obligation Bonds, Series 2009A dated July 21, 2009 and maturing in annual installments of \$250,000 through August 2029, interest ranging from 3.00% to 4.375	\$ 3,000,000	\$ -
\$2,000,000 General Obligation Bonds, Series 2012 dated April 13, 2012 And maturing in annual installments of \$140,000 to \$120,000 through February 2027, interest ranging from .35% to 2.7%	<u>1,160,000</u>	<u>-</u>
Total general obligation bonds	<u>\$ 4,160,000</u>	<u>\$ -</u>
Revenue Bonds		
Water and Sewer System Revenue Bond, Series 2013 dated September 11, 2013 and maturing in annual installments ranging from \$18,000 to \$68,000 through June 2052; interest at 1.50%	\$ -	\$ 1,376,746
Electric System Revenue Bond, Series 2014 dated May 15, 2014 and maturing in annual installments of \$130,000 through May 2019; interest at 1.50%	-	130,000
Electric System Revenue Bond, Series 2015 dated June 16, 2015 and maturing in annual installments of \$130,000 through June 2020; interest at 1.50%	-	260,000
Water and Sewer System Revenue Bond, Series 2017A dated September 27, 2017 and maturing in annual installments ranging From \$60,000 to \$210,000 through June 2057; interest at 3.25%	-	4,766,000

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

6. Long-Term Debt (Continued)

	Serviced by	
	Governmental Activities	Business-type Activities
Revenue Bonds (Continued)		
Water and Sewer System Revenue Bond, Series 2017B dated September 27, 2017 and maturing in annual installments ranging From \$3,000 to \$13,000 through June 2057; interest at 3.25%	-	268,000
Electric System Revenue Bond, Series 2016 dated September 22, 2016 and maturing in 2031; interest at 2.09%	-	4,993,333
Total revenue bonds	\$ -	\$ 11,794,079
<u>Capital leases</u>		
Community Center Refunding; contract of \$5,402,000 due in Annual installment maturing in July 2029; interest at 2.1%	\$ 4,567,000	\$ -
2004 Main Fire Station; contract of \$1,542,530; due in monthly installments of \$8,570 for principal beginning March 2004; interest at 3.59%	68,557	-
2016 Park Land Refunding; contract for \$852,000; due in annual installments of variable principal starting in 2016; interest at 2.15%	584,000	-
2016 Clayton Law Enforcement Center Refunding; contract of \$5,626,000 annual installments of variable principal starting in 2016; interest at 2.2%	5,335,000	-
2015 Vector truck capital lease; contract of \$339,000; due in annual Installments of \$44,307 including interest of 3.15%	-	223,993
2008 Sanitary Sewer Loan; contract of \$3,600,000; due in annual installments of \$180,000; interest at 2.10%	-	1,800,000
2007 Sanitary Sewer Loan; contract for \$3,921,798; due in annual installments of \$257,117 plus interest at 2.205%.	-	1,028,469
1998 Sanitary Sewer Project; contract for \$1,007,888; due in annual installments of \$50,394; interest at 2.91%	-	52,017
1996 Water and Sewer extensions; contract of \$120,000; without interest, repayment from yearly acreage fees collected by the Town for connection to water and sewer lines installed to service Colonial Carton Company	-	120,000
Total Capital leases	10,554,557	3,224,479
Total outstanding	14,714,557	15,018,558
Less current portion	1,340,557	1,231,049
	\$ 13,374,000	\$ 13,875,509

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

6. Long-Term Debt (Continued)

At June 30, 2018, the Town of Clayton had a legal debt margin of \$141,424,697

Changes in long-term liabilities

Compensated absences and pension liabilities for governmental activities have been liquidated in the General Fund.

	Restated Balances July 1, 2017	Increases	Decreases	Balances June 30, 2018	Current Portion of Balance
Governmental activities:					
General obligation bonds	\$ 4,550,000	\$ -	\$ 390,000	\$ 4,160,000	\$ 390,000
Capital leases	11,707,127	-	1,152,570	10,554,557	950,557
Compensated absences	592,097	587,346	526,529	652,914	326,457
Total OPEB liability	701,066	17,160	-	718,226	-
Net pension liability (LGERS)	2,729,871	-	589,661	2,140,210	-
Total pension obligation (LEO)	<u>1,762,104</u>	<u>292,411</u>	<u>-</u>	<u>2,054,515</u>	<u>-</u>
Governmental activity long-term liabilities	<u>\$ 22,042,265</u>	<u>\$ 896,917</u>	<u>\$ 2,658,760</u>	<u>\$ 20,280,422</u>	<u>\$1,667,014</u>
Business-type activities:					
Revenue bonds	\$ 12,495,746	\$ -	\$ 701,667	\$ 11,794,079	\$ 704,667
Capital leases	3,803,496	-	579,017	3,224,479	526,382
Total OPEB liability	96,090	3,048	-	99,138	-
Net pension liability (LGERS)	549,349	-	140,859	408,490	-
Compensated absences	<u>122,538</u>	<u>115,149</u>	<u>107,219</u>	<u>130,468</u>	<u>65,234</u>
Business-type activity long-term liabilities	<u>\$ 17,067,219</u>	<u>\$ 118,197</u>	<u>\$ 1,528,762</u>	<u>\$15,656,654</u>	<u>\$1,296,283</u>

Maturities of long-term debt

The annual requirements to retire all debt outstanding, other than compensated absences and net pension obligation, at June 30, 2018, including interest, are as follows:

	Bond obligation		Capital leases		Total debt due	
	Principal	Interest	Principal	Interest	Principal	Interest
Governmental activities						
2019	\$ 390,000	\$ 142,475	\$ 950,557	\$ 222,581	\$ 1,340,557	\$ 365,056
2020	390,000	129,988	914,000	202,654	1,304,000	332,642
2021	390,000	117,187	914,000	182,977	1,304,000	300,164
2022	390,000	104,388	911,000	163,282	1,301,000	267,670
2023	370,000	91,587	858,000	143,681	1,228,000	235,268
2024-2028	1,730,000	266,105	3,947,000	457,829	5,677,000	723,934
Thereafter	<u>500,000</u>	<u>21,719</u>	<u>2,060,000</u>	<u>75,704</u>	<u>2,560,000</u>	<u>97,423</u>
Total	<u>4,160,000</u>	<u>873,449</u>	<u>10,554,557</u>	<u>1,448,708</u>	<u>14,714,557</u>	<u>2,322,157</u>
Business-type activities						
2019	\$ 704,667	\$ 318,275	\$ 526,382	\$ 69,051	\$ 1,231,049	\$ 387,326
2020	577,667	304,003	475,538	56,915	1,053,205	360,918
2021	451,666	291,583	585,442	46,254	1,037,108	337,837
2022	454,667	280,982	437,117	32,129	891,784	313,111
2023	457,667	270,280	180,000	22,680	637,667	292,960
2024-2028	2,341,333	1,187,111	900,000	56,700	3,241,333	1,243,811
Thereafter	<u>6,806,412</u>	<u>2,976,866</u>	<u>120,000</u>	<u>-</u>	<u>6,926,412</u>	<u>2,976,866</u>
	<u>11,794,079</u>	<u>5,629,100</u>	<u>3,224,479</u>	<u>283,729</u>	<u>15,018,558</u>	<u>5,912,829</u>
Total	<u>\$15,954,079</u>	<u>\$ 6,502,549</u>	<u>\$13,779,036</u>	<u>\$ 1,732,437</u>	<u>\$29,733,115</u>	<u>\$ 8,234,986</u>

TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

6. Long-Term Debt (Continued)

Revenue Bonds

The Town has been in compliance with the covenant as to rates, fees, rentals and charges in Section 5.02 of the Bond Order, authorizing the issuance of the Water and Sewer System Revenue Bonds, Series 2013, since its adoption in 2012. Section 5.02(a) of the Bond Order requires the debt service coverage ratio to be no less than 110% for the Bonds and 100% for all indebtedness. The Town has been in compliance with the covenants as to rates, fees, rentals, and charges in Section 5.02 of the First Supplemental Bond Order, authorizing the issuance of Electric System Revenue Bonds, Series 2014, Series 2015, and Series 2016 since adoption in 2015. Section 5.02(a) requires Net Revenues plus 20% of the Unrestricted Net Position of the System as of the last day of the preceding fiscal year will not be less than 120% of the debt service requirement for the Bonds. The debt service coverage ratio calculations for the year ended June 30, 2018 are as follows:

	Water & Sewer	Electric
Operating revenues	\$11,526,051	\$13,536,764
Operating expenses	<u>9,296,528</u>	<u>11,897,881</u>
Net Revenues	\$ 2,229,523 ¹	\$ 1,638,883 ¹
20% Unrestricted Net Position	<u>N/A</u> ²	<u>951,741</u> ²
Income Available for Debt Service	<u>\$ 2,229,523</u>	<u>\$ 2,590,624</u>
Debt service, principal and interest paid (Revenue bond only)	\$ 368,755	\$ 734,504
Debt service coverage ratio	6.05	3.53
Debt service, principal and interest paid (All indebtedness)	\$ 975,151	\$ 788,525
Debt service coverage ratio	2.29	3.29

¹ Per rate covenants, this does not include depreciation expense of \$1,325,766 and \$394,944, respectively.

² Per rate covenants, this does not apply to the Water and Sewer System Revenue Bond.

The Town has pledged future water and sewer customer revenues, net of specified operating expenses to repay \$6.701 million in water and sewer system revenue bonds issued in September 2013 and September 2017. Proceeds from the bonds provided financing for the construction of an elevated water storage tank and sewer force main. The bonds are payable solely from water and sewer system customer net revenues and are payable through 2057. Annual principal and interest payments on the bond are expected to require less than 2 percent of operating revenues. The total principal and interest remaining to be paid on the bonds is \$11,301,521. Principal and interest paid for the current year and total customer net revenues were \$368,755 and \$2,229,523, respectively.

The Town has pledged future electric customer revenues, net of specified operating expenses to repay \$6.65 million in electric system revenue bonds issued in May 2014, June 2015, and September 2016. Proceeds from the bonds provided financing for system improvements and the construction of a second substation. The bonds are payable solely from electric system customer net revenues and are payable through 2019, 2020, and 2031, respectively. Annual principal and interest payments on the bond are expected to require less than 2 percent of operating revenues. The total principal and interest remaining to be paid on the bonds is \$6,121,658. Principal and interest paid for the current year and total customer net revenues were \$734,504 and \$1,638,883, respectively.

C. Interfund Balances and Activity

Transfers to/from Other Funds at June 30, 2018, consist of the following:

From the Water and Sewer Fund to the Raleigh/Clayton Sewer Project	\$1,325,564
From the Water and Sewer Fund to the ECIA Lift Station Capital Project	\$4,052,000
From the Water and Sewer Fund to the Rollingwood Gravity Sewer Project	\$888,700

**TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018**

NOTE 2 - DETAIL NOTES ON ALL FUNDS (Continued)

D. Revenues, Expenditures and Expenses

On-Behalf Payments for Fringe Benefits and Salaries

For the fiscal year ended June 30, 2018, the Town of Clayton has recognized on-behalf payments for pension contributions made by the state as a revenue and an expenditure of \$13,005 for the 52 employed Firefighter who perform firefighting duties for the Town's fire department. The employees elected to be members of the Firefighter and Rescue Worker's Pension Fund, a cost-sharing, multiple employer public employee retirement system established and administered by the State of North Carolina. The Plan is funded by a \$10 monthly contribution paid by each member, investment income, and a state appropriation.

Also, the Town has recognized as a revenue and an expenditure on-behalf payments for fringe benefits and salaries of \$13,540 for the salary supplement and stipend benefits paid to eligible Firefighter by the local board of trustees of the Firefighter's Relief Fund during the fiscal year ended June 30, 2018. Under state law the local board of trustees for the Fund receives an amount each year which the board may use at its own discretion for eligible Firefighter or their departments.

NOTE 3 - JOINT VENTURES

The Town and the members of the Town's fire department each appoint two members to the five-member local board of trustees for the Firefighter's Relief Fund. The State Insurance Commissioner appoints one additional member to the local board of trustees. The Firefighter's Relief Fund is funded by a portion of the fire and lightning insurance premiums which insurers remit to the state. The State passes these monies to the local board of the Firefighter's Relief Fund. The funds are used to assist firefighters in various ways. The Town obtains an ongoing financial benefit from the Fund for the on-behalf of payments for supplemental retirement benefits made to retired Firefighter and for dues paid to the Firefighter's Pension Plan on-behalf of the employee members of the Town's fire department by the board of trustees. During the fiscal year ended June 30, 2018, the Town reported revenues and expenditures for the payments of \$13,540 made through the Firefighter's Relief Fund.

The participating governments do not have any equity interest in the joint venture, so no equity has been reflected in the financial statements at June 30, 2018. The Firefighter's Relief Fund does not issue separate audited financial statements. Instead, the local board of trustees files an annual financial report with the State Firefighter's Association. This report can be obtained from the Association at 323 West Jones Street, Suite 401, Raleigh, North Carolina 27603.

NOTE 4 - SUMMARY DISCLOSURE OF SIGNIFICANT CONTINGENCIES

Federal and State Assisted Programs

The Town has received proceeds from several federal and state grants. Periodic audits of these grants are required and certain costs may be questioned as not being appropriate expenditures under the grant agreements. Such audits could result in the refund of grant monies to the grantor agencies. Management believes that any required refunds will be immaterial. No provision has been made in the accompanying financial statements for the refund of grant moneys.

NOTE 5 - JOINTLY GOVERNED ORGANIZATION

The Town, in conjunction with thirty-two other local governments, is a member of the North Carolina Eastern Municipal Power Agency (NCEMPA). Each participating government appoints one commissioner to the NCEMPA governing board. On July 31, 2015, the NCEMPA completed the sale of most of its electricity generating assets to Duke Energy. These proceeds were used to defease the NCEMPA's outstanding revenue bonds. The NCEMPA entered into contractual arrangements with its member cities and Duke Energy. Under these arrangements, the NCEMPA will supply wholesale power to its members and will purchase this power from Duke Energy. In addition to payments for electric power, NCEMPA members will make payments for their share of debt service on the NCEMPA's new revenue bonds. The Town's purchases of power for the fiscal year ended June 30, 2018 were \$9,105,043.

**TOWN OF CLAYTON, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2018**

NOTE 6 – FUND BALANCE

The following schedule provides management and citizens with information on the portion of General Fund balance that is available for appropriation:

Total fund balance – General Fund	\$11,719,964
Less:	
Inventories	19,513
Stabilization by State Statute	1,144,001
Streets-Powell Bill	637,360
Public Improvements	666,673
Public Safety	6,171
Appropriate Fund Balance in 2019 Budget	640,422
Working Capital / Fund Balance Policy	3,988,470
Remaining Fund Balance	4,617,354

The Town of Clayton has adopted a minimum fund balance policy for the General Fund which instructs management to conduct the business of the Town in such a manner that unassigned fund balance is at least equal to or greater than 20% of actual net expenditures.

NOTE 7 – CHANGES IN ACCOUNTING PRINCIPLES/RESTATEMENT

The Town implemented Governmental Accounting Standards Board (GASB) Statement 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, in the fiscal year ended June 30, 2018. The implementation of the statement required the Town to record beginning total OPEB liability and the effects on net position of benefit payments and administrative expenses paid by the Town related to OPEB during the measurement period (fiscal year ended June 30, 2017). Beginning deferred outflows and inflows of resources associated with the implementation were excluded from the restatement. As a result, net position for the governmental activities decreased \$695,038 and \$93,308 for the business-type activities.

Required Supplemental Financial Data

This section contains additional information required by generally accepted accounting principles.

Schedule of Proportionate Share of Net Pension Liability (Asset) for Local Government Employees' Retirement System

Schedule of Contributions to Local Government Employees' Retirement System

Schedule of Proportionate Share of Net Pension Liability for Firefighters' and Rescue Squad Workers' Pension Plan

Schedule of Changes in Total Pension Liability

Schedule of Total Pension Liability as a Percentage of Covered Payroll

Schedule of Changes in Total OPEB Liability

**TOWN OF CLAYTON, NORTH CAROLINA
LOCAL GOVERNMENT EMPLOYEES' RETIREMENT SYSTEM (LGERS)
REQUIRED SUPPLEMENTARY INFORMATION
PROPORTIONATE SHARE OF NET PENSION LIABILITY (ASSET)***

	2018	2017	2016	2015	2014
Clayton's proportion of net pension liability (asset) %	-0.16683%	-0.15451%	-0.14713%	0.13908%	0.13910%
Clayton's proportion of net pension liability (asset) \$	\$ 2,548,700	\$ 3,279,220	\$ 660,311	\$ (820,219)	\$ 1,676,689
Clayton's covered payroll	\$ 10,139,578	\$ 9,006,884	\$ 8,257,291	\$ 7,646,861	\$ 7,378,465
Clayton's proportionate share of net pension liability (asset) as a percentage of its covered payroll	25.14%	36.41%	8.00%	-10.73%	22.72%
Plan fiduciary net position as a percentage of the total pension liability**	94.18%	91.47%	98.09%	102.64%	94.35%

* The amounts presented for each fiscal year were determined as of the prior fiscal year ending June 30.

** This will be the same percentage for all participants employers in the LGERS plan.

TOWN OF CLAYTON, NORTH CAROLINA
LOCAL GOVERNMENT EMPLOYEES' RETIREMENT SYSTEM (LGERS)
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Contractually required contribution	\$ 820,218	\$ 759,610	\$ 617,145	\$ 591,319	\$ 545,001
Contributions in relation to the contractually required contribution	<u>\$ 820,218</u>	<u>\$ 759,610</u>	<u>\$ 617,145</u>	<u>\$ 591,319</u>	<u>\$ 545,001</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Clayton's covered payroll	\$ 10,619,679	\$ 10,139,578	\$ 9,006,884	\$ 8,257,291	\$ 7,646,861
Contributions as a percentage of covered payroll	7.72%	7.49%	6.85%	7.16%	7.13%

**TOWN OF CLAYTON, NORTH CAROLINA
FIREFIGHTERS' AND RESCUE SQUAD WORKERS' PENSION
REQUIRED SUPPLEMENTARY INFORMATION
PROPORTIONATE SHARE OF NET PENSION LIABILITY**

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Clayton's proportionate share of the net pension liability %	0.00000%	0.00000%	0.00000%	0.00000%
Clayton's proportionate share of the net pension liability \$	\$ -	\$ -	\$ -	\$ -
State's proportionate share of the net pension liability associated with the Town of Clayton	\$ 59,433	\$ 46,700	\$ 46,361	\$ 42,834
Total	<u>\$ 59,433</u>	<u>\$ 46,700</u>	<u>\$ 46,361</u>	<u>\$ 42,834</u>
Clayton's covered payroll	\$ 1,204,539	\$ 974,364	\$ 895,826	\$ 698,205
Clayton's proportionate share of the net pension liability as a percentage of its covered payroll	4.93%	4.79%	5.18%	6.13%
Plan fiduciary net position as a percentage of the total pension liability	89.35%	84.94%	91.40%	93.42%

TOWN OF CLAYTON, NORTH CAROLINA
LAW ENFORCEMENT OFFICERS' SPECIAL SEPARATION ALLOWANCE
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN TOTAL PENSION LIABILITY

	2018	2017
Beginning balance	\$ 1,762,104	\$ 1,725,158
Service Cost	73,293	72,517
Interest on total pension liability	66,804	60,648
Changes in benefit terms	-	-
Differences between expected and actuarial experience	95,487	-
Changes of assumptions and other inputs	119,697	(43,544)
Benefit payments	(62,870)	(52,675)
Other changes	-	-
Ending balance of the total pension liability	<u>\$ 2,054,515</u>	<u>\$ 1,762,104</u>

The amounts presented for each fiscal year were determined as of the prior fiscal year ending December 31.

TOWN OF CLAYTON, NORTH CAROLINA
LAW ENFORCEMENT OFFICERS' SPECIAL SEPARATION ALLOWANCE
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF TOTAL PENSION LIABILITY AS A PERCENTAGE OF COVERED PAYROLL

	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Total pension liability	\$ 2,054,515	\$ 1,762,104	\$ 1,725,158	\$ 1,094,305	\$ 1,016,980	\$ 911,025	\$ 769,822	\$ 672,393	\$ 796,120	\$ 545,290
Covered payroll	2,619,148	2,475,010	2,475,010	2,131,150	2,100,941	2,075,282	2,105,132	2,020,788	2,131,334	2,044,877
Total pension liability as a percentage of covered payroll	78.44%	71.20%	69.70%	51.35%	48.41%	43.90%	36.57%	33.27%	37.35%	26.67%

Notes to the Required Schedules:

The Town of Clayton has no assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 73 to pay related benefits.

TOWN OF CLAYTON, NORTH CAROLINA
OTHER POSTEMPLOYMENT BENEFITS
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS

	<u>2018</u>
Service Cost	\$ 62,599
Interest on total OPEB liability	23,863
Changes in benefit terms	-
Differences between expected and actuarial experience	(163)
Changes of assumptions and other inputs	(57,281)
Benefit payments	(8,810)
Other changes	-
Net change in total OPEB liability	<u>\$ 20,208</u>
Total OPEB liability - beginning	797,156
Total OPEB liability - ending	<u><u>\$ 817,364</u></u>
Covered payroll	\$ 9,817,568
Total OPEB liability as a percentage of covered payroll	8.33%

Notes to Schedule

Changes of assumptions: Changes of assumptions and other inputs reflect the effects of changes in the discount rate of each period. The following are the discount rates used in each period:

<u>Fiscal year</u>	<u>Rate</u>
2018	3.56%

This page intentionally left blank

**COMBINING AND INDIVIDUAL FUND
FINANCIAL STATEMENTS**



MAJOR GOVERNMENTAL FUNDS

General Fund – This fund accounts for resources traditionally associated with government that are not required legally or by sound financial management to be accounted for in other funds.

Clayton Parks & Recreation Capital Project Fund – This fund is used to account for major public improvements to parks and recreation.

CAMPO LAPP Capital Project Fund – This fund is used to account for Town projects included in the Capital Area Metropolitan Planning Organization's Locally Administered Projects Program, which utilizes federal funding for local highway, transit, bicycle and pedestrian projects.

**TOWN OF CLAYTON, NORTH CAROLINA
GENERAL FUND**

**Exhibit A-1
Page 1 of 6**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2018**

	2018		Variance
	Budget	Actual	Positive (Negative)
REVENUES:			
Ad valorem taxes:			
Taxes	\$ -	\$10,602,259	\$ -
Penalties and interest	-	34,331	-
Total	<u>10,514,202</u>	<u>10,636,590</u>	<u>122,388</u>
Other taxes and licenses:			
Motor vehicle licenses	-	80,888	-
Payments in lieu of taxes	-	10,883	-
Total	<u>84,360</u>	<u>91,771</u>	<u>7,411</u>
Unrestricted intergovernmental:			
Local option sales tax	-	4,125,965	-
ABC profit distribution	-	105,883	-
Gasoline tax refunds	-	841	-
Utilities sales tax	-	977,539	-
Piped natural gas sales tax	-	48,753	-
Telecommunications sales tax	-	55,927	-
Video programming fees	-	183,530	-
Beer and wine tax	-	84,144	-
Tax Reimbursements	-	39,100	-
Reimbursement from rural fire department	-	1,235,849	-
Total	<u>6,818,888</u>	<u>6,857,531</u>	<u>38,643</u>
Restricted intergovernmental:			
Powell Bill allocation	-	514,660	-
State grants	-	12,468	-
Federal grants	-	2,956	-
Controlled substance tax	-	7,123	-
PEG channel support	-	53,514	-
On-behalf of payments - Fire	-	26,545	-
First responder subsidy	-	15,945	-
Solid waste disposal tax	-	12,906	-
Total	<u>593,987</u>	<u>646,117</u>	<u>52,130</u>
Permits and fees:			
Alarm response fees	-	8,453	-
Recreation fees in lieu	-	229,750	-
Building permits	-	985,530	-
Inspection and rezoning fees	-	264,722	-
Total	<u>904,395</u>	<u>1,488,455</u>	<u>584,060</u>

**TOWN OF CLAYTON, NORTH CAROLINA
GENERAL FUND**

**Exhibit A-1
Page 2 of 6**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2018**

	2018		Variance Positive (Negative)
	Budget	Actual	
REVENUES: (Continued)			
Sales and service:			
Court costs and fees	-	11,794	-
Refuse collection fees	-	1,574,090	-
Cemetery lots and fees	-	102,620	-
Public safety contributions	-	28,620	-
Recreation fees and contributions	-	415,899	-
Clayton Center Cultural Arts	-	232,897	-
Library fees and contributions	-	33,558	-
Total	<u>2,073,591</u>	<u>2,399,478</u>	<u>325,887</u>
Investment earnings	<u>60,000</u>	<u>199,181</u>	<u>139,181</u>
Miscellaneous:			
Miscellaneous	-	8,586	-
Sale of surplus property	-	14,200	-
Lease revenue	-	15,860	-
Reimbursable projects	-	5,004	-
Damage and insurance reimbursement	-	216,845	-
Total	<u>41,777</u>	<u>260,495</u>	<u>218,718</u>
Total Revenues	<u>21,091,200</u>	<u>22,579,618</u>	<u>1,488,418</u>
EXPENDITURES:			
General Government:			
Legislative:			
Salaries and employee benefits	-	203,854	-
Other operating expenditures	-	67,913	-
Reimbursement - proprietary funds	-	(131,676)	-
Total	<u>-</u>	<u>140,091</u>	<u>-</u>
Administration:			
Salaries and employee benefits	-	501,203	-
Other operating expenditures	-	403,582	-
Capital outlay	-	226,938	-
Reimbursement - proprietary funds	-	(418,005)	-
Total	<u>-</u>	<u>713,718</u>	<u>-</u>
Human Resources:			
Salaries and employee benefits	-	258,703	-
Other operating expenditures	-	92,338	-
Reimbursement - proprietary funds	-	(57,704)	-
Total	<u>-</u>	<u>293,337</u>	<u>-</u>
Special Appropriations:			
Citizen Boards	-	14,353	-
Cultural arts and economic development	-	20,000	-
Total	<u>-</u>	<u>34,353</u>	<u>-</u>

**TOWN OF CLAYTON, NORTH CAROLINA
GENERAL FUND**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2018**

**Exhibit A-1
Page 3 of 6**

	2018		Variance Positive (Negative)
	Budget	Actual	
EXPENDITURES: (Continued)			
General Government: (Continued)			
Legal:			
Other operating expenditures	-	424,281	-
Reimbursement - proprietary funds	-	(63,600)	-
Total	-	360,681	-
Total General Government	1,572,166	1,542,180	29,986
Financial Services:			
Administration:			
Salaries and employee benefits	-	408,332	-
Other operating expenditures	-	334,653	-
Capital outlay	-	29,243	-
Reimbursement - proprietary funds	-	(378,507)	-
Total	-	393,721	-
Customer Services:			
Salaries and employee benefits	-	575,754	-
Other operating expenditures	-	135,301	-
Reimbursement - proprietary funds	-	(690,779)	-
Total	-	20,276	-
Information Services:			
Salaries and employee benefits	-	207,078	-
Other operating expenditures	-	122,969	-
Contract services	-	821,524	-
Capital outlay	-	5,000	-
Reimbursement - proprietary funds	-	(294,486)	-
Total	-	862,085	-
Total Financial Services	1,280,008	1,276,082	3,926
Community Development Services:			
Planning and Zoning:			
Salaries and employee benefits	-	624,327	-
Other operating expenditures	-	101,849	-
Capital outlay	-	72,017	-
Total	-	798,193	-
Downtown and Economic Development			
Salaried and employee benefits	-	62,215	-
Other operating expenditures	-	141,043	-
Total	-	203,258	-
Total Community Development Services	1,069,583	1,001,451	68,132
Total General Government Operations	3,921,757	3,819,713	102,044

Page 65

**TOWN OF CLAYTON, NORTH CAROLINA
GENERAL FUND**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2018**

**Exhibit A-1
Page 4 of 6**

	2018		Variance
	Budget	Actual	Positive (Negative)
EXPENDITURES: (Continued)			
Law Enforcement:			
Police Administration:			
Salaries and employee benefits	-	333,091	-
Vehicle maintenance and fuel	-	2,353	-
Other operating expenditures	-	210,652	-
Total	-	546,096	-
Police Investigation:			
Salaries and employee benefits	-	672,444	-
Vehicle maintenance and fuel	-	13,702	-
Other operating expenditures	-	87,451	-
Total	-	773,597	-
Police Patrol:			
Salaries and employee benefits	-	1,794,526	-
Vehicle maintenance and fuel	-	91,089	-
Other operating expenditures	-	141,014	-
Capital outlay	-	165,173	-
Total	-	2,191,802	-
Police Special Operations			
Salaries and employee benefits	-	747,423	-
Vehicle maintenance and fuel	-	24,565	-
Other operating expenditures	-	67,269	-
Total	-	839,257	-
Total Law Enforcement	4,612,976	4,350,752	262,224
Fire Protection:			
Salaries and employee benefits	-	2,282,150	-
Vehicle maintenance and fuel	-	62,961	-
Other operating expenditures	-	474,347	-
Capital outlay	-	16,677	-
On Behalf of Payments-Fire	-	26,545	-
Total	-	2,862,680	-
Total Fire Protection	2,903,654	2,862,680	40,974
Total Public Safety	7,516,630	7,213,432	303,198
Public Works:			
Administration:			
Salaries and employee benefits	-	353,418	-
Other operating expenditures	-	63,235	-
Reimbursement - proprietary funds	-	(254,878)	-
Total	-	161,775	-

**TOWN OF CLAYTON, NORTH CAROLINA
GENERAL FUND**

**Exhibit A-1
Page 5 of 6**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2018**

	2018		Variance
	Budget	Actual	Positive (Negative)
EXPENDITURES: (Continued)			
Public Works: (Continued)			
Inspections:			
Salaries and employee benefits	-	443,917	-
Vehicle maintenance and fuel	-	5,887	-
Other operating expenditures	-	43,207	-
Total	-	493,011	-
Engineering:			
Salaries and employee benefits	-	311,221	-
Other operating expenditures	-	22,594	-
Reimbursement - proprietary funds	-	(173,876)	-
Total	-	159,939	-
Vehicle Maintenance Shop:			
Salaries and employee benefits	-	210,125	-
Other operating expenditures	-	33,436	-
Reimbursement - proprietary funds	-	(56,963)	-
Total	-	186,598	-
Streets:			
Salaries and employee benefits	-	349,981	-
Vehicle maintenance and fuel	-	31,887	-
Street lights	-	84,976	-
Other operating expenditures	-	152,762	-
Capital outlay	-	212,622	-
Reimbursement - proprietary funds	-	(40,798)	-
Total	-	791,430	-
Property Maintenance:			
Salaries and employee benefits	-	707,008	-
Vehicle maintenance and fuel	-	23,712	-
Other operating expenditures	-	492,657	-
Capital outlay	-	113,875	-
Reimbursement - proprietary funds	-	(126,776)	-
Total	-	1,210,476	-
Sanitation:			
Yard waste services	-	223,446	-
Trash hauling fee	-	573,992	-
Landfill fees	-	206,783	-
Recycling efforts	-	336,711	-
Miscellaneous activities	-	1,882	-
Total	-	1,342,814	-
Total Public Works	5,537,067	4,346,043	1,191,024

**TOWN OF CLAYTON, NORTH CAROLINA
GENERAL FUND**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2018**

**Exhibit A-1
Page 6 of 6**

	2018		Variance Positive (Negative)
	Budget	Actual	
EXPENDITURES: (Continued)			
Parks & Recreation:			
Salaries and employee benefits	-	876,878	-
Vehicle maintenance and fuel	-	8,046	-
Other operating expenditures		491,389	
Capital outlay	-	15,000	-
Total Parks & Recreation	<u>1,521,616</u>	<u>1,391,313</u>	<u>130,303</u>
Cultural & Performing Arts:			
Salaries and employee benefits	-	395,318	-
Other operating expenditures		234,198	
Capital outlay	-	77,339	-
Total Cultural & Performing Arts	<u>785,360</u>	<u>706,855</u>	<u>78,505</u>
Library Operations:			
Salaries and employee benefits	-	403,108	-
Other operating expenditures	-	86,307	-
Capital outlay	-	36,391	-
Total Library Operations	<u>597,598</u>	<u>525,806</u>	<u>71,792</u>
Total Cultural and Recreational	<u>2,904,574</u>	<u>2,623,974</u>	<u>280,600</u>
Debt Service:			
Principal retirement	-	1,542,569	-
Interest and fees	-	396,619	-
Total Debt Service	<u>1,939,199</u>	<u>1,939,188</u>	<u>11</u>
Total Expenditures	<u>21,819,227</u>	<u>19,942,350</u>	<u>1,876,877</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>(728,027)</u>	<u>2,637,268</u>	<u>3,365,295</u>
OTHER FINANCING SOURCES (USES):			
Operating transfers (to) from other funds:			
Transfer to CAMPO LAPP Project	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance appropriated	<u>728,027</u>	<u>-</u>	<u>(728,027)</u>
Net change in fund balance	<u>\$ -</u>	<u>2,637,268</u>	<u>\$ 2,637,268</u>
Fund balance, beginning		<u>9,082,696</u>	
Fund balance, ending		<u>\$11,719,964</u>	

TOWN OF CLAYTON, NORTH CAROLINA

Exhibit A-2

CAPITAL PROJECTS FUND

PARKS & RECREATION CAPITAL PROJECT

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -

BUDGET AND ACTUAL

From Inception and for the Fiscal Year Ended June 30, 2018

	Project Authorization	Prior Years	Actual Current Year	Total to Date	Variance Positive (Negative)
REVENUES:					
Interest revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	-	-	-	-	-
EXPENDITURES:					
Capital outlay:					
Professional services	62,000	61,528	-	61,528	472
Land acquisition	288,000	-	-	-	288,000
Total expenditures	350,000	61,528	-	61,528	288,472
REVENUES OVER (UNDER) EXPENDITURES	\$ (350,000)	\$ (61,528)	\$ -	\$ (61,528)	\$ 288,472
OTHER FINANCING SOURCES:					
Special revenue fund	300,000	300,000	-	300,000	-
Transfer from General Fund	50,000	-	-	-	(50,000)
Total other financing sources:	350,000	300,000	-	300,000	(50,000)
Net change in fund balance	\$ -	\$ 238,472	\$ -	\$ 238,472	\$ 238,472
Fund balance, beginning			238,472		
Fund balance, ending			\$ 238,472		

TOWN OF CLAYTON, NORTH CAROLINA

Exhibit A-3

CAPITAL PROJECTS FUND

CAMPO LAPP PROJECTS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -

BUDGET AND ACTUAL

From Inception and for the Fiscal Year Ended June 30, 2018

	Project Authorization	Prior Years	Actual Current Year	Total to Date	Variance Positive (Negative)
REVENUES:					
Grant revenue	\$ 2,979,154	\$ 756,818	\$ -	\$ 756,818	\$(2,222,336)
Total Revenues	<u>2,979,154</u>	<u>756,818</u>	<u>-</u>	<u>756,818</u>	<u>\$(2,222,336)</u>
EXPENDITURES:					
Capital outlay:					
Construction	3,746,305	1,414,660	44,872	1,459,532	2,286,773
Easement acquisition	25,000	23,205	-	23,205	1,795
Design	<u>306,000</u>	<u>190,710</u>	<u>67,012</u>	<u>257,722</u>	<u>48,278</u>
Total expenditures	<u>4,077,305</u>	<u>1,628,575</u>	<u>111,884</u>	<u>1,740,459</u>	<u>2,336,846</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>\$ (1,098,151)</u>	<u>\$ (871,757)</u>	<u>\$ (111,884)</u>	<u>\$ (983,641)</u>	<u>\$ 114,510</u>
OTHER FINANCING SOURCES:					
Transfer from General Fund	<u>1,098,151</u>	<u>1,098,556</u>	<u>-</u>	<u>1,098,556</u>	<u>405</u>
Total other financing sources:	<u>1,098,151</u>	<u>1,098,556</u>	<u>-</u>	<u>1,098,556</u>	<u>405</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 226,799</u>	<u>\$ (111,884)</u>	<u>\$ 114,915</u>	<u>\$ 114,915</u>
Fund balance, beginning			<u>226,799</u>		
Fund balance, ending			<u>\$ 114,915</u>		

This page intentionally left blank

NONMAJOR GOVERNMENTAL FUND

Horne Cemetery Fund – This fund accounts for permanent funds where the principal may not be expended. The Town maintains the Horne Cemetery Fund.

TOWN OF CLAYTON, NORTH CAROLINA
BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
June 30, 2018

Exhibit B-1

	Permanent Fund Horne Cemetery Fund	Total Non-Major Governmental Fund
<u>ASSETS</u>		
Cash and cash equivalents	\$ 3,246	\$ 3,246
Total assets	\$ 3,246	\$ 3,246
<u>LIABILITIES AND FUND BALANCES</u>		
Liabilities		
Accounts payable and accrued liabilities	-	-
Fund balance		
Perpetual maintenance	3,246	3,246
Total fund balance	3,246	3,246
Total liabilities and fund balances	\$ 3,246	\$ 3,246

TOWN OF CLAYTON, NORTH CAROLINA**Exhibit B-2****HORNE CEMETERY FUND****SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -****BUDGET AND ACTUAL****For the Fiscal Year Ended June 30, 2018**

	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
REVENUES			
Investment Earnings	\$ -	\$ 1	\$ 1
EXPENDITURES			
Cemetery Care	-	-	-
Revenues over expenditures	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ 1</u>
Fund balance, beginning		<u>3,245</u>	
Fund balance, ending		<u>\$ 3,246</u>	

This page intentionally left blank

ENTERPRISE FUNDS

Enterprise Funds are used to account for operations that are financed and operated in a manner similar to private business enterprises - where the intent of the governing body is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges; or where the governing body has decided that periodic determination of net income is appropriate for accountability purposes.

Water and Sewer Fund - This fund is used to account for the Town's water and sewer operations.

Raleigh/Clayton Sewer Project Fund – This fund is used to account for loan proceeds and other revenues used for the construction of the Raleigh/Clayton Sewer Project.

East Clayton Industrial Area (ECIA) Lift Station Project Fund – This fund is used to account for grant and other revenues used for construction of a new lift station to serve both current and future expansion within the ECIA.

Rollingwood Gravity Sewer Extension Project Fund – This fund is used to account for the replacement of the existing lift stations with gravity service to Rollingwood and the surrounding area to improve operational efficiency by providing flow and treatment flexibility.

Electric Fund – This fund is used to account for the Town's electric system operations.

Electric Rate Stabilization Fund – This fund is used as reserve for the Electric fund due to Electric rate fluctuations.

Northside Substation Project Fund – This fund is used to account for loan proceeds used for the construction of a new substation to improve service reliability and provide redundancy in conjunction with meeting future growth demands in the Town's north area.

**TOWN OF CLAYTON, NORTH CAROLINA
WATER AND SEWER FUND**

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL (NON-GAAP)

For the Fiscal Year Ended June 30, 2018

Exhibit C-1

Page 1 of 2

	2018		
	Budget	Actual	Variance Positive (Negative)
REVENUES:			
Operating revenues:			
Water sales	\$ -	\$ 5,613,091	\$ -
Sewer charges	-	5,025,696	-
Connection and tap fees	-	59,700	-
Total	<u>10,516,499</u>	<u>10,698,487</u>	<u>181,988</u>
Other operating revenues	<u>956,420</u>	<u>827,564</u>	<u>(128,856)</u>
Total operating revenues	<u>11,472,919</u>	<u>11,526,051</u>	<u>53,132</u>
Nonoperating revenues:			
Investment earnings	-	14,587	-
Capacity fees	-	8,082,614	-
Nutrient offset fees	-	657,876	-
Miscellaneous	-	255,534	-
Total nonoperating revenues	<u>7,192</u>	<u>9,010,611</u>	<u>9,003,419</u>
Total revenues	<u>11,480,111</u>	<u>20,536,662</u>	<u>9,056,551</u>
EXPENDITURES:			
Water Distribution Operations:			
Water purchases	-	3,488,902	-
Salaries and employee benefits	-	558,462	-
Meter replacements	-	190,681	-
Bad debt expense	-	24,119	-
Other operating expenditures	-	665,757	-
Total water distribution	<u>-</u>	<u>4,927,921</u>	<u>-</u>
Preventative Maintenance:			
Salaries and employee benefits	-	336,924	-
Chemicals	-	110,694	-
Supplies	-	3,773	-
Other operating expenditures	-	313,853	-
Total preventative maintenance	<u>-</u>	<u>765,244</u>	<u>-</u>
Water Treatment:			
Sewer capacity purchases	-	3,384,000	-
Salaries and employee benefits	-	407,508	-
Chemicals	-	29,610	-
Supplies	-	17,600	-
Contract Services	-	1,633,031	-
Other operating expenditures	-	781,830	-
Total water treatment	<u>-</u>	<u>6,253,579</u>	<u>-</u>
Total water distribution and treatment	<u>12,502,150</u>	<u>11,946,744</u>	<u>555,406</u>

TOWN OF CLAYTON, NORTH CAROLINA

WATER AND SEWER FUND

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL (NON-GAAP)

For the Fiscal Year Ended June 30, 2018

Exhibit C-1

Page 2 of 2

	2018		Variance
	Budget	Actual	Positive (Negative)
EXPENDITURES: (Continued)			
Debt service:			
Principal	\$ -	\$ 610,243	\$ -
Interest	-	364,908	-
Total debt service	<u>975,152</u>	<u>975,151</u>	<u>1</u>
Capital outlay:			
Water distribution	-	192,618	
Water prevention	-	113,252	
Water treatment	-	-	-
Total capital outlay	<u>2,740,250</u>	<u>305,870</u>	<u>2,434,380</u>
Reimbursement - General Fund:			
Support services - General Fund	<u>1,736,894</u>	<u>1,736,894</u>	<u>-</u>
Total expenditures	<u>17,954,446</u>	<u>14,964,659</u>	<u>2,989,787</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>(6,474,335)</u>	<u>5,572,003</u>	<u>12,046,338</u>
Other financing sources (uses)			
Transfer to Capital Project funds	<u>(6,579,957)</u>	<u>(6,266,264)</u>	<u>313,693</u>
Total other financing sources	<u>(6,579,957)</u>	<u>(6,266,264)</u>	<u>313,693</u>
Fund balance appropriated	<u>13,054,292</u>	<u>-</u>	<u>(13,054,292)</u>
REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES	<u>-</u>	<u>(694,261)</u>	<u>(694,261)</u>
RECONCILIATION FROM BUDGETARY BASIS (MODIFIED ACCRUAL) TO FULL ACCRUAL:			
REVENUES AND OTHER SOURCES OVER EXPENDITURES AND OTHER USES		\$ (694,261)	
Reconciling items:			
Capital outlay		305,870	
Principal retirement		610,243	
Increase in accrued vacation pay		(6,697)	
Decrease in deferred outflows of resources - pensions		(88,554)	
Decrease in net pension liability		78,413	
Decrease in deferred inflows of resources - pensions		4,394	
Increase in deferred outflows of resources - OPEB		2,887	
Increase in deferred inflows of resources - OPEB		(3,425)	
Increase in OPEB liability		(3,368)	
Decrease in accrued OPEB liability		44,460	
Depreciation & Amortization		(1,325,766)	
Transfer to Capital Project Funds		6,266,264	
Capital Contribution		312,696	
Interest income from Capital Projects Fund		40	
Total Reconciling items		<u>6,197,457</u>	
Change in net position		<u>\$ 5,503,196</u>	

Page 74

**TOWN OF CLAYTON, NORTH CAROLINA
WATER AND SEWER CAPITAL PROJECTS FUND -
RALEIGH/CLAYTON SEWER PROJECT**

Exhibit C-2

**SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL (NON-GAAP)
From Inception and for the Fiscal Year Ended June 30, 2018**

	Project Authorization	Prior Years	Actual Current Year	Total to Date	Variance Positive (Negative)
REVENUES					
Miscellaneous	\$ 255,000	\$ 255,000	\$ -	\$ 255,000	\$ -
Interest earnings	-	400	40	440	440
Total revenues	<u>255,000</u>	<u>255,400</u>	<u>40</u>	<u>255,440</u>	<u>440</u>
EXPENDITURES:					
Clayton capacity charges	807,400	807,366	-	807,366	34
Construction	5,075,164	4,354,656	281,288	4,635,944	439,220
Design services	510,000	502,062	2,922	504,984	5,016
Easements	271,500	271,075	-	271,075	425
Construction inspection	-	-	-	-	-
Geotechnical investigation	13,200	13,200	-	13,200	-
Contingency	300	265	-	265	35
Total expenditures	<u>6,677,564</u>	<u>5,948,624</u>	<u>284,210</u>	<u>6,232,834</u>	<u>444,730</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>\$ (6,422,564)</u>	<u>\$ (5,693,224)</u>	<u>\$ (284,170)</u>	<u>\$ (5,977,394)</u>	<u>\$ 445,170</u>
OTHER FINANCING SOURCES:					
Operating transfers (to) from:					
Water and Sewer fund	1,325,564	-	1,325,564	1,325,564	-
Proceeds from revenue bond	5,097,000	5,097,000	-	5,097,000	-
Total other financing sources	<u>6,422,564</u>	<u>5,097,000</u>	<u>1,325,564</u>	<u>6,422,564</u>	<u>-</u>
REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES	<u>\$ -</u>	<u>\$ (596,224)</u>	<u>\$ 1,041,394</u>	<u>\$ 445,170</u>	<u>\$ 445,170</u>
Fund balance, beginning			<u>(596,224)</u>		
Fund balance, ending			<u>\$ 445,170</u>		

**TOWN OF CLAYTON, NORTH CAROLINA
WATER AND SEWER CAPITAL PROJECTS FUND -
ECIA LIFT STATION**

Exhibit C-3

**SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL (NON-GAAP)
From Inception and for the Fiscal Year Ended June 30, 2018**

	Project Authorization	Prior Years	Current Year	Actual Total to Date	Variance Positive Negative
REVENUES					
Grants	\$ 3,748,000	\$ -	\$ 312,696	\$ 312,696	\$ (3,435,304)
Miscellaneous	25,000	-	-	-	\$ (25,000)
Total revenues	<u>3,773,000</u>	<u>-</u>	<u>312,696</u>	<u>312,696</u>	<u>(3,460,304)</u>
EXPENDITURES:					
Professional services	1,500,000	575,912	405,119	981,031	518,969
Easements	25,000	-	17,136	17,136	7,864
Sewer line improvements	6,000,000	-	825,364	825,364	5,174,636
Contingency	300,000	-	-	-	300,000
Total expenditures	<u>7,825,000</u>	<u>575,912</u>	<u>1,247,619</u>	<u>1,823,531</u>	<u>6,001,469</u>
REVENUES OVER (UNDER)					
EXPENDITURES	<u>\$(4,052,000)</u>	<u>\$ (575,912)</u>	<u>\$ (934,923)</u>	<u>\$(1,510,835)</u>	<u>\$ 2,541,165</u>
OTHER FINANCING SOURCES:					
Operating transfers (to) from:					
Water and Sewer fund	4,052,000	-	4,052,000	4,052,000	-
Total other financing sources	<u>4,052,000</u>	<u>-</u>	<u>4,052,000</u>	<u>4,052,000</u>	<u>-</u>
REVENUES AND OTHER FINANCING SOURCES OVER (UNDER)					
EXPENDITURES	<u>\$ -</u>	<u>\$ (575,912)</u>	<u>\$ 3,117,077</u>	<u>\$ 2,541,165</u>	<u>\$ 2,541,165</u>
Fund balance, beginning			<u>(575,912)</u>		
Fund balance, ending			<u>\$ 2,541,165</u>		

TOWN OF CLAYTON, NORTH CAROLINA
WATER AND SEWER CAPITAL PROJECTS FUND -
ROLLINGWOOD GRAVITY SEWER EXTENSION
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL (NON-GAAP)
From Inception and for the Fiscal Year Ended June 30, 2018

Exhibit C-4

	Project Authorization	Prior Years	Current Year	Actual Total to Date	Variance Positive (Negative)
REVENUES					
Grants	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	-	-	-	-	-
Total revenues	-	-	-	-	-
EXPENDITURES:					
Professional services	30,000	12,494	11,199	23,693	6,307
Easements	8,000	7,938	-	7,938	62
Sewer line improvements	843,000	116,057	742,422	858,479	(15,479)
Contingency	7,700	-	-	-	7,700
Total expenditures	888,700	136,489	753,621	890,110	(1,410)
REVENUES OVER (UNDER)					
EXPENDITURES	\$ (888,700)	\$ (136,489)	\$ (753,621)	\$ (890,110)	\$ (1,410)
OTHER FINANCING SOURCES:					
Operating transfers (to) from:					
Water and Sewer fund	888,700	-	888,700	888,700	-
Total other financing sources	888,700	-	888,700	888,700	-
REVENUES AND OTHER FINANCING SOURCES OVER (UNDER)					
EXPENDITURES	\$ -	\$ (136,489)	\$ 135,079	\$ (1,410)	\$ (1,410)
Fund balance, beginning			(136,489)		
Fund balance, ending			\$ (1,410)		

This page intentionally left blank

**TOWN OF CLAYTON, NORTH CAROLINA
ELECTRIC FUND**

**SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL (NON-GAAP)
For the Fiscal Year Ended June 30, 2018**

**Exhibit C-5
Page 1 of 2**

	2017		Variance
	Budget	Actual	Positive (Negative)
REVENUES:			
Operating revenues:			
Electricity sales	\$ -	\$ 13,144,668	\$ -
Connection fees	-	64,027	-
Penalties	-	200,114	-
Total	<u>13,029,577</u>	<u>13,408,809</u>	<u>379,232</u>
Other operating revenues	<u>125,250</u>	<u>127,955</u>	<u>2,705</u>
Total operating revenues	<u>13,154,827</u>	<u>13,536,764</u>	<u>381,937</u>
Nonoperating revenues:			
Investment earnings	-	33,640	-
Damage reimbursement	-	24,031	-
Miscellaneous	-	81,421	-
Total nonoperating revenues	<u>60,062</u>	<u>139,092</u>	<u>79,030</u>
Total revenues	<u>13,214,889</u>	<u>13,675,856</u>	<u>460,967</u>
EXPENDITURES:			
Electric operations:			
Electric power purchased	-	9,105,043	-
Salaries and employee benefits	-	892,484	-
Contracted maintenance	-	262,115	-
Vehicle maintenance	-	21,767	-
Load control expense	-	73,416	-
Bad Debt expense	-	55,889	-
Other operating expenditures	-	518,632	-
Total electric operations	<u>10,997,539</u>	<u>10,929,346</u>	<u>68,193</u>
Debt service:			
Principal	-	670,441	-
Interest	-	118,084	-
Total debt service	<u>788,526</u>	<u>788,525</u>	<u>1</u>
Capital outlay	<u>794,955</u>	<u>521,578</u>	<u>273,377</u>
Reimbursement - General Fund:			
Taxes	39,100	39,100	-
Support services	<u>951,154</u>	<u>951,154</u>	-
Total reimbursement	<u>990,254</u>	<u>990,254</u>	-

**TOWN OF CLAYTON, NORTH CAROLINA
ELECTRIC FUND**

**SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL (NON-GAAP)
For the Fiscal Year Ended June 30, 2018**

**Exhibit C-5
Page 2 of 2**

	2017		Variance Positive (Negative)
	Budget	Actual	
Total expenditures	<u>13,571,274</u>	<u>13,229,703</u>	<u>341,571</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>\$ (356,385)</u>	<u>\$ 446,153</u>	<u>\$ 802,538</u>
Other financing sources (uses)			
Transfer from Capital Project Fund	<u>-</u>	<u>136,647</u>	<u>136,647</u>
Total other financing sources	<u>-</u>	<u>136,647</u>	<u>136,647</u>
Fund balance appropriated	<u>356,385</u>	<u>-</u>	<u>(356,385)</u>
REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES	<u>-</u>	<u>582,800</u>	<u>582,800</u>
RECONCILIATION FROM BUDGETARY BASIS (MODIFIED ACCRUAL) TO FULL ACCRUAL:			
REVENUES AND OTHER SOURCES OVER EXPENDITURES AND OTHER USES		<u>\$ 582,800</u>	
Reconciling items:			
Capital outlay		521,578	
Principal retirement		670,441	
Increase in accrued vacation pay		(1,233)	
Decrease in deferred outflows of resources - pensions		(69,850)	
Decrease in net pension liability		62,446	
Decrease in deferred inflows of resources - pensions		3,442	
Increase in deferred outflows of resources - OPEB		-	
Increase in deferred inflows of resources - OPEB		(2,853)	
Increase in OPEB liability		(2,462)	
Decrease in accrued OPEB liability		32,229	
Depreciation		(394,944)	
Interest income from Capital Project Fund		114	
Transfer from Capital Project Fund		<u>(136,647)</u>	
Total Reconciling items		<u>682,261</u>	
Change in net position		<u>\$ 1,265,061</u>	

TOWN OF CLAYTON, NORTH CAROLINA
ELECTRIC CAPITAL PROJECTS FUND -
ELECTRIC RATE STABILIZATION FUND

Exhibit C-6

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL (NON-GAAP)
From Inception and for the Fiscal Year Ended June 30, 2018

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Actual Current Year</u>	<u>Total to date</u>	<u>Variance Positive (Negative)</u>
Revenues					
Investment earnings	\$ -	\$ -	\$ -	\$ -	\$ -
Other financing sources (uses):					
Transfers from (to) other funds:					
Electric Fund	-	243,546	-	243,546	243,546
Total other financing sources (uses)	-	243,546	-	243,546	243,546
Revenues over other financing sources (uses)	\$ -	\$ 243,546	\$ -	\$ 243,546	\$ 243,456
Fund balance, beginning			243,546		
Fund balance, ending			\$ 243,546		

TOWN OF CLAYTON, NORTH CAROLINA
ELECTRIC CAPITAL PROJECTS FUND -
NORTHSIDE SUBSTATION PROJECT
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL (NON-GAAP)
From Inception and for the Fiscal Year Ended June 30, 2018

Exhibit C-7

	Project Authorization	Prior Years	Actual Current Year	Total to date	Variance Positive (Negative)
REVENUES					
Interest earnings	\$ -	\$ 315	\$ 114	\$ 429	\$ 429
Total revenues	-	315	114	429	429
EXPENDITURES:					
Construction	4,969,995	4,103,890	1,060,867	5,164,757	(194,762)
Contingency	243,358	3,500	-	3,500	239,858
Total expenditures	5,213,353	4,107,390	1,060,867	5,168,257	45,096
REVENUES OVER (UNDER) EXPENDITURES	\$ (5,213,353)	\$ (4,107,075)	\$ (1,060,753)	\$ (5,167,828)	\$ 45,525
OTHER FINANCING SOURCES:					
Operating transfers (to) from:					
Electric fund	(136,647)	-	(136,647)	(136,647)	-
Proceeds from revenue bond	5,350,000	5,350,000	-	5,350,000	-
Total other financing sources	5,213,353	5,350,000	(136,647)	5,213,353	-
REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES	\$ -	\$ 1,242,925	\$ (1,197,400)	\$ 45,525	\$ 45,525
Fund balance, beginning			1,242,925		
Fund balance, ending			\$ 45,525		

This page intentionally left blank

Agency Fund

Agency Funds are used to account for assets held by the Town as an agent for individual and/or other governments.

Agency Fund

Claytex Fire District – This fund accounts for taxes assessed from taxpayers in a special area for fire services for that area.

TOWN OF CLAYTON, NORTH CAROLINA
AGENCY FUND
STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
For the Fiscal Year Ended June 30, 2018

Exhibit D-1

	Balance July 1, 2016	Additions	Deductions	Balance June 30, 2017
ASSETS				
Cash and cash equivalents	\$ 1,794,139	\$ 1,770,848	\$ 1,544,673	\$ 2,020,314
Taxes receivable	13,676	16,143	13,676	16,143
Total assets	<u>\$ 1,807,815</u>	<u>\$ 1,786,991</u>	<u>\$ 1,558,349</u>	<u>\$ 2,036,457</u>
LIABILITIES				
Intergovernmental payable	<u>1,807,815</u>	<u>1,786,991</u>	<u>1,558,349</u>	<u>2,036,457</u>
Total liabilities	<u>\$ 1,807,815</u>	<u>\$ 1,786,991</u>	<u>\$ 1,558,349</u>	<u>\$ 2,036,457</u>

Other Schedules

This section contains additional information on property taxes.

- *Schedule of Ad Valorem Taxes Receivable*
- *Analysis of Current Tax Levy*

TOWN OF CLAYTON, NORTH CAROLINA
GENERAL FUND
SCHEDULE OF AD VALOREM TAXES RECEIVABLE
June 30, 2018

Exhibit E-1

<u>Fiscal Year</u>	<u>Uncollected Balance June 30, 2017</u>	<u>Additions</u>	<u>Collections and Credits</u>	<u>Uncollected Balance June 30, 2018</u>
2017-2018	\$ -	\$ 10,752,620	\$ 10,750,200	2,420
2016-2017	4,729	-	4,182	547
2015-2016	987	-	813	174
2014-2015	439	-	245	194
2013-2014	4,706	-	442	4,264
2012-2013	7,091	-	34	7,057
2011-2012	6,211	-	28	6,183
2010-2011	4,522	-	-	4,522
2009-2010	4,212	-	72	4,141
2008-2009	5,530	-	-	5,530
2007-2008	355	-	355	-
	<u>\$ 38,781</u>	<u>\$ 10,752,620</u>	<u>\$ 10,756,371</u>	<u>\$ 35,031</u>
Plus: Uncollected 2017-2018 ad valorem taxes receivable on annually registered vehicles				-
Less: Allowance for uncollectible accounts General Fund				<u>8,800</u>
Ad valorem taxes receivable - net				<u>\$ 26,231</u>
Reconcilement with revenues				
Ad valorem taxes - General Fund				<u>\$ 10,636,395</u>
Reconciling items:				
Interest collected				(34,460)
EDIG Rebate				131,594
Releases/adjustments				<u>22,842</u>
Subtotal				<u>119,976</u>
Total collections and credits				<u>\$ 10,756,371</u>

TOWN OF CLAYTON, NORTH CAROLINA
ANALYSIS OF CURRENT TAX LEVY
TOWN-WIDE LEVY
For the Fiscal Year Ended June 30, 2018

Exhibit E-2

	Property Valuation	Rate	Total Levy	Property excluding Registered Motor Vehicles	Registered Motor Vehicles
Original Levy:					
Property taxes at current year's rate	\$1,934,027,226	\$0.550	\$ 10,637,170	\$ 9,570,582	\$1,066,588
Penalties	-		-	-	-
Total	<u>1,934,027,226</u>		<u>10,637,170</u>	<u>9,570,582</u>	<u>1,066,588</u>
Discoveries:					
Current years taxes	20,832,625	0.550	113,924	113,924	-
Prior year taxes	<u>500,915</u>	0.305	<u>1,526</u>	<u>1,526</u>	-
Total	<u>21,333,540</u>		<u>115,450</u>	<u>115,450</u>	-
Abatements:					
Current years taxes	<u>(3,620,084)</u>		<u>(19,910)</u>	<u>(11,180)</u>	<u>(8,730)</u>
Total	<u>(3,620,084)</u>		<u>(19,910)</u>	<u>(11,180)</u>	<u>(8,730)</u>
Total property valuation	<u>\$1,951,740,682</u>				
Net levy			10,732,710	9,674,852	1,057,858
Uncollected taxes at June 30, 2018			<u>2,420</u>	<u>2,420</u>	-
Current year's taxes collected			<u>\$ 10,730,290</u>	<u>\$ 9,672,432</u>	<u>\$1,057,858</u>
Current levy collection percentage			<u>99.98%</u>	<u>99.97%</u>	<u>100.00%</u>

This page intentionally left blank

STATISTICAL SECTION

This part of the Town's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

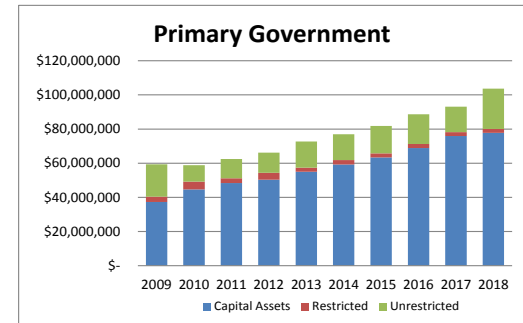
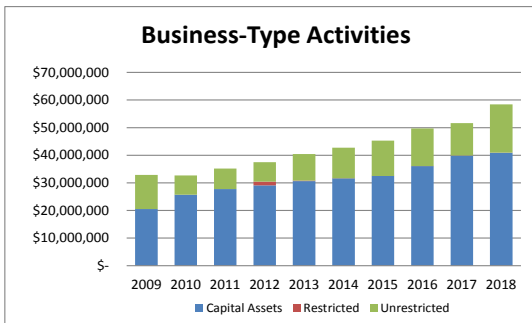
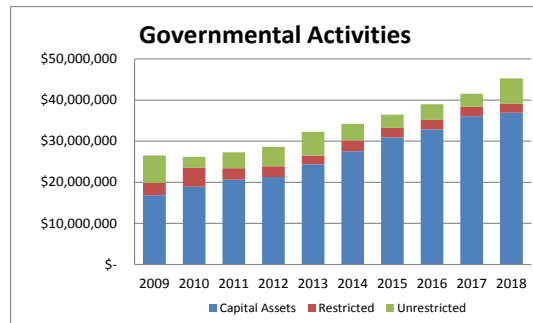
Contents	Page
Financial Trends <i>These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.</i>	85
Revenue Capacity <i>These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.</i>	94
Debt Capacity <i>These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.</i>	98
Demographic and Economic Information <i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.</i>	103
Operating Information <i>These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.</i>	105

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.



**Town of Clayton
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)**

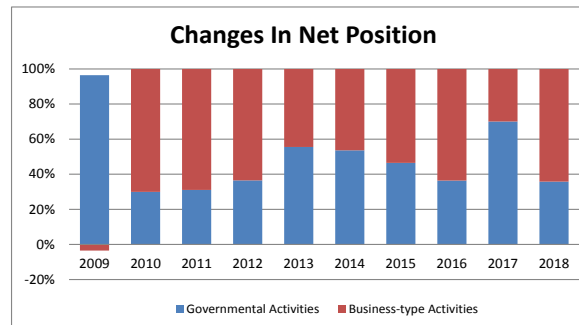
	Fiscal Year									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Governmental activities										
Net investment in capital assets	\$ 36,938,149	\$ 36,048,100	\$ 32,865,035	\$ 30,927,939	\$ 27,537,113	\$ 24,372,799	\$ 21,281,487	\$ 20,619,008	\$ 18,906,564	\$ 16,847,632
Restricted	2,144,165	2,302,440	2,290,128	2,303,842	2,634,979	2,118,449	2,628,727	2,786,883	4,622,841	3,015,859
Unrestricted	6,203,099	3,164,842	3,822,365	3,223,941	4,054,858	5,790,979	4,727,996	3,889,662	2,634,837	6,644,625
Total governmental activities net position	<u>\$ 45,285,413</u>	<u>\$ 41,515,382</u>	<u>\$ 38,977,528</u>	<u>\$ 36,455,722</u>	<u>\$ 34,226,950</u>	<u>\$ 32,282,227</u>	<u>\$ 28,638,210</u>	<u>\$ 27,295,553</u>	<u>\$ 26,164,242</u>	<u>\$ 26,508,116</u>
Business-type activities										
Net investment in capital assets	\$ 40,877,732	\$ 39,859,166	\$ 36,054,238	\$ 32,475,825	\$ 31,662,302	\$ 30,650,069	\$ 29,101,137	\$ 27,772,311	\$ 25,730,425	\$ 20,498,064
Restricted	60,512	28,796	21,284	13,772	6,260	208,893	1,365,128	-	-	-
Unrestricted	17,465,086	11,747,111	13,640,929	12,824,829	11,074,945	9,569,310	7,047,946	7,404,641	6,941,780	12,378,126
Total business-type activities net position	<u>\$ 58,403,330</u>	<u>\$ 51,635,073</u>	<u>\$ 49,716,451</u>	<u>\$ 45,314,426</u>	<u>\$ 42,743,507</u>	<u>\$ 40,428,272</u>	<u>\$ 37,514,211</u>	<u>\$ 35,176,952</u>	<u>\$ 32,672,205</u>	<u>\$ 32,876,190</u>
Primary government										
Net investment in capital assets	\$ 77,815,881	\$ 75,907,266	\$ 68,919,273	\$ 63,403,764	\$ 59,199,415	\$ 55,022,868	\$ 50,382,624	\$ 48,391,319	\$ 44,636,989	\$ 37,345,696
Restricted	2,204,677	2,331,236	2,311,412	2,317,614	2,641,239	2,327,342	3,993,855	2,786,883	4,622,841	3,015,859
Unrestricted	23,668,185	14,911,953	17,463,294	16,048,770	15,129,803	15,360,289	11,775,942	11,294,303	9,576,617	19,022,751
Total primary government net position	<u>\$ 103,688,743</u>	<u>\$ 93,150,455</u>	<u>\$ 88,693,979</u>	<u>\$ 81,770,148</u>	<u>\$ 76,970,457</u>	<u>\$ 72,710,499</u>	<u>\$ 66,152,421</u>	<u>\$ 62,472,505</u>	<u>\$ 58,836,447</u>	<u>\$ 59,384,306</u>



**Town of Clayton
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)**

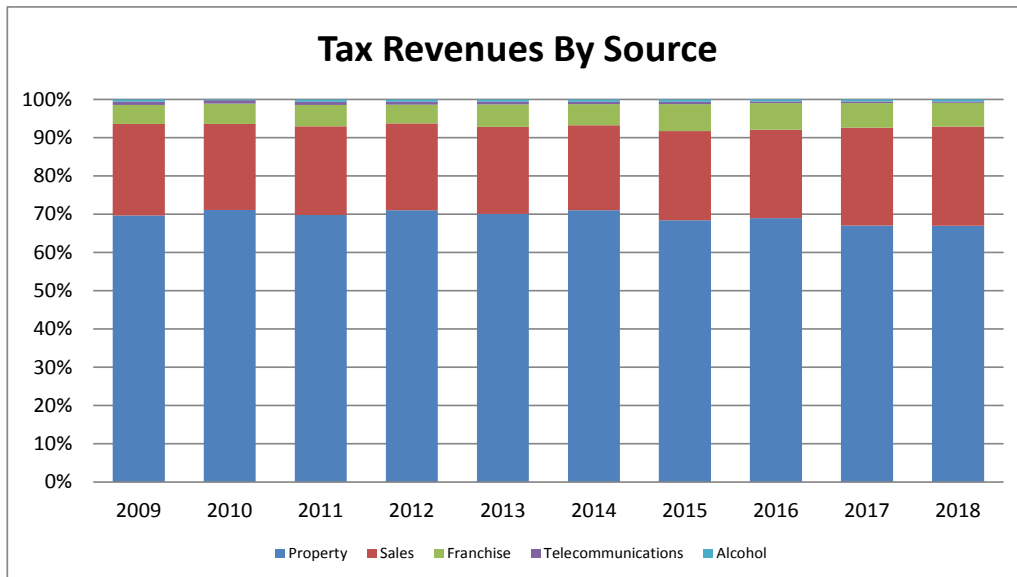
Expenses	Fiscal Year									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Governmental activities										
General government	\$ 3,364,206	\$ 3,073,268	\$ 3,444,798	\$ 2,937,295	\$ 3,349,078	\$ 2,889,392	\$ 2,891,649	\$ 3,022,085	\$ 3,405,756	\$ 3,297,244
Public safety	7,598,194	7,182,282	6,688,430	6,477,802	6,159,070	5,870,952	5,749,306	5,595,345	5,914,190	5,761,209
Public works	4,566,117	4,147,262	4,230,893	4,139,308	3,583,516	3,438,151	2,945,050	2,828,337	3,012,842	2,998,564
Culture and recreation	2,880,502	2,957,396	2,793,931	2,583,676	2,259,979	2,147,576	1,979,108	1,836,914	1,894,227	1,808,121
Interest on long-term debt	396,619	420,924	810,830	669,335	705,993	832,444	870,236	645,725	409,069	339,114
Total governmental activities expenses	<u>18,805,638</u>	<u>17,781,132</u>	<u>17,968,882</u>	<u>16,807,416</u>	<u>16,057,636</u>	<u>15,178,515</u>	<u>14,435,349</u>	<u>13,928,406</u>	<u>14,636,084</u>	<u>14,204,252</u>
Business-type activities:										
Water and sewer	15,346,202	10,498,489	9,356,037	7,888,466	7,759,838	7,121,581	6,656,327	6,292,272	6,618,852	6,826,222
Electric	<u>12,410,909</u>	<u>12,530,970</u>	<u>11,497,617</u>	<u>12,179,229</u>	<u>12,732,649</u>	<u>12,427,570</u>	<u>12,052,462</u>	<u>12,721,049</u>	<u>12,342,639</u>	<u>12,376,728</u>
Total business-type activities expenses	<u>27,757,111</u>	<u>23,029,459</u>	<u>20,853,654</u>	<u>20,067,695</u>	<u>20,492,487</u>	<u>19,549,151</u>	<u>18,708,789</u>	<u>19,013,321</u>	<u>18,961,491</u>	<u>19,202,950</u>
Total primary government expenses	<u>\$ 46,562,749</u>	<u>\$ 40,810,591</u>	<u>\$ 38,822,536</u>	<u>\$ 36,875,111</u>	<u>\$ 36,550,123</u>	<u>\$ 34,727,666</u>	<u>\$ 33,144,138</u>	<u>\$ 32,941,727</u>	<u>\$ 33,597,575</u>	<u>\$ 33,407,202</u>
Program Revenues										
Governmental activities:										
Charges for services:										
General government	\$ 1,250,252	\$ 1,266,885	\$ 900,372	\$ 743,379	\$ 1,012,842	\$ 670,300	\$ 524,188	\$ 388,093	\$ 413,241	\$ -
Public safety	20,247	17,580	20,917	19,121	18,915	28,944	20,404	32,961	24,982	695
Public works	1,676,710	1,617,747	1,543,930	1,448,472	1,392,393	1,374,227	1,212,288	1,172,643	1,139,204	1,582,738
Culture and recreation	912,104	924,783	900,797	682,981	462,402	664,432	541,268	446,947	163,769	130,574
Operating grants and contributions	1,412,842	1,796,504	1,782,270	1,522,362	1,117,363	1,023,369	980,116	946,535	904,069	971,218
Capital grants and contributions	<u>530,084</u>	<u>1,166,222</u>	<u>595,913</u>	<u>773,379</u>	<u>1,793,819</u>	<u>1,588,744</u>	<u>433,306</u>	<u>447,724</u>	<u>873,513</u>	<u>1,043,361</u>
Total governmental activities program revenues	<u>5,802,239</u>	<u>6,789,721</u>	<u>5,744,199</u>	<u>5,189,694</u>	<u>5,797,734</u>	<u>5,350,016</u>	<u>3,711,570</u>	<u>3,434,903</u>	<u>3,518,778</u>	<u>3,728,586</u>
Business-type activities:										
Charges for services:										
Water and sewer	10,698,487	9,555,071	8,915,619	8,221,760	7,784,396	7,716,133	7,567,633	7,328,079	6,389,227	6,178,248
Electric	13,408,809	12,808,389	12,257,935	12,617,614	12,510,816	12,185,913	12,038,845	12,780,001	12,479,719	11,910,902
Operating grants and contributions	955,519	794,406	707,079	363,774	308,526	335,072	291,277	196,755	202,311	151,061
Capital grants and contributions	<u>312,696</u>	<u>-</u>	<u>941,142</u>	<u>-</u>	<u>293,551</u>	<u>479,412</u>	<u>220,907</u>	<u>837,258</u>	<u>-</u>	<u>79,160</u>
Total business-type activities program revenues	<u>25,375,511</u>	<u>23,157,866</u>	<u>22,821,775</u>	<u>21,203,148</u>	<u>20,897,289</u>	<u>20,716,530</u>	<u>20,118,662</u>	<u>21,142,093</u>	<u>19,071,257</u>	<u>18,319,371</u>
Total primary government program revenues	<u>\$ 31,177,750</u>	<u>\$ 29,947,587</u>	<u>\$ 28,565,974</u>	<u>\$ 26,392,842</u>	<u>\$ 26,695,023</u>	<u>\$ 26,066,546</u>	<u>\$ 23,830,232</u>	<u>\$ 24,576,996</u>	<u>\$ 22,590,035</u>	<u>\$ 22,047,957</u>

	Fiscal Year									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Net (expense) revenue										
Governmental activities	\$(13,003,399)	\$(10,991,411)	\$(12,224,683)	\$(11,617,722)	\$(10,259,902)	\$(9,828,499)	\$(10,723,779)	\$(10,493,503)	\$(11,117,306)	\$(10,475,666)
Business-type activities	(2,381,600)	128,407	1,968,121	1,135,453	404,802	1,167,379	1,409,873	2,128,772	109,766	(883,579)
Total primary government net (expense) revenue	<u>\$(15,384,999)</u>	<u>\$(10,863,004)</u>	<u>\$(10,256,562)</u>	<u>\$(10,482,269)</u>	<u>\$(9,855,100)</u>	<u>\$(8,661,120)</u>	<u>\$(9,313,906)</u>	<u>\$(8,364,731)</u>	<u>\$(11,007,540)</u>	<u>\$(11,359,245)</u>
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Property taxes	\$ 10,713,528	\$ 10,160,122	\$ 9,722,227	\$ 8,791,837	\$ 8,569,899	\$ 8,049,338	\$ 7,931,296	\$ 7,249,558	\$ 7,307,811	\$ 7,303,733
Other taxes	392,041	388,786	397,071	497,693	1,574,480	1,599,609	1,385,536	1,398,420	962,382	1,254,282
Unrestricted grants and contributions	5,208,184	4,904,578	4,281,555	3,961,445	2,690,464	2,594,116	2,636,522	2,504,441	2,339,785	2,543,761
Investment earnings	199,182	67,863	32,758	6,427	10,784	22,805	15,397	23,932	36,076	138,837
Miscellaneous	260,495	168,172	312,878	589,092	308,148	520,956	97,685	448,463	677,145	1,398,090
Transfers	-	-	-	-	-	685,692	-	-	-	-
Proceeds from borrowings	-	-	-	-	-	-	-	-	-	-
Total governmental activities	<u>16,773,430</u>	<u>15,689,521</u>	<u>14,746,489</u>	<u>13,846,494</u>	<u>13,153,775</u>	<u>13,472,516</u>	<u>12,066,436</u>	<u>11,624,814</u>	<u>11,323,199</u>	<u>12,638,703</u>
Business-type activities										
Investment earnings	48,381	26,916	14,362	4,215	7,026	10,761	11,659	16,644	13,540	88,252
Miscellaneous	9,101,476	1,856,607	2,419,542	1,431,251	2,085,958	2,421,613	915,727	359,331	358,923	717,116
Transfers	-	-	-	-	-	(685,692)	-	-	-	-
Total business-type activities	<u>9,149,857</u>	<u>1,883,523</u>	<u>2,433,904</u>	<u>1,435,466</u>	<u>2,092,984</u>	<u>1,746,682</u>	<u>927,386</u>	<u>375,975</u>	<u>372,463</u>	<u>805,368</u>
Total primary government	<u>\$ 25,923,287</u>	<u>\$ 17,573,044</u>	<u>\$ 17,180,393</u>	<u>\$ 15,281,960</u>	<u>\$ 15,246,759</u>	<u>\$ 15,219,198</u>	<u>\$ 12,993,822</u>	<u>\$ 12,000,789</u>	<u>\$ 11,695,662</u>	<u>\$ 13,444,071</u>
Changes in Net Position										
Governmental activities	\$ 3,770,031	\$ 4,698,110	\$ 2,521,806	\$ 2,228,772	\$ 2,893,873	\$ 3,644,017	\$ 1,342,657	\$ 1,131,311	\$ 205,893	\$ 2,163,037
Business-type activities	6,768,257	2,011,930	4,402,025	2,570,919	2,497,786	2,914,061	2,337,259	2,504,747	482,229	(78,211)
Total primary government	<u>\$ 10,538,288</u>	<u>\$ 6,710,040</u>	<u>\$ 6,923,831</u>	<u>\$ 4,799,691</u>	<u>\$ 5,391,659</u>	<u>\$ 6,558,078</u>	<u>\$ 3,679,916</u>	<u>\$ 3,636,058</u>	<u>\$ 688,122</u>	<u>\$ 2,084,826</u>



Town of Clayton
Governmental Activities Tax Revenues By Source
Last Ten Fiscal Years
(accrual basis of accounting)

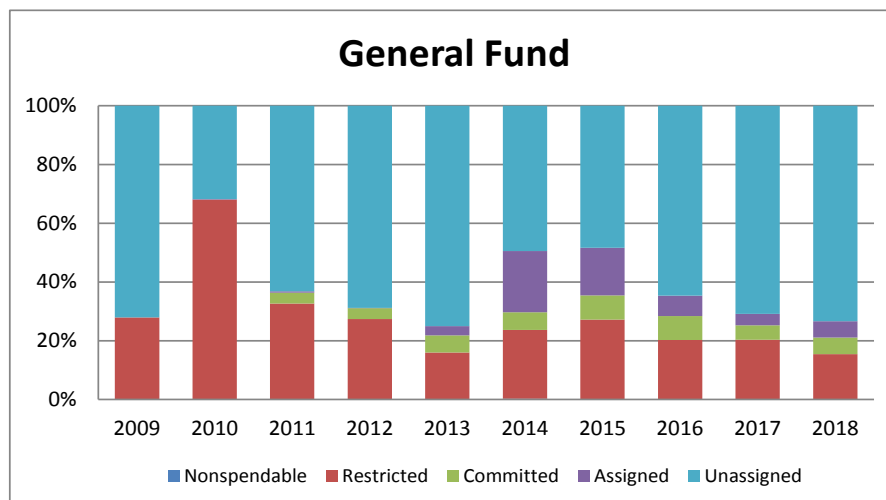
Fiscal Year	Property Tax	Sales Tax	Franchise Tax	Alcoholic Beverage Tax	Telecommunications Tax
2018	\$ 10,636,590	\$ 4,125,965	\$ 977,539	\$ 84,144	\$ 60,971
2017	10,084,003	3,845,911	959,773	84,946	61,453
2016	9,633,212	3,227,971	968,093	76,300	61,453
2015	8,741,219	2,978,962	903,237	81,919	73,073
2014	8,587,613	2,690,464	665,640	72,303	76,060
2013	7,984,694	2,594,116	674,211	66,364	78,472
2012	7,931,632	2,531,400	542,253	70,355	85,657
2011	7,244,251	2,403,131	576,336	63,171	87,516
2010	7,306,114	2,307,722	544,455	19,540	92,088
2009	7,292,034	2,504,203	512,761	57,970	96,028



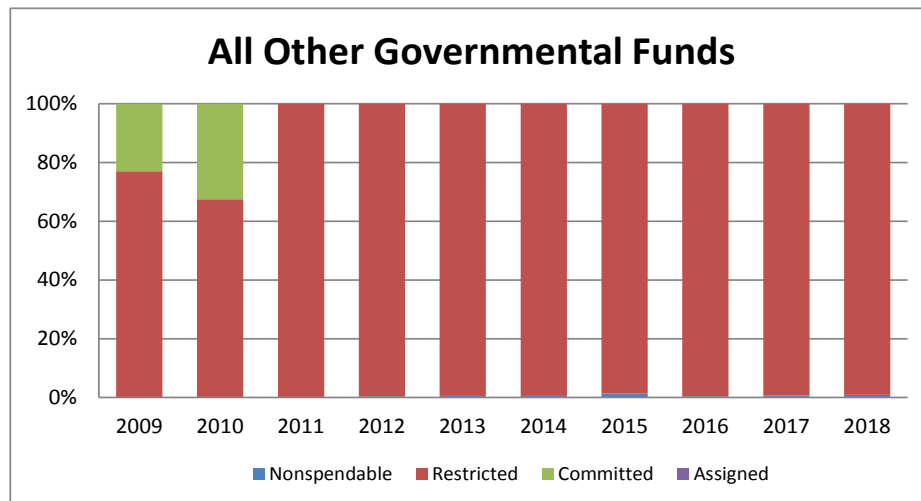
This page intentionally left blank

Town of Clayton
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2018	2017	2016	2015
General Fund				
Nonspendable	\$ 19,513	\$ 8,961	\$ 12,448	\$ 13,870
Restricted	1,787,532	1,833,924	1,548,805	2,059,911
Committed	666,673	449,090	626,954	626,955
Assigned	642,777	349,852	538,443	1,237,421
Unassigned	8,603,469	6,440,869	4,979,718	3,694,249
Total general fund	<u>\$ 11,719,964</u>	<u>\$ 9,082,696</u>	<u>\$ 7,706,368</u>	<u>\$ 7,632,406</u>
All Other Governmental Funds				
Nonspendable	\$ 3,246	\$ 3,245	\$ 3,244	\$ 3,244
Restricted	353,387	465,271	738,079	240,687
Committed	-	-	-	-
Assigned	-	-	-	-
Total all other governmental funds	<u>\$ 356,633</u>	<u>\$ 468,516</u>	<u>\$ 741,323</u>	<u>\$ 243,931</u>



Fiscal Year					
2014	2013	2012	2011	2010	2009
\$ 19,979	\$ 15,908	\$ -	\$ -	\$ -	\$ -
1,987,897	1,343,811	2,309,833	2,497,248	8,007,923	2,226,861
510,568	494,918	315,668	286,418	-	-
1,761,509	262,304	6,061	32,430	21,908	-
4,194,760	6,378,452	5,813,270	4,836,252	3,750,283	5,737,562
<u>\$ 8,474,713</u>	<u>\$ 8,495,393</u>	<u>\$ 8,444,832</u>	<u>\$ 7,652,348</u>	<u>\$ 11,780,114</u>	<u>\$ 7,964,423</u>
\$ 3,242	\$ 3,234	\$ 3,226	\$ 3,217	\$ 3,198	\$ 3,180
643,840	653,964	750,892	4,038,249	1,196,152	1,876,127
-	-	-	-	577,543	560,211
-	-	-	-	-	-
<u>\$ 647,082</u>	<u>\$ 657,198</u>	<u>\$ 754,118</u>	<u>\$ 4,041,466</u>	<u>\$ 1,776,893</u>	<u>\$ 2,439,518</u>



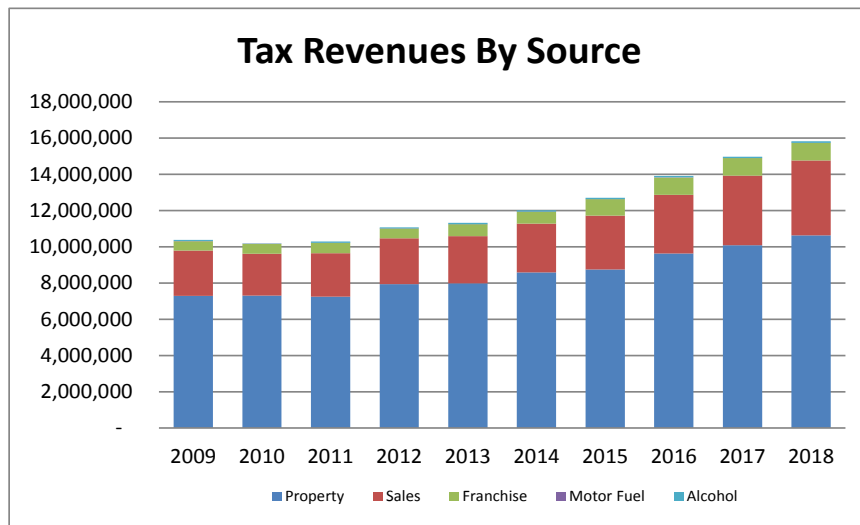
Town of Clayton
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2018	2017	2016	2015
Revenues				
Taxes	\$ 10,636,590	\$ 10,084,003	\$ 9,633,212	\$ 8,741,219
Licenses and permits	1,580,226	1,678,714	1,268,508	1,020,078
Intergovernmental	7,503,648	8,241,150	7,012,885	6,409,382
Charges for services	2,399,478	2,241,345	2,214,357	2,038,690
Investment earnings	199,182	67,863	32,758	6,427
Miscellaneous	260,495	168,172	312,878	589,092
Total revenues	<u>22,579,619</u>	<u>22,481,247</u>	<u>20,474,598</u>	<u>18,804,888</u>
Expenditures				
General government	3,486,515	3,254,628	3,329,772	2,905,451
Public safety	7,031,582	6,715,156	6,214,778	6,037,678
Public works	4,019,546	3,628,355	3,746,085	3,705,018
Culture and recreation	2,495,244	2,584,627	2,422,091	2,213,745
Capital outlay	1,082,159	3,258,335	2,173,397	3,284,397
Debt Service				
Principal	1,542,569	1,515,701	1,423,505	1,484,723
Interest and other fees	396,619	420,924	810,830	669,335
Total expenditures	<u>20,054,234</u>	<u>21,377,726</u>	<u>20,120,458</u>	<u>20,300,347</u>
Excess of revenues over (under) expenditures	2,525,385	1,103,521	354,140	(1,495,458)
Other financing sources (uses)				
Transfers In (Out)	-	-	-	-
Proceeds from borrowings	-	-	-	-
Bonds issued	-	-	-	-
Premium on bonds issued	-	-	-	-
Capital leases	-	-	217,214	-
Fair market value of purchased property	-	-	-	250,000
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>217,214</u>	<u>250,000</u>
Net changes in fund balances	<u>\$ 2,525,385</u>	<u>\$ 1,103,521</u>	<u>\$ 571,354</u>	<u>\$ (1,245,458)</u>
Fund balances, beginning	9,551,212	8,447,691	7,876,337	9,121,795
Change in accounting principle	-	-	-	-
Prior period adjustment	-	-	-	-
Fund balances, beginning as restated	<u>9,551,212</u>	<u>8,447,691</u>	<u>7,876,337</u>	<u>9,121,795</u>
Fund balances, ending	<u>\$ 12,076,597</u>	<u>\$ 9,551,212</u>	<u>\$ 8,447,691</u>	<u>\$ 7,876,337</u>
Debt service as a percentage of noncapital expenditures	10.22%	10.69%	12.45%	12.66%

Fiscal Year					
2014	2013	2012	2011	2010	2009
\$ 8,587,613	\$ 7,984,694	\$ 7,931,632	\$ 7,244,251	\$ 7,306,114	\$ 7,292,034
1,223,613	1,060,864	726,688	575,556	529,748	550,072
7,068,660	6,667,741	5,252,125	5,122,366	4,948,652	5,711,754
1,855,127	1,874,335	1,754,815	1,639,842	1,342,543	1,264,805
10,784	22,805	15,397	23,932	36,076	138,837
308,148	520,956	97,685	477,846	677,145	1,213,907
<u>19,053,945</u>	<u>18,131,395</u>	<u>15,778,342</u>	<u>15,083,793</u>	<u>14,840,278</u>	<u>16,171,409</u>
2,895,658	2,442,668	2,470,834	2,586,501	2,994,719	2,638,543
5,623,161	5,357,560	5,231,200	5,001,618	5,305,648	5,245,807
3,178,465	3,089,937	2,660,077	2,608,345	2,805,203	2,895,533
1,928,696	1,962,514	1,851,413	1,793,801	1,860,810	1,760,348
3,125,028	4,021,172	5,912,652	8,563,407	2,072,292	5,208,660
1,627,740	1,493,228	1,542,991	1,564,823	1,289,839	1,296,582
705,993	832,444	870,236	645,725	409,069	339,114
<u>19,084,741</u>	<u>19,199,523</u>	<u>20,539,403</u>	<u>22,764,220</u>	<u>16,737,580</u>	<u>19,384,587</u>
(30,796)	(1,068,128)	(4,761,061)	(7,680,427)	(1,897,302)	(3,213,178)
-	685,692	-	-	-	-
-	-	-	-	-	-
-	-	2,000,000	-	5,000,000	-
-	-	14,900	-	50,368	-
-	336,077	251,297	6,367,000	-	1,901,218
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
-	1,021,769	2,266,197	6,367,000	5,050,368	1,901,218
<u>\$ (30,796)</u>	<u>\$ (46,359)</u>	<u>\$ (2,494,864)</u>	<u>\$ (1,313,427)</u>	<u>\$ 3,153,066</u>	<u>\$ (1,311,960)</u>
9,152,591	9,198,950	11,693,814	13,557,008	10,403,942	11,715,902
-	-	-	(549,767)	-	-
-	-	-	-	-	-
<u>9,152,591</u>	<u>9,198,950</u>	<u>11,693,814</u>	<u>13,007,241</u>	<u>10,403,942</u>	<u>11,715,902</u>
<u>\$ 9,121,795</u>	<u>\$ 9,152,591</u>	<u>\$ 9,198,950</u>	<u>\$ 11,693,814</u>	<u>\$ 13,557,008</u>	<u>\$ 10,403,942</u>
14.62%	15.32%	16.50%	15.57%	11.58%	11.54%

Town of Clayton
General Governmental Tax Revenues By Source
Last Ten Fiscal Years
(modified accrual basis of accounting)

Fiscal Year	Property Tax	Sales Tax	Franchise Tax	Motor Fuel Tax	Alcoholic Beverage Tax	Total
2018	\$ 10,636,590	\$ 4,125,965	\$ 977,539	\$ 841	\$ 84,144	\$ 15,825,079
2017	10,084,003	3,845,911	959,773	103	84,946	14,974,736
2016	9,633,212	3,227,971	968,093	88	76,300	13,905,664
2015	8,741,219	2,978,962	903,237	93	81,919	12,705,430
2014	8,587,613	2,690,464	665,640	26	72,303	12,016,046
2013	7,984,694	2,594,116	674,211	97	66,364	11,319,482
2012	7,931,632	2,531,400	542,253	192	70,355	11,075,832
2011	7,244,251	2,403,131	576,336	55	63,171	10,286,944
2010	7,306,114	2,307,722	544,455	13,183	19,540	10,191,014
2009	7,292,034	2,504,203	512,761	6,409	57,970	10,373,377

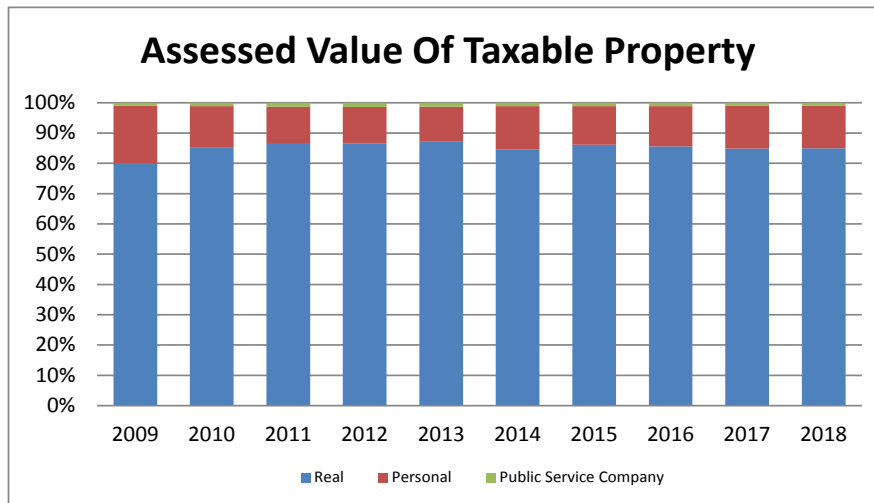


¹ Motor fuel tax repealed in 2003. Subsequent year revenues attributable to retail purchases.

² A significant portion of the increase is due to a large business personal property discovery.

Town of Clayton, North Carolina
Assessed Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year Ended June 30	Real Property	Personal Property	Public Service Company Property	Total Assessed Value	Total Direct Tax Rate
2018	1,658,227,171	273,445,553	20,067,958	1,951,740,682	0.55
2017	1,576,886,523	261,978,308	19,555,947	1,858,420,778	0.55
2016	1,533,873,923	237,782,546	19,824,324	1,791,480,793	0.55
2015	1,454,430,248	214,972,791	19,009,889	1,688,412,928	0.525
2014	1,396,500,503	235,885,630	19,000,115	1,651,386,248	0.525
2013	1,350,711,655	180,096,314	19,831,496	1,550,639,465	0.525
2012	1,323,310,338	162,289,692	18,846,856	1,504,446,886	0.54
2011	1,161,772,413	165,179,088	17,569,992	1,344,521,493	0.54
2010	1,167,559,357	188,007,072	14,961,981	1,370,528,410	0.54
2009	1,074,385,562	255,974,599	14,260,653	1,344,620,814	0.54



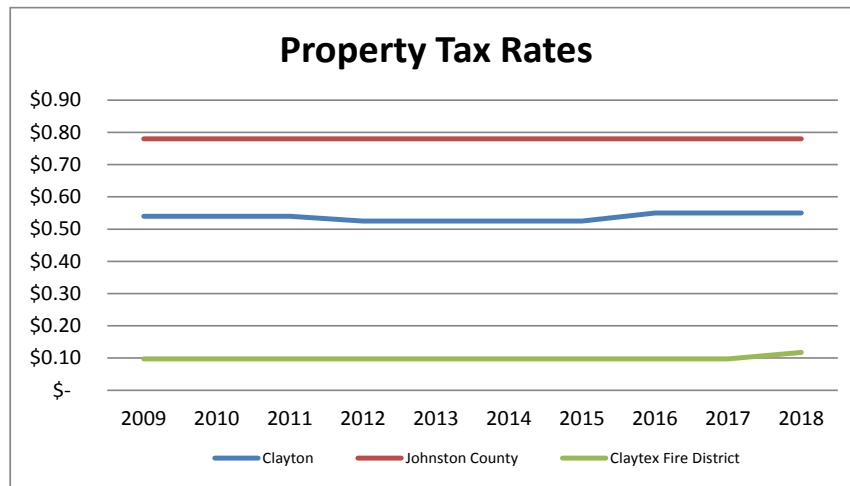
Note: Assessed valuations are created at 100% of market value. Real property revaluation is required by state statute at least every eight years. 2011 was the last revaluation.

Source: Johnston County Tax Office

Page 94

Town of Clayton
Property Tax Rates - Direct and Overlapping Governments
Last Ten Fiscal Years

Fiscal Year	Tax Year	Town of Clayton	Overlapping Governments		Total Rate
			Johnston County	Claytex Fire District	
2018	2017	0.55	0.78	0.1175	1.4475
2017	2016	0.55	0.78	0.0975	1.4275
2016	2015	0.55	0.78	0.0975	1.4275
2015	2014	0.525	0.78	0.0975	1.4025
2014	2013	0.525	0.78	0.0975	1.4025
2013	2012	0.525	0.78	0.0975	1.4025
2012	2011	0.525	0.78	0.0975	1.4025
2011	2010	0.54	0.78	0.0975	1.4175
2010	2009	0.54	0.78	0.0975	1.4175
2009	2008	0.54	0.78	0.0975	1.4175

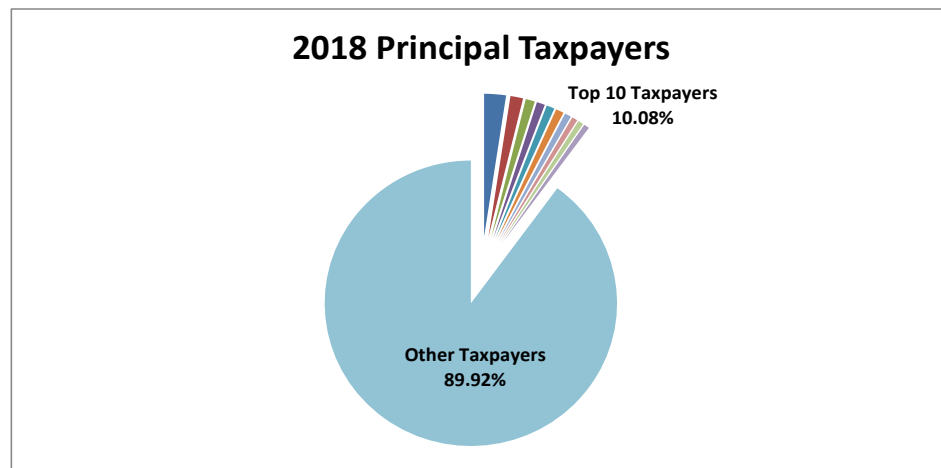


Source: Johnston County Tax Office.

Page 95

**Town of Clayton
Principal Property Taxpayers
June 30, 2018**

Taxpayer	2018			2009		
	Taxable Assessed Valuation	Rank	Percentage of Total Assessed Valuation	Taxable Assessed Valuation	Rank	Percentage of Total Assessed Valuation
Crown Raleigh III & IV LLC	46,959,610	1	2.41%			
Automatic Rolls of NC LLC	27,406,741	2	1.40%			
Amelia Station LLC	19,898,480	3	1.02%			
AMH NC Properties, LP	17,819,960	4	0.91%			
Clayton Multi-Family Investments LLC	17,432,610	5	0.89%			
Wal-Mart	17,181,058	6	0.88%			
3C Packaging & Elphick Properties	14,090,248	7	0.72%			
DDRM Clayton Corners LLC	12,380,430	8	0.63%			
Caterpillar Inc	11,930,238	9	0.61%			
Amelia Village LLC	11,812,083	10	0.61%			
Sprint Nextel Corporation				103,617,110	1	7.71%
Crown Raleigh III LLC				36,375,083	2	2.71%
Wal-Mart				15,941,694	3	1.19%
Colonial Carton Company, Inc.				11,031,150	4	0.82%
Riverwood Athletic Club LLC				9,261,970	5	0.69%
Spinksville III LLC				7,055,230	6	0.52%
Waltham Group				6,622,110	7	0.49%
DDRM Clayton Corners LLC				6,551,990	8	0.49%
Carolina Telephone				6,132,248	9	0.46%
Amelia Village LLC				5,772,313	10	0.43%
Totals	<u>\$ 196,911,458</u>		<u>10.08%</u>	<u>\$ 208,360,898</u>		<u>15.51%</u>
Total Assessed Value	<u><u>\$ 1,951,740,682</u></u>			<u><u>\$ 1,344,620,814</u></u>		

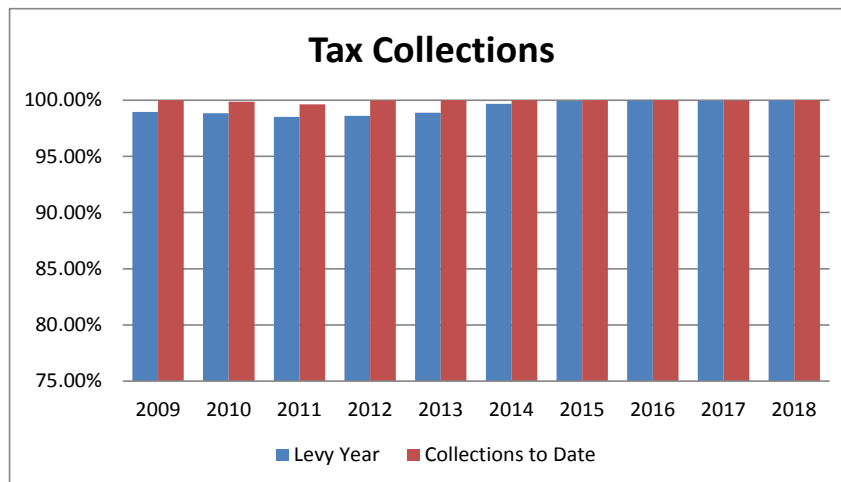


Source: Johnston County Tax Office

Page 96

**Town of Clayton
Property Tax Levies and Collections
Last Ten Fiscal Years**

Fiscal Year Ended June 30	Total Tax Levy for Fiscal Year	Collected within the Fiscal Year of the Levy		Collections for Prior Years¹	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2018	\$ 10,732,710	\$ 10,730,290	99.98%	\$ 3,434	\$ 10,733,724	100.01%
2017	10,220,594	10,215,865	99.95%	4,047	10,219,912	99.99%
2016	9,850,359	9,848,249	99.98%	13,687	9,861,936	100.12%
2015	8,864,881	8,858,872	99.93%	24,347	8,883,219	100.21%
2014	8,670,312	8,643,376	99.69%	81,283	8,724,659	100.63%
2013	8,141,032	8,050,222	98.88%	124,052	8,174,274	100.41%
2012	7,898,355	7,789,545	98.62%	106,635	7,896,180	99.97%
2011	7,260,417	7,153,560	98.53%	79,643	7,233,203	99.63%
2010	7,401,944	7,316,730	98.85%	74,698	7,391,428	99.86%
2009	7,174,079	7,099,624	98.96%	173,993	7,273,617	101.39%



¹ The table above reflects the total amount of delinquent taxes collected in each fiscal year.
Information regarding the levy year to which delinquent tax collections pertain is unavailable.

Town of Clayton
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities		Business-Type Activities			Total Primary Government	Percentage of Personal Income ¹	Per Capita ¹
	General	Capital	General	Revenue	Capital			
	Obligation Bonds	Leases	Obligation Bonds	Bonds	Leases			
2018	\$4,160,000	\$10,554,557	\$ -	\$11,794,079	\$ 3,224,479	\$ 29,733,115	N/A	151.15
2017	4,550,000	11,707,127	-	12,495,746	3,803,496	32,556,369	N/A	170.05
2016	4,940,000	12,832,828	-	7,426,746	4,425,183	29,624,757	N/A	159.56
2015	5,330,000	13,649,118	-	2,609,746	5,117,874	26,706,738	N/A	147.58
2014	5,720,000	14,743,841	-	2,109,746	6,141,836	28,715,423	N/A	161.54
2013	6,110,000	15,981,581	80,000	1,604,000	7,403,570	31,179,151	N/A	178.36
2012	6,500,000	16,748,732	215,000	1,844,000	8,374,326	33,682,058	N/A	194.93
2011	4,750,000	17,790,426	345,000	480,000	10,314,470	33,679,896	N/A	199.43
2010	5,000,000	12,738,249	475,000	720,000	11,788,487	30,721,736	N/A	182.30
2009	-	14,028,088	580,000	960,000	13,376,674	28,944,762	N/A	177.11

Note 1: Details on the town's outstanding debt can be found in the notes to the financial statements on pages 51-54.

¹ See Schedule of Demographic and Economic Statistics on page 103.

Page 98

Town of Clayton, North Carolina
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Assessed Valuation ¹	Percent of Taxable Property	Per Capita ²
2018	\$4,160,000	\$1,951,740,682	0.21%	\$ 21.15
2017	4,550,000	1,858,420,778	0.24%	23.77
2016	4,940,000	1,791,480,793	0.28%	26.61
2015	5,330,000	1,688,412,928	0.32%	29.45
2014	5,720,000	1,651,386,248	0.35%	32.18
2013	6,190,000	1,550,639,465	0.40%	35.41
2012	6,715,000	1,504,446,886	0.45%	38.86
2011	5,095,000	1,344,521,493	0.38%	30.17
2010	5,475,000	1,370,528,410	0.40%	32.49
2009	580,000	1,344,620,814	0.04%	3.55

Note: See pages 51-54 in the notes to the financial statements for debt details.

¹ See Assessed Value of Taxable Property on page 96.

² See Demographic and Economic Statistics on page 103.

Page 99

Town of Clayton, North Carolina
Computation of Direct and Overlapping Governmental Activities Debt
Last Ten Fiscal Years

Fiscal Year	Clayton			Johnston County			Town's Share of Debt
	Governmental Activities Debt Outstanding	Assessed Valuation	Percent Applicable to Town	General Obligation Bonds Outstanding ¹	Assessed Valuation ¹	Percentage Applicable to Town ²	
2018	\$14,714,557	\$1,951,740,682	100%	\$219,525,000	\$16,415,455,483	10.63%	\$38,041,790
2017	16,257,127	1,858,420,778	100%	242,970,000	15,755,331,025	10.55%	41,892,807
2016	17,772,828	1,791,480,793	100%	266,255,000	15,102,257,966	10.60%	46,007,592
2015	18,979,118	1,688,412,928	100%	263,270,000	14,403,354,135	10.49%	46,602,465
2014	20,463,841	1,651,386,248	100%	268,835,000	14,106,075,834	10.48%	48,637,821
2013	22,091,581	1,550,639,465	100%	271,075,000	13,648,061,592	10.20%	49,747,865
2012	23,248,732	1,504,446,886	100%	288,235,000	13,185,634,723	10.24%	52,767,577
2011	22,540,426	1,344,521,493	100%	310,125,000	13,091,213,424	9.31%	51,424,977
2010	17,738,249	1,370,528,410	100%	325,995,000	11,725,441,791	10.47%	51,854,500
2009	14,028,088	1,344,620,814	100%	340,645,000	11,472,157,697	10.49%	49,765,489

¹ Provided by Johnston County Finance Department.

² Determined by ratio of assessed value of property subject to taxation in Johnston County.

**Town of Clayton
Legal Debt Margin Information
Last Ten Fiscal Years**

	2018	2017	2016	2015
Debt limit	\$ 156,139,255	\$ 148,673,663	\$ 143,318,464	\$ 135,073,034
Total net debt applicable to limit	14,714,557	16,257,127	17,772,828	18,979,118
Legal debt margin	<u>\$ 141,424,698</u>	<u>\$ 132,416,536</u>	<u>\$ 125,545,636</u>	<u>\$ 116,093,916</u>
Total net debt applicable to the limit as a percentge of debt limit	9.42%	10.93%	12.40%	14.05%

Legal Debt Margin Calculation for Fiscal Year 2017

Total assessed value	\$ 1,951,740,682
Debt limit (8% of total assessed value)	156,139,255
Less general obligation debt	<u>(14,714,557)</u>
Legal debt margin	<u>\$ 141,424,698</u>

Fiscal Year					
2014	2013	2012	2011	2010	2009
\$ 132,110,900	\$ 124,051,157	\$ 120,355,751	\$ 107,561,719	\$ 109,642,273	\$ 107,569,665
20,463,841	22,091,581	23,248,732	22,540,426	17,738,249	14,028,088
<u>\$ 111,647,059</u>	<u>\$ 101,959,576</u>	<u>\$ 97,107,019</u>	<u>\$ 85,021,293</u>	<u>\$ 91,904,024</u>	<u>\$ 93,541,577</u>
15.49%	17.81%	19.32%	20.96%	16.18%	13.04%

**Town of Clayton
Demographic and Economic Statistics
Last Ten Fiscal Years**

Fiscal Year	Population ¹	Personal Income ²	Per Capita Personal Income	Median Age ¹	School Enrollment ³	Unemployment Rate ⁴
2018	196,708	N/A	N/A	37.90	36,306	3.9
2017	191,450	N/A	N/A	37.70	35,484	3.9
2016	185,660	N/A	N/A	37.00	35,484	4.7
2015	180,959	N/A	N/A	37.00	34,660	5.5
2014	177,758	N/A	N/A	37.00	33,341	5.7
2013	174,812	N/A	N/A	36.00	33,175	7.4
2012	172,791	N/A	N/A	36.00	32,821	8.6
2011	168,878	N/A	N/A	36.30	32,274	9.9
2010	168,525	N/A	N/A	36.10	31,665	9.9
2009	163,428	N/A	N/A	34.90	31,366	10.2

Note: Data not available for Town of Clayton. Johnston County data presented.

¹ AccessNC (ESRI)

² Bureau of Economic Analysis

³ Johnston County School System

⁴ NC Department of Commerce

Page 103

**Town of Clayton
Principal Employers
Current Year**

Rank	Top Employers - Johnston County	Industry	Employees	Percentage of County Employment ¹
1	Johnston County School System	Education	1,000 +	N/A
2	Johnston Health	Health Services	1,000 +	N/A
3	Grifols Therapeutics Inc	Manufacturing	1,000 +	N/A
4	Johnston County Government	Public Administration	1,000 +	N/A
5	Novo Nordisk Pharmaceutical	Manufacturing	1,000 +	N/A
6	Asplundh Tree Expert Co.	Professional & Business	500-999	N/A
7	Food Lion	Trade	500-999	N/A
8	Wal-Mart Associates Inc.	Trade	500-999	N/A
9	Caterpillar Inc.	Manufacturing	500-999	N/A
10	Johnston Technical Institute	Education & Health Services	250-499	N/A
Total County Employment			92,962 ²	

¹ Data not available for the Clayton. Percentage of County Employment isn't available.

² Source: North Carolina Department of Commerce.

Note: Nine year historical data unavailable.

Town of Clayton
Full-time Equivalent Town Government Employees by Function
Last Ten Fiscal Years

Function	Full-time Equivalent Employees as of June 30									
	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
General government	41	43	39	33	35	37	35	35	42	43
Public safety										
Police										
Officers	42	43	43	42	42	42	41	41	41	41
Civilians	3	3	3	3	3	4	4	4	4	4
Fire										
Firefighters and officers	25	23	16	16	16	14	14	14	14	11
Civilians	1	0	1	1	1	1	1	1	1	1
Public works	40	37	34	34	26	23	24	24	28	26
Culture and recreation	13	13	13	11	11	11	12	12	11	11
Water/Sewer	18	18	16	17	16	16	16	16	16	13
Electric	12	13	11	11	11	11	10	10	10	10
Total	<u>195</u>	<u>193</u>	<u>176</u>	<u>168</u>	<u>161</u>	<u>159</u>	<u>157</u>	<u>157</u>	<u>167</u>	<u>160</u>

Source: Finance Department payroll records.

Page 105

This page intentionally left blank

**Town of Clayton
Operating Indicators by Function
Last Ten Fiscal Years**

Function	2018	2017	2016	2015
Police				
Physical arrests	380	439	531	522
Traffic citations	2,228	2,974	4,303	4,373
Fire				
Number of calls answered	2,340	2,187	2,006	1,520
Inspections	470	541	293	360
Streets				
Street resurfacing (feet)	-	281	3,368	-
Pavement repairs	63	62	67	32
Sanitation				
Refuse collected (tons)	5,921	5,691	5,371	5,191
Recyclables collected (tons)	1,407	1,020	1,056	1,002
Culture and recreation				
Athletic field permits issued	710	686	647	519
Cultural arts center event rentals	914	852	795	869
Water				
New connections	550	512	343	257
Leak repairs	87	71	54	70
Average daily consumption	3,027,786	2,805,204	2,569,231	2,374,645
Wastewater				
Average daily sewage treatment (in thousands of gallons)	2,451	2,254	1,991	2,068

Source: Various town departments.

Fiscal Year					
2014	2013	2012	2011	2010	2009
542	424	502	547	691	551
3,751	3,070	3,283	4,399	3,291	2,978
793	769	661	771	718	700
304	388	432	290	334	322
2,583	2,632	4,320	17,886	2,380	-
87	67	64	59	79	82
4,517	4,729	4,977	4,587	4,518	4,657
932	1,016	962	929	879	815
405	456	367	49	22	19
666	733	689	830	651	549
232	191	117	80	121	200
90	126	95	72	150	116
2,334,356	2,259,806	2,277,256	2,270,151	2,148,158	2,192,885
1,821	1,605	1,581	1,780	1,781	1,619

Town of Clayton
Capital Asset Statistics by Function
Last Ten Fiscal Years

Function	Fiscal Year									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Public safety										
Police:										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol Vehicles	52	54	57	55	55	55	55	42	42	42
K-9 units	3	2	2	2	2	1	1	1	1	1
Fire stations	2	2	2	2	2	2	2	2	2	2
Highways and streets										
Streets (miles)	81	80	78	76	74	71	70	68	68	67
Culture and recreation										
Parks	7	7	7	7	7	7	6	5	5	5
Libraries	1	1	1	1	1	1	1	1	1	1
Cultural arts centers	1	1	1	1	1	1	1	1	1	1
Sewer										
Wastewater treatment facilities	1	1	1	1	1	1	1	1	1	1
Electric										
Distribution stations	2	1	1	1	1	1	1	1	1	1
Street lights	1,488	1,454	1,430	1,437	1,441	1,425	1,403	1,390	1,373	1,365

Sources: Various town departments.

Note: No capital asset indicators are available for the general government function.

Page 108

Town of Clayton, North Carolina
Commercial and Residential Construction Values (Unaudited)
Last Ten Fiscal Years

Fiscal Year Ended	Commercial Construction ¹		Residential Construction ¹		Total		Bank Deposits ²
	Number of Units	Value	Number of Units	Value	Number of Units	Value	
June 30							
2018	200	\$ 133,255,855 ³	603	\$82,956,205	803	\$216,212,060	\$ 461,618,000
2017	315	90,967,827 ³	596	70,267,241	911	161,235,068	406,960,000
2016	266	44,723,908	368	53,670,828	634	98,394,736	373,098,000
2015	220	26,023,349	361	50,156,711	581	76,180,060	356,188,000
2014	312	125,635,824 ⁴	235	35,750,910	547	161,386,734	339,588,000
2013	55	16,528,032	231	31,936,424	286	48,464,456	321,239,000
2012	199	12,459,728	179	22,777,173	378	35,236,901	323,341,000
2011	43	18,279,491	84	13,040,057	127	31,319,548	301,020,000
2010	109	224,729,841 ⁵	112	14,800,632	221	239,530,473	299,889,000
2009	68	24,999,625	103	15,834,177	171	40,833,802	302,061,000

¹ Compiled by Town of Clayton Inspections.

² Federal Deposit Insurance Corporation Summary of Deposits.

³ Increase due to a large biopharmaceutical expansion project by Grifols and Novo Nordisk in the East Clayton Industrial Area .

⁴ Increase due to several large expansion projects such as Grifols (\$43.9 million) and Novo Nordisk (\$20.6 million).

⁵ Increase due to \$200 million Talecris Biotherapeutics expansion project.

⁶ Increase due to several large commercial projects such as the Johnston Memorial Hospital project.

Town of Clayton, North Carolina
Schedule of Insurance in Force
June 30, 2018

Type of Coverage		Details of Coverage
Health Insurance		70/30 Plan: \$40-\$337 per event; 30% coinsurance; \$7,748 maximum out-of-pocket
State Health Plan		80/20 Plan: \$0-\$450 per event; 20% coinsurance; \$6,850 maximum out-of-pocket
Life Insurance	Varied	One times yearly salary per employee up to \$100,000
Workman's Compensation		Bodily injury by accident - Each accident Bodily injury by disease - Each employee Bodily injury by disease - Coverage limit
General Liability	5,000,000 2,500	Each occurrence Deductible
Police Professional Liability	5,000,000 5,000,000 2,500	Each occurrence and annual Annual aggregate Deductible
Public Officials Liability/ Employment Practices Liability	5,000,000 5,000,000 10,000	Each claim and annual Annual aggregate Deductible
Public Employees Blanket Bond	75,000 250	Indemnification Deductible
Public Officials Bond		
Finance Director	250,000	Liability
Tax Collector	25,000 0	Liability Deductible
Automobile Liability	5,000,000 2,500	Per occurrence Deductible
Automobile Comprehensive	3,935,343 500 2,500	Actual cash value or cost of repair, whichever is less deductible - private passenger & light trucks deductible - all others
Automobile Collision	3,935,343 500 2,500	Actual cash value or cost of repair, whichever is less deductible - private passenger & light trucks deductible - all others
Uninsured Motorist	250,000 2,500	Limits of coverage Deductible
Real & Personal Property	83,655,910 2,500	Cause of loss Deductible per occurrence includes boiler & machinery
Municipal Equipment	1,537,328 2,500	All risk coverage Deductible per occurrence
Computer Equipment/Media	250,000 2,500	Limits of coverage Deductible
Fine Arts	156,900 500	Limits of coverage Deductible
Boiler & Machinery	5,000,000 2,500	Limits of coverage Deductible

TOWN OF CLAYTON
North Carolina
Schedule of Fees and Utility Rates

TAXES & FEES				
Town of Clayton Tax Rate	\$0.58 / \$100 valuation of property	Vehicle Fee (pursuant to NCGS 20-97 (b1)	\$30 / vehicle	
Claytex Fire District Tax Rate	\$0.1175 / \$100 valuation of property			
DOCUMENT / COPY / ADMINISTRATIVE FEES				
Copying up to 11"x17" (black & white)	\$0.10 / sheet	Paper Copy of Agenda	\$10 (annually)	Email free.
Town meeting(s) audio or documents	\$1.50 / storage device provided	Filing Fee for Office of Council Member	\$5	
Certified copy of Town records	In accordance with NCGS 161-10(9)	Filing Fee for Office of Mayor	\$10	
CEMETERY FEES				
Lot Purchase - including footstone	\$1,000	Cremains Interment - Monday through Saturday	\$450	
Interment - Monday through Saturday	\$900	Cremains Interment - Sundays and Holidays*	\$900	
Interment - Sundays and Holidays*	\$1,200	* Excludes Christmas Day, Thanksgiving Day, New Year's Day		
Footstone Marker and Installation	\$100	and Good Friday		
CUSTOMER DEPOSITS				
Residential Electric	\$250 / \$800 (high risk)	Non-residential Electric	2.5 times average bill for location or comparable use.	
Residential Water	\$50 / \$120 (high risk)	Non-residential Water	2.5 times average bill for location or comparable use.	
Residential Sewer	\$50 / \$120 (high risk)	Non-residential Sewer	2.5 times average bill for location or comparable use.	
Residential Irrigation	\$50 / \$120 (high risk)	Non-residential Irrigation	2.5 times average bill for location or comparable use.	
CUSTOMER FEES				
Connection Fee	\$25	Late fee for charges unpaid by due date	5%	
Returned Check/Draft Fee	\$25	Meter Tampering Fee	\$300	
Non-Payment Penalty	\$25	Bucket Truck Mobilization Fee	\$500	
SOLID WASTE FEES				
Solid Waste Collection	\$18.07 per month	Extra Garbage Cart	\$3.98 / month	Extra Recycling Cart \$3.01 / month
WATER & SEWER UTILITY RATES				
WATER - Residential - Excluding Riverwood			WATER - Riverwood Only	
Monthly Base Charges:	In Town	Out of Town	Monthly Base Charges:	
0 - 15,000 gallons	\$15.00	\$30.00	3/4 to 1 inch meter	\$15.00
15,001 - 100,000 gallons	\$15.43	\$30.89	1 1/2 inch meter	\$30.70
100,001 - 250,000 gallons	\$20.71	\$61.43	2 inch meter	\$40.70
> 250,000 gallons	\$41.07	\$122.51	3 inch meter	\$60.70
Monthly AMI Charge (per water meter):	\$2.00	\$2.00	4 inch meter	\$100.70
Monthly Commodity Charges (per 1,000 gallons):			Monthly AMI Charge (per water meter):	\$2.00
0 - 100,000 gallons	\$4.62	\$6.61	Monthly Commodity Charge (per 1,000 gallons):	
> 100,000 gallons	\$3.66	\$5.58	All gallons of consumption	\$4.77
WATER - Irrigation - Residential			WATER - Irrigation - Non-Residential	
	In Town	Out of Town		In Town Out of Town
Monthly Base Charges:	\$15.00	\$30.00	Monthly Base Charges	\$15.00 \$30.00
Monthly AMI Charge (per water meter):	\$2.00	\$2.00	Monthly AMI Charge (per water meter):	\$2.00 \$2.00
Monthly Commodity Charges (per 1,000 gallons):			Monthly Commodity Charges (per 1,000 gallons):	
0 - 8,999 gallons	\$4.60	\$4.60	0 - 11,000 gallons	\$4.60 \$4.60
9,000 19,999 gallons	\$5.74	\$5.74	12,000 - 23,999 gallons	\$6.35 \$6.35
> 20,000 gallons	\$7.06	\$7.06	> 24,000 gallons	\$7.59 \$7.59
SEWER - In Town			SEWER - Out of Town	
Monthly Base Charges:			Monthly Base Charges:	
0 - 15,000 gallons		\$5.20	0 - 15,000 gallons	\$20.80
15,001 - 100,000 gallons		\$10.40	15,001 - 100,000 gallons	\$41.60
100,001 - 250,000 gallons		\$20.80	100,001 - 250,000 gallons	\$83.20
> 250,000 gallons		\$41.60	> 250,000 gallons	\$166.40
Monthly AMI Charge (per sewer meter):		\$2.00	Monthly AMI Charge (per sewer meter):	\$2.00
Monthly Commodity Charges (per 1,000 gallons):			Monthly Commodity Charges (per 1,000 gallons):	
0 - 100,000 gallons		\$5.71	0 - 100,000 gallons	\$7.66
> 100,000 gallons		\$4.77	> 100,000 gallons	\$6.45
Flat Rate Sewer (No Meter):		\$29.61	Flat Rate Sewer (No Meter):	\$29.61
WATER & SEWER - Bulk				
Monthly Commodity Charges (Water):	\$4.93 / 1,000 gallons			
High Strength Surcharge (Sewer):				
Biochemical Oxygen Demand (BOD)	\$0.305 / pound for concentration in excess of 250 mg/liter			
Total Suspended Solids (TSS)	\$0.125 / pound for concentration in excess of 250 mg/liter			
Ammonia Nitrogen (NH3-N)	\$1.562 / pound for concentration in excess of 20 mg/liter			
Industrial High Strength Surcharge	\$2.11 / 1,000 gallons			

ELECTRIC UTILITY RATES					
RESIDENTIAL			INSTITUTIONAL		
Monthly Base Charges:			Monthly Base Charge:		
Single Phase Service			\$12.75		
Three Phase Service			\$16.00		
Monthly Energy Charge:			\$0.11967 / kWh		
Monthly AMI Charge (per electric meter):			\$2.00		
SMALL GENERAL SERVICE			MEDIUM GENERAL SERVICE		
Monthly Base Charges:			Monthly Base Charges:		
			\$17.50		
Monthly Energy Charges:					
			\$0.13818 per kWh for the first 750 kWh*		
			\$0.09248 per kWh for the next 2,000 kWh		
			\$0.08100 per kWh for the additional kWh		
Monthly AMI Charge (per electric meter):			Monthly Energy Charge:		
			\$2.00		
<i>*When the kW of billing demand exceeds 5kW, add into the first block 150 kWh for each additional kW of excess.</i>			Monthly AMI Charge (per electric meter):		
			\$2.00		
LARGE GENERAL SERVICE			COINCIDENT PEAK (CP)		
Monthly Base Charge:			Monthly Base Charge:		
			\$100.00		
Monthly Demand Charge:			Monthly Demand Charge:		
CP Demand			\$17.50 / CP kW		
Excess Demand			\$1.50 / kW		
Monthly Energy Charge:			Monthly Energy Charge:		
			\$0.04813 / kWh		
Monthly AMI Charge (per electric meter):			Monthly AMI Charge (per electric meter):		
			\$2.00		
TOWN FACILITIES			TIME OF USE		
Monthly Base Charge:			Monthly Base Charge:		
			\$10.25		
Monthly Energy Charge:			Monthly Demand Charge:		
			\$0.08362 / kWh		
Monthly AMI Charge (per electric meter):			Monthly Energy Charge:		
			\$2.00		
			Monthly AMI Charge (per electric meter):		
			\$2.00		
AREA LIGHTING					
Monthly Rate Per Lighting Unit:			Monthly Rate Per Pole Type:		
Residential Unit			Wooden		
			\$11.94		
Small Commercial Unit			Decorative		
			\$15.85		
Large Commercial Unit			Monthly Energy Charge:		
			\$36.17		
Underground Charge			Monthly AMI Charge (per electric meter):		
			\$4.80		
			\$2.00		

ELECTRIC DEPARTMENT			
Residential Electric Meter		\$100	Area Light Replacement Fee (per light)
Small Commercial Meter		\$350	Bulb M400/U
Large Commercial Meter		\$500	Bulb M1000/U/BT37
Underground Electric Fee		\$375	Bulb LU400

PUBLIC WORKS					
WATER AND SEWER TAPS AND WATER AND SEWER / ELECTRIC METER FEES					
Meter Size	Base Cost	Street Cut	Concrete Cut	Meter Only	Permit Fee
5/8 Inch Water	\$1,425	\$500	\$500	\$200	N/A
1 Inch Water	\$1,575	\$500	\$500	\$250	N/A
2 Inch Water	\$2,050	\$500	\$500	\$1,050	N/A
4 Inch Sewer	\$1,625	\$500	\$500	N/A	N/A
Irrigation	\$225	\$500	\$500	\$200	\$50
Irrigation Split	\$425	N/A	N/A	N/A	N/A
Relocate Service Line	\$425	N/A	N/A	N/A	N/A
Residential Electric	N/A	N/A	N/A	\$100	N/A
Small Commercial Electric	N/A	N/A	N/A	\$350	N/A
Large Commercial Electric	N/A	N/A	N/A	\$500	N/A
SYSTEM DEVELOPMENT FEES					
Meter Size	Water	Sewer	Total		
5/8 Inch	\$1,793	\$3,260	\$5,053		
3/4 Inch	\$2,690	\$4,890	\$7,580	Meters greater than 2 Inch require a negotiated Developer's Agreement.	
1 Inch	\$4,483	\$8,150	\$12,633		
1.5 Inch	\$8,965	\$16,300	\$25,265		
2 Inch	\$14,344	\$26,080	\$40,424		
NUTRIENT OFFSET FEES					
Residential Tap		\$400/ Tap	Non Residential Tap		
			\$0.004 / gallon of annual wastewater capacity		

PLANNING DEPARTMENT			
DEVELOPMENT SUBMITTAL FEES			
Advertising - Newspaper	\$200	Plat, Exempt	\$100
Appeal / Interpretation	\$250	Plat, Final	\$250 + \$5 / lot
Annexation (See Town Clerk)	\$0	Plat, Recombination	\$100
Urban Archery Hunting Permit	\$10	Re-Inspection	\$100
Major Subdivision	\$400 + \$5 / lot	Rezoning	\$500
Minor Subdivision (<5 lots)	\$200 + \$5 / lot	Sign, Master Plan	\$100
Master (Open Space) Subdivision Plan	\$700 + \$5 / acre	Sign, Permanent	\$50 + \$5 / additional sign
Planned Development	\$1,000 + \$5 / acre	Sign, Temporary	\$30
Small Cell Wireless	\$100 ea for first 5 facilities, \$50 ea additional	Site Plan, Administrative Amendment	\$100
Zoning Site Inspection	\$50 first acre, \$20 ea additional	Site Plan, Major	\$500 + \$5 / acre
Zoning Landscape Inspection	\$50 first acre, \$20 ea additional	Site Plan, Minor	\$250 + \$5 / acre
Resubmittal Fee	3rd Submittal 1/2 of Original	Special Use Permit	\$400
Landscape/site plan violation/enforcement	Same as initial inspection	Temporary Use / Special Event	\$100
	type	Tree Removal / Clearing Permit	\$50
Partial release landscape/site improvement bond	Same as initial inspection	Variance Application	\$250 (\$500 after the fact)
	type	Zoning Compliance Permit	\$50
Conditional Use	\$400	Zoning Verification Letter	\$50
COPIES AND MAPS			
Copy < 11" x 17" (Black & White)	\$0.10	Map 24" x 36"	\$20
Copy > 11" x 17" (Black & White)	\$1	Map 36" x 48"	\$30
Copy < 11" x 17" (Color)	\$0.40	General Design Guidelines	\$10
Copy > 11" x 17" (Color)	\$5	Strategic Growth Plan	\$20
Map 18" x 24"	\$10	Unified Development Plan	\$40
CONSULTANT REVIEW FEES			
Tower Review, New Structure, One Related Meeting	\$5,000	Tower Review, Co-Location/Mod/Upgrade	\$1,000
Tower Review, New Structure, Two Related Meetings	\$6,500	Traffic Review	Negotiated
RECREATION AND OPEN SPACE FEES			
Residential Fee (no open space provided)	\$750 / lot	Residential Fee (private open space provided)	\$375 / lot
Multi - Family Fee (no open space provided)	\$700 / unit	Multi - Family (private open space provided)	\$350 / unit

INSPECTIONS DEPARTMENT			
Plan Review Fee - Initial Review	No Charge	Re-Inspection Fees	
Plan Review Fee - Subsequent Reviews (ea)	\$150	First Re-Inspection	\$50
New Dwelling (Single):		Additional Re-Inspection of Same Item	\$100
Up to 1,200 sq. ft.	\$550 / dwelling	Day Care Re-Certification	\$100
> 1,200 sq. ft.	\$550 + \$0.25 / sq. ft.	ABC Permit Form	\$150
Residential - Additions/Remodel:		Expired Permit Reissue	
0 - 400 sq. ft.	\$200	Work Started / Code Changes	Original fee x 50%
> 400 sq. ft.	\$200 + \$0.25/sq. ft.	No Work Started / No Code Changes	\$150
Additional per trade	\$50	Re-Review, Lost Plans / Update	\$150
Multi-Family Dwelling		Service Pole Inspections	
First Unit	\$475	Electrical (\$1 Building if no permit exists)	\$40
Each additional unit	\$175	Update for Permits	
Mobile Homes		Contractor Change (Ord. 2017-09-01)	\$50
Single-Wide (Building Only)	\$175	Service Change Inspections	
Double - Wide (Building Only)	\$200	Conditional Service (Ord. 2017-09-01)	\$75
Triple - Wide (Building Only)	\$225	Building	\$1
Quad - Wide (Building Only)	\$250	Electrical	\$50
Travel Trailers / Campers	\$50	Sign	
Poured Footing Inspection	\$50	Building	\$50
Mechanical Permit Fee	\$50	Electrical	\$50
Electrical Permit Fee	\$50	Swimming Pools	
Plumbing Permit Fee	\$50	Building	\$50
Dwelling Moved On		Electrical	\$50
Fee	\$250	Pedestals	
Trade Fee	\$50	Building	\$1
Residential Accessory Building (12'x12' and over)		Electrical	\$30
Storage Building	\$75	LP Gas Tanks	
Garage / Carport	\$75	Building	\$40
Deck / Porch/ Gazebo	\$50	Electrical	\$35
Additional trade	\$50	Replace Roof of Existing House or Mobile Home	
Trade Inspections		Per Building	\$50
Building, Electrical, Plumbing and Mechanical	\$50	Tents (Per Building over 240 sq. ft.)	\$50
Farm Storage Buildings		ATM	Commercial Rate
Livestock Production Buildings	\$40	Reconnect Power	
Bulk Tobacco Barns		Building	\$1
Building, Electrical, Plumbing and Mechanical	\$1	Electrical	\$50
Electrical Permit Fee	\$25	Connect County Water / Sewer	
Permit Fee for Commercial Buildings (Based on cost per trade)		Building	\$1
\$0 - \$2,500	Trade fee (Minimum \$50)	Electrical	\$30
\$2,501 - \$25,000	\$225	Demolition - Residential	\$50 + asbestos report
\$25,001 - \$50,000	\$550	Demolition - Commercial	\$150
\$50,001 - \$100,000	\$1,000	Sprinkler System	Commercial Rate
\$100,001 - \$200,000	\$1,650	Penalty	
\$200,001 - \$350,000	\$2,850	For work started before proper permitting is obtained, a penalty of one-half the cost of the permit(s) that should have been obtained shall apply. GS 160A-414.	
\$350,001 - \$500,000	\$3,900	Irrigation of New Landscape	\$50
\$500,001 - \$750,000	\$5,250	One Time Extension - Irrigation New Landscape	\$50
\$750,001 - \$1,000,000	\$6,500		
>\$1,000,000	\$6,500 + 0.2% for every dollar over \$1,000,000		

ENGINEERING DEPARTMENT			
REVIEW FEES			
Residential Subdivision (Initial & 2nd submittal)	\$250 + \$10 per lot	Record Drawing / As-Built Review	\$200
Residential Re-Review (Per review)	\$100	Record Drawing / As-Built Review Re-Review	\$50
Non-Residential (Initial & 2nd submittal)	\$250 + \$25 per acre	Infrastructure Performance Guarantee (non-cash)	\$100
Non-Residential Re-Review (Per review)	\$100	Infrastructure Performance Guarantee (cash)	No charge
Infrastructure Only (Road/Sewer/Water extension)	\$250 + \$0.25 per linear foot	Infrastructure Performance Guarantee Renew/Change	\$50
Alternative Standard Request	\$500 per standard	Landscaping Performance Guarantee	\$100
Construction Plan Amendment/revision to approved plans	\$50 + \$5 per sheet	Encroachment Agreement	\$50
Pump Station Review - CDs	\$500	Encroachment Agreement (work started/completed)	\$75
Pump Station Review - Re-Review	\$250	Water Extension Permit Forms	\$100 each
Special Study (Flood, Traffic Calming, etc.)	\$250	Sewer Extension Permit Forms (ETZ, FTSE, etc.)	\$100 each
Floodplain MGMT Document Review (LOMR, CLOMR, etc.)	\$100 per form	Wastewater Allocation Requests	\$50
INSPECTION FEES			
Public Streets Construction (curb & gutter)	\$1.50 per linear foot	Public Greenways & Sidewalks	\$0.50 per linear foot
Public Streets Construction (roadside swales)	\$2.00 per linear foot	Driveways	\$50 per driveway
Public Streets Acceptance (punch list + follow up)	\$0.25 per linear foot	Fire Lanes	\$100 + \$0.25 per linear foot
Public Streets Acceptance (punch list re-inspection)	\$100 per street	Sanitary Sewer Taps (not performed by Town)	\$50 per tap
Water System Extensions	\$0.75 per linear foot	Water Taps (not performed by Town)	\$50 per tap
Sanitary Sewer System Extensions	\$0.75 per linear foot	Fee-in-lieu (Infrastructure, etc.)	125% of Engineer's Estimate
Public Storm Drainage (outside right-of-way)	\$0.50 per linear foot		

POLICE DEPARTMENT	
Accident Report	\$2

FIRE DEPARTMENT			
Fire Inspection Fees		Miscellaneous	
Up to 3,000 sq. ft.	\$40	Hydrant Flow Test	\$50
3,001 - 5,000 sq. ft.	\$75	Special Standby Operations	
5,001 - 10,000 sq. ft.	\$125	Engine	\$100 / hour (one hour minimum)
10,001 - 25,000 sq. ft.	\$375	Personnel	\$22.50 / hour (one hour minimum)
25,001 - 50,000 sq. ft.	\$500	Hazmat Emergency Response Charges	
50,001 - 100,000 sq. ft.	\$625	Engine, Tanker or Ladder Truck	\$250 / hour
100,001 - 500,000 sq. ft.	\$750	Support Vehicles	\$50 / hour
Re-Inspection Fees		All Responding Personnel	1.5 x hourly rate of pay
First Re-Inspection	\$45	Materials Used	Replacement cost + 10%
Second Reinspection	\$45 + \$20	Materials Damager	Replacement cost + 10%
Third Reinspection	\$45 + \$20 + \$20	First False Alarm in Month	
Fourth Reinspection, etc.	\$45 + \$20 + \$20 + \$20	Subsequent False Alarms in Month	\$0
			\$100 each

RECREATION DEPARTMENT		
ATHLETICS		
Youth Sports	Resident Fee	Non-Resident Fee
Winter Basketball	\$35	\$70
Spring Baseball	\$35	\$70
Spring Softball	\$35	\$70
Fall Volleyball	\$35	\$70
Fall Softball	\$35	\$70
Spring T-Ball	\$25	\$60
Fall Soccer	\$25	\$60
Adult Sports	Resident Fee	Non-Resident Fee
Adult Softball	\$500/team + \$0/resident	\$500/team + \$25/non-resident
Adult Soccer	\$400/team + \$0/resident	\$400/team + \$25/non-resident
Adult Basketball	\$450/team + \$0/resident	\$450/team + \$25/non-resident
Adult Volleyball	\$300 team + \$0/resident	\$300 team + \$25/non-resident
Adult Flag Football	\$500/team + \$0/resident	\$500/team + \$25/non-resident
PROGRAMS		
Classes	Resident Fee	Non-Resident Fee
Class fees vary according to the type of class, cost of the facility, instructor and number of participants.	Base	Base + \$15

SUMMER PLAYGROUND CAMP		
Registration Fee	Resident Fee	Non-Resident Fee
\$25 / attendee	\$60	\$120

FACILITY RENTALS		
Community Center Gym	Resident Fee	Non-Resident Fee
Full Court	\$65 / hour	\$80 / hour
Half Court	\$35 / hour	\$50 / hour
Scoreboard	\$20 / hour	\$20 / hour
Ballfields	Resident Fee	Non-Resident Fee
Community Park Field #1	\$15 / hour	\$30 / hour
Community Park Field #2	\$15 / hour	\$30 / hour
Community Park Field #3	\$15 / hour	\$30 / hour
Legend Park	\$15 / hour	\$30 / hour
Municipal Park	\$15 / hour	\$30 / hour
East Clayton Community Park Baseball Field	\$25 / hour	\$40 / hour
East Clayton Community Park Soccer Field	\$50 / hour (2 hour minimum)	\$65 / hour (2 hour minimum)
East Clayton Community Park Multipurpose - Full Field	\$30 / hour	\$45 / hour
East Clayton Community Park Multipurpose - Half Field	\$15 / hour	\$30 / hour
Field Rental Add Ons	Resident Fee	Non-Resident Fee
Lights (Community, Municipal and Legend)	\$15 / hour	\$15 / hour
Lights (East Clayton Soccer & Baseball)	\$20 / hour	\$20 / hour
Baseball / Softball Field Prep (All Fields)	\$30 / application	\$30 / application
East Clayton Soccer Field Paint	Included in field rental	Included in field rental

Tournament Field Rentals and Add Ons	Resident Fee	Non-Resident Fee
Community Park - Full Day	\$200 / field / day	\$250 / field / day
Community Park - Half Day	\$100 / field / day	\$125 / field / day
East Clayton - Baseball	\$300 / day	\$350 / day
Additional Field Prep	\$30 / field	\$30 / field
Scoreboard	\$25 / field / day	\$25 / field / day
Drying Agents	\$10 / bag	\$10 / bag
Admission Fee to Town	\$50 / day	\$50 / day
Concessions	Only CPRD Allowed	Only CPRD Allowed
Other Vendors (Non-Food)	\$50 / vendor / weekend	\$50 / vendor / weekend

Picnic Shelters	Resident Fee	Non-Resident Fee
All Star Park		
Up to 2 hours	\$15	\$30
Up to 4 hours	\$25	\$50
More than 4 hours	\$75	\$125
Community Park & East Clayton Community Park		
Up to 2 hours	\$20	\$40
Up to 4 hours	\$30	\$60
More than 4 hours	\$100	\$150

Community Center Memberships	Resident Fee	Non-Resident Fee
Annual Memberships		
Individual	\$5	\$100
Middle School Student	\$5	\$65
High School Student	\$5	\$65
Family with Dependents	\$5	\$160
Family with No Dependents	\$5	\$140
Senior Individual	\$5	\$50
Senior Family with No Dependents	\$5	\$75
Monthly Memberships (Non-Resident Only)		
Individual	N/A	\$12
Middle School Student	N/A	\$10
High School Student	N/A	\$10
Family with Dependents	N/A	\$20
Family with No Dependents	N/A	\$15
Senior Individual	N/A	\$10
Senior Family with No Dependents	N/A	\$12
Daily Memberships (Non-Resident Only)		
Individual	N/A	\$6
Middle School Student	N/A	\$6
High School Student	N/A	\$6
Family with Dependents	N/A	\$10
Family with No Dependents	N/A	\$10
Senior Individual	N/A	\$10
Senior Family with No Dependents	N/A	\$6
Lost Cards	\$5	\$5

HOCUTT ELLINGTON MEMORIAL LIBRARY

Library Cards	Resident Fee	Non-Resident Fee
Individual - Annual	\$0	\$25
Individual - Semi-Annual	\$0	\$15
Individual - Quarterly	\$0	\$10
Family - Annual	\$0	\$50
Education Employee (All Johnston County - with ID)	\$0	\$0
Internet Usage		
With Valid Library Card	\$0	\$0
Without Valid Library Card	\$0	\$5 per hour
Library Fees		
Copy Machine or Computer Printouts	\$0.20 per copy	\$0.20 per copy
Lost Book	Replacement Cost	Replacement Cost
Overdue Fines	\$0.25 per day	\$0.25 per day
Library Card Replacement (Unexpired)	\$5	\$5

SPECIAL EVENTS

Special Event Fees	Resident Fee	Non-Resident Fee
Application Review	\$100	\$200
Sanitation Deposit	\$250	\$250
Town Square/Horne Square Rental	\$25 / day	\$50 / day
Street Closure	\$50 / day	\$100 / day
Type III Barricade Rental	\$5 / barricade / day	\$25 + \$5 / barricade / day
Police Detail Fee (3 hour minimum)	\$35 / officer / hour	\$35 / officer / hour + \$100 Admin Fee
Garbage/Recycling Container Rental (minimum of 4)	\$13 / container / day	\$13 / container / day + \$50 Admin Fee
Generating Notice Addresses (one hour minimum)	\$25 / hour	\$50 / hour
Emergency Notification Call / Mass Phone	\$50	\$100
Utility Fees (Water and Electricity)		
Events longer than one day	\$10 / utility	\$20 / utility

NON-DEPARTMENTAL EQUIPMENT USAGE RATES

Sewer Jetter	\$65 / hour	Dump Truck	\$40 / hour
Leaf Machine	\$65 / hour	Ditch Witch Trencher	\$40 / hour
Backhoe	\$55 / hour	Asphalt Roller	\$40 / hour
Line Truck	\$50 / hour	Riding Mower	\$35 / hour
Bucket Truck	\$50 / hour	1/2 Ton Pickup Truck	\$25 / hour
Sewer Rodding Machine	\$40 / hour	Air Hammer	\$25 / hour
Tractor & Bush Hog	\$40 / hour	Soil Tamp	\$25 / hour
Mowing Machine	\$40 / hour	Push Mower	\$20 / hour

* Rates for usage of equipment not listed above shall be based on the rates published by FEMA plus 15% for billing, management, and overhead.

COMPLIANCE SECTION

Report on Internal Control Over Financial Reporting and on Compliance
and Other Matters Based on an Audit of Financial Statements Performed in Accordance
with *Government Auditing Standards*

Independent Auditor's Report

To the Honorable Mayor and
Members of the Town Council
Clayton, North Carolina

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregated remaining fund information of the Town of Clayton, North Carolina, as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprises the Town of Clayton, North Carolina's basic financial statements, and have issued our report thereon dated November 8, 2018. The financial statements of the Clayton Downtown Development Association were not audited in accordance with *Governmental Auditing Standards*.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town of Clayton's internal control over financial reporting (Internal Control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town of Clayton's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

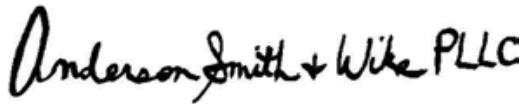
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and other matters

As part of obtaining reasonable assurance about whether the Town of Clayton's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Anderson Smith + Wike PLLC". The signature is written in a cursive, flowing style.

Rockingham, NC
November 8, 2018

This page intentionally left blank



Town Council Agenda Cover Sheet

Meeting Date

January 22 2019

Agenda Location

Public Hearings

Item Title

2018-238-ANX Rising Tide

Presenter

Planning Department

Summary/Description

Annexation of Parcel Number 05G01014C 0.57 acres, 1218 Properties, LLC is the owner. The property is located at 1218 West Main Street and was approved last Fall by Planning Board to be utilized as a contractor's office (Rising Tide).

Requested Action

Approval/Denial

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Application
Public Notice
Site Plan
Certificate of Sufficiency
Legal Description
Map
Resolution

Meeting Timeline

January 22- Public Hearing



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

PETITION FOR VOLUNTARY ANNEXATION

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1.

Applications are due by 5pm on the first working day of each month.

Request Information

☐ Contiguous Annexation

☒ Non-Contiguous Annexation

The following items must accompany an annexation petition:

To be completed by the applicant:	Included?	
	Yes	No
1. Petition for Annexation with original signatures	☒	☐
2. A boundary plat of the area to be annexed meeting requirements of the Plat Checklist (included in this application packet).	☒	☐
3. Legal Description (metes and bounds)	☒	☐

PROCESS:

Review by Staff: The Planning, Engineering and Public Works Departments review the annexation submission. Comments will be sent to the applicant.

Annexation Plat Submission: After the map and legal description are deemed sufficient by the Town, the applicant is required to submit two (2) Mylar annexation plats to the Planning Department.

Town Council Meeting: The Town Council will pass a resolution directing the Town Clerk to investigate the annexation petition. The Town Clerk will present to the Town Council a Certificate of Sufficiency indicating that the annexation petition is complete. A resolution setting the date of the public hearing is then approved.

Legal Advertisement: A legal advertisement will be published no more than 25 days and no less than 10 days prior to the date of the public hearing.

Public Hearing/Town Council Meeting: The Town Council will either adopt or deny an ordinance to extend the corporate limits of the Town of Clayton.

Recordation: If the annexation is approved by the Town Council, the Annexation Plats shall be recorded at the appropriate county Register of Deeds.

Petition for Voluntary Annexation Application – Property Information
COMPLETE IF A LIMITED LIABILITY COMPANY:

Submittal Date: 12/3/2018

Petition No.: 2018-238-ANX

To the Town Council of the Town of Clayton, North Carolina:

1. I/We the undersigned owner(s)* of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Clayton, North Carolina.

*If the owner of real property is a corporation or religious entity, attach a copy of the articles of incorporation describing who is/are authorized to sign with the petition.

2. The area to be annexed is contiguous, X non-contiguous to the Town of Clayton, North Carolina and the boundaries of such territory are as provided in the boundary plat attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
4. Attached is a statement of the schedule for full development of the property to be annexed, which includes the type, number, and estimated value of planned improvements, if applicable.

Total acreage to be annexed: 0.58 ACS
Existing housing units: N/A
Population of acreage to be annexed: 0
Existing Zoning District*: B-3
Proposed Town Zoning District*: B-3
Reason for petitioner to annex: Receive Town Services
X Other (please specify): SEE ATTACHED LETTER

5. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

In witness whereof, 1218 Properties LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this 8th day of November, 2018.

Name of Limited Liability Company: 1218 Properties, LLC

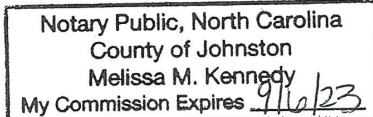
By: [Signature]

Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

Sworn and subscribed before me, Melissa M Kennedy, a Notary Public for the above State and County, this 8th day of November, 2018.

SEAL



[Signature]
Notary Public

My Commission Expires: 9/16/2023

In the Town of Clayton Comprehensive Plan 2040 the property requested to be annexed is in an area designated as Downtown Residential. The purpose of areas designated as Downtown Residential is to ***“support and foster the Downtown Core”*** by providing for housing options and office uses that retain and maintain the established neighborhoods.

The Downtown Core as described in the Comprehensive Plan 2040, is an area that is planned to ***“foster an urban environment”*** characterized by preservation of older structures and new construction that is “context sensitive.” The proposed reuse of the property and the reuse of the structure meet the objectives of the Downtown Residential designation of the Comprehensive Plan while supporting and fostering the Downtown Core.

Further, due to the physical location of the property immediately east of the railroad trestle on Main Street, the property its self is the gateway to Downtown Clayton from the west. By being civic minded and supporting the Town of Clayton Comprehensive Plan 2040 and Downtown Clayton the next logical step is to request annexation.

Voluntary Annexation Plat Checklist

#	Required Plat Items
1.	Fully dimensioned by metes and bounds, and the location of intersecting boundary lines of the existing town limits, labeled and distinctly marked. Include full right-of-way if the area on both sides is or will be in the corporate limits.
2.	Any utility easements with metes and bounds.
3.	Accurate locations and descriptions of all monuments, markers and control points.
4.	Ultimate right-of-way widths on all streets.
5.	Entitle "ANNEXATION MAP FOR THE TOWN OF CLAYTON" OR "SATELLITE ANNEXATION MAP FOR THE TOWN OF CLAYTON," as appropriate.
6.	Name of property owner(s).
7.	Name, seal, and registration of Professionally Licensed Surveyor (PLS).
8.	Date of the survey and map preparation; a north arrow indicating whether the index is true magnetic North Carolina grid (NAD 83 or NAD 27) or deed; graphic scale; and declination.
9.	Names of the township, county, and state.
10.	A detailed vicinity map.
11.	Include address of property if assigned.
12.	Show all contiguous or non-contiguous town limits.
13.	The following certification must be placed on the map near a border to allow the map to be sealed: Annexation # _____ I, Samantha Wullenwaber, MPA, Planning Director, Clayton, North Carolina certify this is a true and exact map of annexation adopted the _____ day of _____, _____, by the Town Council. I set my hand and seal to the Town of Clayton, _____. Day/Month/Year _____ Samantha Wullenwaber MPA
14.	Leave 2 inch by 2 inch space for the county Register of Deeds stamp on the plat. All final plats must be stamped and signed before they can be accepted by the Town.

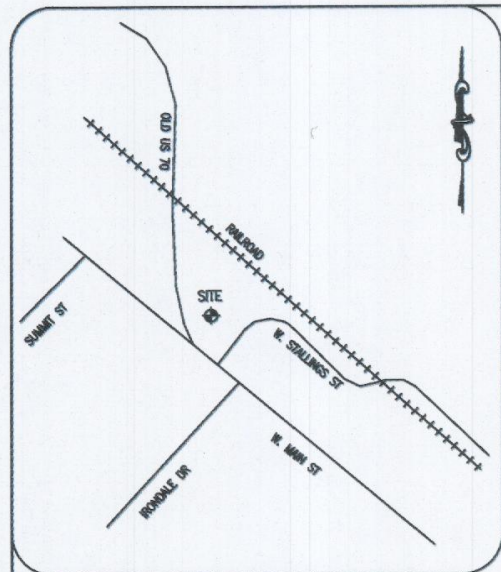
11-1-2018

LEGAL DESCRIPTION OF 1218 West Main Street Property

PIN# 165911-66-9594

Johnston County, North Carolina

BEGINNING AT AN IRON PIPE BEING AT THE
NORTHERN INTERSECTION OF THE RIGHTS OF
WAY OF WEST STALLINGS STREET AND WEST
MAIN STREET, HAVE NC GRID COORDINATES OF
N: 696526.80E: 2157064.32' (NAD83/NSRS2011);
THENCE ALONG THE RIGHT OF WAY OF OLD US HIGHWAY 70
N 28°39'24" W A DISTANCE OF 81.77' TO A NEW IRON ROD;
THENCE ALONG THE RIGHT OF WAY OF OLD US HIGHWAY 70
N 22°18'19" W A DISTANCE OF 50.00' TO A NEW IRON ROD;
THENCE ALONG THE RIGHT OF WAY OF OLD US HIGHWAY 70
N 15°18'19" W A DISTANCE OF 75.00' TO A NEW IRON ROD;
THENCE ALONG THE RIGHT OF WAY OF OLD US HIGHWAY 70
N 06°28'19" W A DISTANCE OF 99.08' TO A NEW IRON ROD
BEING IN THE SOUTHERN RIGHT OF WAY OF RAILROAD CORRIDOR;
THENCE ALONG THE SOUTHERN RIGHT OF WAY OF RAILROAD CORRIDOR
S 45°40'51" E A DISTANCE OF 291.15' TO A NEW IRON ROD
BEING IN THE SOUTHERN RIGHT OF WAY OF RAILROAD CORRIDOR AND
WESTERN RIGHT OF WAY OF WEST STALLINGS STREET;
THENCE ALONG THE NORTHERN RIGHT OF WAY OF WEST STALLINGS
STREET S 57°56'41" W A DISTANCE OF 47.17' TO A NEW IRON ROD;
THENCE ALONG THE NORTHERN RIGHT OF WAY OF WEST STALLINGS
STREET S 52°40'41" W A DISTANCE OF 99.55' TO AN IRON PIPE,
BEING THE POINT OF BEGINNING
HAVING AN AREA OF 24,735 SQUARE FEET, 0.57 ACRES



VICINITY MAP (NTS)

Note 'A'
This property is located in Zone 'X' (minimal flood risk)
and is not within a Special Flood Hazard Area.
FIRM # 3720165900K
Effective Date: 06/20/2018

Note 'B'
This property is currently Zoned 'B-3'

Note 'C'
All distances are horizontal ground unless otherwise stated

Note 'D'
All areas computed by coordinate method

Note 'E'
The parcel(s) shown hereon are subject to any and all
easements, rights of way and restrictions of record

Note 'F'
No grid monuments recovered within 2000' of property

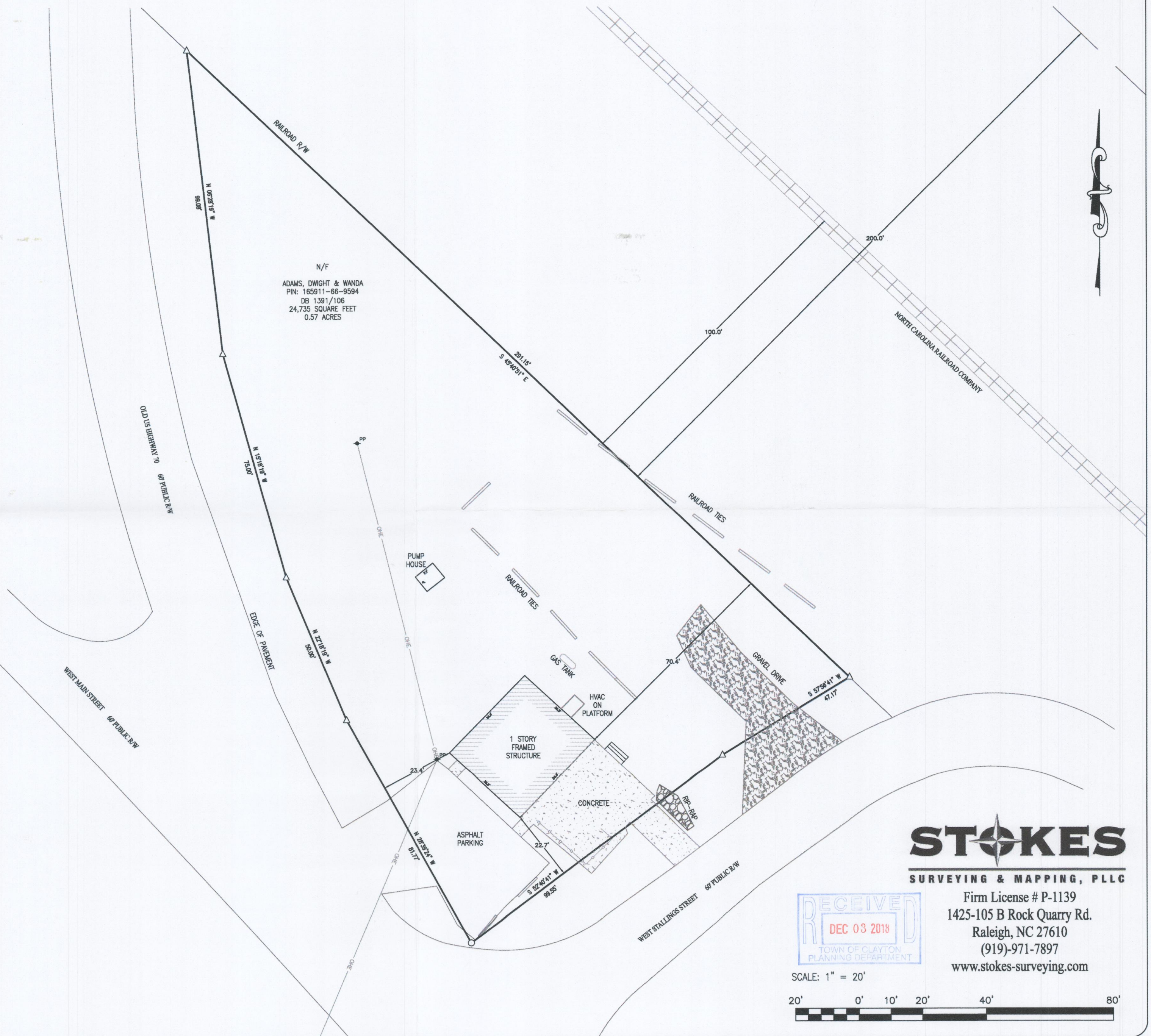
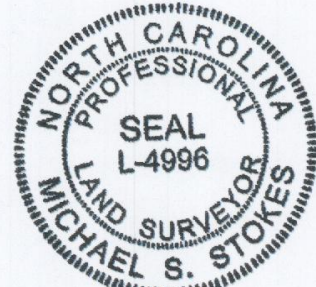
Note 'G'
Underground utilities were not considered on this survey

Survey for:
Joshua Davis

of:
The Property Described in Deed Book 1391 Page 106
Johnston County Registry
Clayton TWSR, Johnston County, North Carolina
Being the Property Located at:
1218 West Main Street, Clayton

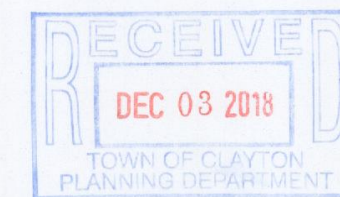
I, Michael S. Stokes, Professional Land Surveyor certify that this survey
complies with the North Carolina Standards of Practice for Surveying
Section 1600; that this is a class A survey, meeting the criteria of
precision greater than 1:10,000; that RTN field procedure with GNSS
receiver utilizing correction factors broadcast by NCGS from base
station was utilized; that all units are U.S. Survey Feet unless otherwise
stated; that all distances are ground distances unless otherwise stated.
Any Easements, gaps, lappages, or encroachments are shown on this
survey; that all areas were computed by coordinate method. This survey
is not to be recorded without written permission from the surveyor. This
map remains the property of the surveyor and is to be used only for
conveyance of this lot by the person(s) shown on this map.

Witness my original signature, registration number and seal this 21st day
of June, A.D. 2018.
Surveyor: Michael S Stokes
License # L-4996

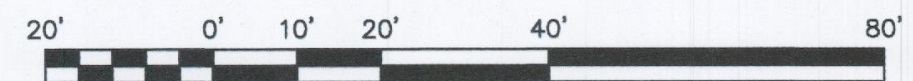


STOKES
SURVEYING & MAPPING, PLLC

Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com



SCALE: 1" = 20'



11-1-2018

LEGAL DESCRIPTION OF 1218 West Main Street Property

PIN# 165911-66-9594

Johnston County, North Carolina

BEGINNING AT AN IRON PIPE BEING AT THE NORTHERN INTERSECTION OF THE RIGHTS OF WAY OF WEST STALLINGS STREET AND WEST MAIN STREET, HAVE NC GRID COORDINATES OF N: 696526.80E: 2157064.32' (NAD83/NSRS2011); THENCE ALONG THE RIGHT OF WAY OF OLD US HIGHWAY 70 N 28°39'24" W A DISTANCE OF 81.77' TO A NEW IRON ROD; THENCE ALONG THE RIGHT OF WAY OF OLD US HIGHWAY 70 N 22°18'19" W A DISTANCE OF 50.00' TO A NEW IRON ROD; THENCE ALONG THE RIGHT OF WAY OF OLD US HIGHWAY 70 N 15°18'19" W A DISTANCE OF 75.00' TO A NEW IRON ROD; THENCE ALONG THE RIGHT OF WAY OF OLD US HIGHWAY 70 N 06°28'19" W A DISTANCE OF 99.08' TO A NEW IRON ROD BEING IN THE SOUTHERN RIGHT OF WAY OF RAILROAD CORRIDOR; THENCE ALONG THE SOUTHERN RIGHT OF WAY OF RAILROAD CORRIDOR S 45°40'51" E A DISTANCE OF 291.15' TO A NEW IRON ROD BEING IN THE SOUTHERN RIGHT OF WAY OF RAILROAD CORRIDOR AND WESTERN RIGHT OF WAY OF WEST STALLINGS STREET; THENCE ALONG THE NORTHERN RIGHT OF WAY OF WEST STALLINGS STREET S 57°56'41" W A DISTANCE OF 47.17' TO A NEW IRON ROD; THENCE ALONG THE NORTHERN RIGHT OF WAY OF WEST STALLINGS STREET S 52°40'41" W A DISTANCE OF 99.55' TO AN IRON PIPE, BEING THE POINT OF BEGINNING HAVING AN AREA OF 24,735 SQUARE FEET, 0.57 ACRES



Legend

- Area to be Annexed
- Clayton Town Limits
- Clayton ETJ
- Parcels

Produced by: TOC Planning
December 10, 2018

Annexation Map

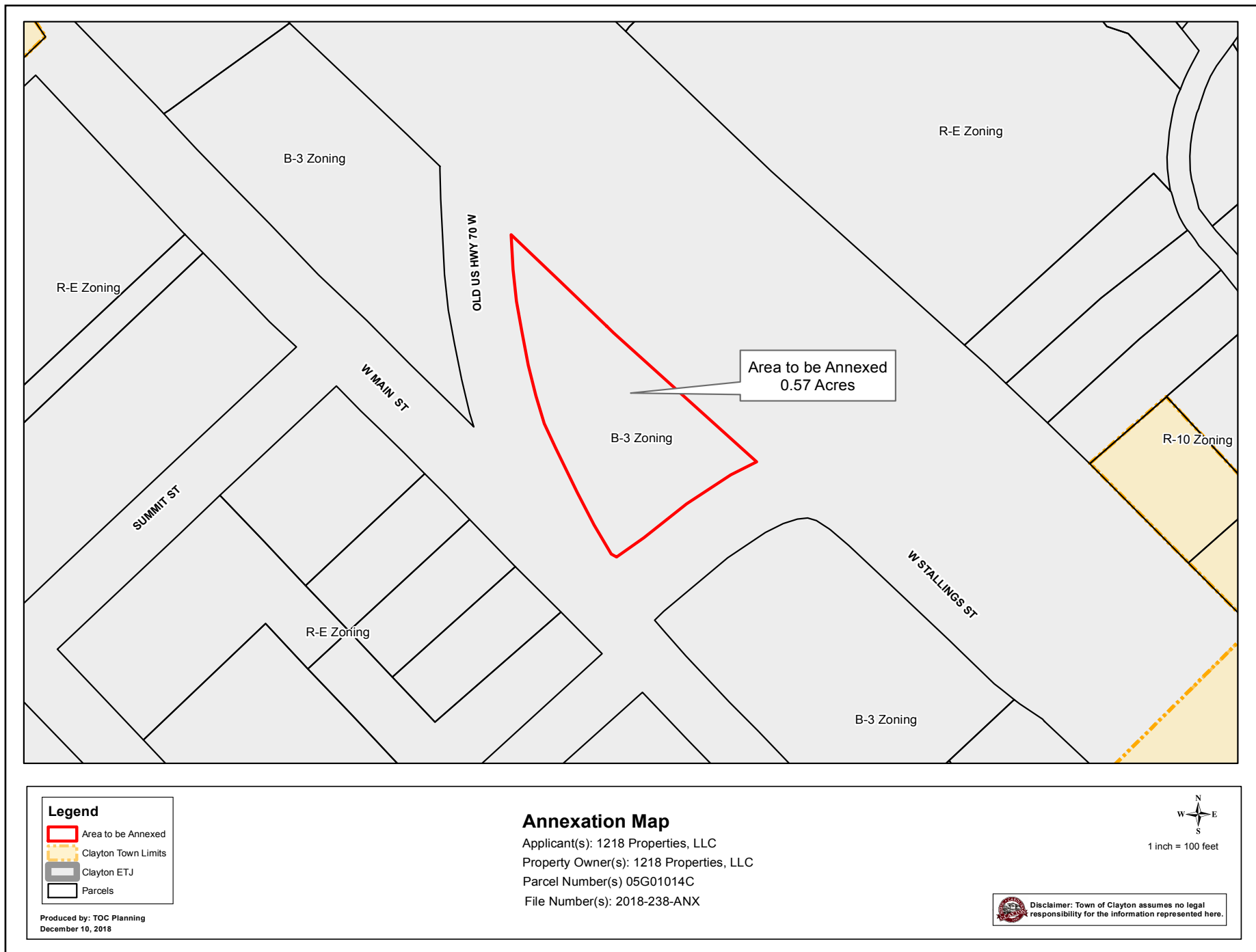
Applicant(s): 1218 Properties, LLC
 Property Owner(s): 1218 Properties, LLC
 Parcel Number(s) 05G01014C
 File Number(s): 2018-238-ANX



1 inch = 100 feet



Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.



PUBLIC NOTICE

The Clayton Town Council has called a public hearing at 6:00 PM on Tuesday, January 22, 2019, at Town Hall, 111 E. Second Street, on the question of annexing the following described non-contiguous area, requested by annexation petition 2018-238-ANX filed pursuant to G.S. 160A-58.1:

The area proposed for annexation is described as the following: Lying and being in Clayton Township, Johnston County, North Carolina and being more particularly described as follows:

BEGINNING AT AN IRON PIPE BEING AT THE NORTHERN INTERSECTION OF THE RIGHTS OF WAY OF WEST STALLINGS STREET AND WEST MAIN STREET, HAVE NC GRID COORDINATES OF N: 696526.80E: 2157064.32' (NAD83/NSRS2011); THENCE ALONG THE RIGHT OF WAY OF OLD US HIGHWAY 70 N 28°39'24" W A DISTANCE OF 81.77' TO A NEW IRON ROD; THENCE ALONG THE RIGHT OF WAY OF OLD US HIGHWAY 70 N 22°18'19" W A DISTANCE OF 50.00' TO A NEW IRON ROD; THENCE ALONG THE RIGHT OF WAY OF OLD US HIGHWAY 70 N 15°18'19" W A DISTANCE OF 75.00' TO A NEW IRON ROD; THENCE ALONG THE RIGHT OF WAY OF OLD US HIGHWAY 70 N 06°28'19" W A DISTANCE OF 99.08' TO A NEW IRON ROD BEING IN THE SOUTHERN RIGHT OF WAY OF RAILROAD CORRIDOR; THENCE ALONG THE SOUTHERN RIGHT OF WAY OF RAILROAD CORRIDOR S 45°40'51" E A DISTANCE OF 291.15' TO A NEW IRON ROD BEING IN THE SOUTHERN RIGHT OF WAY OF RAILROAD CORRIDOR AND WESTERN RIGHT OF WAY OF WEST STALLINGS STREET; THENCE ALONG THE NORTHERN RIGHT OF WAY OF WEST STALLINGS STREET S 57°56'41" W A DISTANCE OF 47.17' TO A NEW IRON ROD; THENCE ALONG THE NORTHERN RIGHT OF WAY OF WEST STALLINGS STREET S 52°40'41" W A DISTANCE OF 99.55' TO AN IRON PIPE, BEING THE POINT OF BEGINNING HAVING AN AREA OF 24,735 SQUARE FEET, 0.57 ACRES

This is an open meeting and the public is invited to attend.

Kimberly A. Moffett, CMC
Town Clerk
Town of Clayton
919-553-5002 ext. 5004

News & Observer - Clayton

Please advertise on the following date:

January 11, 2019

Affidavit of publication required.

ANNEXATION PETITION 2018-238-ANX

Rising Tide

Parcels: 05G01014C

Owners: 1218 Properties, LLC

Non-Contiguous: 0.57 Acres

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF CLAYTON, NORTH CAROLINA**

WHEREAS, the Town of Clayton has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the Town of Clayton has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Town Hall at 6:00 PM on January 22, 2019 due notice of publication on January 11, 2019.

WHEREAS, the Town of Clayton finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Clayton, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Clayton as of January 22, 2019:

BEGINNING AT AN IRON PIPE BEING AT THE NORTHERN INTERSECTION OF THE RIGHTS OF WAY OF WEST STALLINGS STREET AND WEST MAIN STREET, HAVE NC GRID COORDINATES OF N: 696526.80E: 2157064.32' (NAD83/NSRS2011); THENCE ALONG THE RIGHT OF WAY OF OLD US HIGHWAY 70 N 28°39'24" W A DISTANCE OF 81.77' TO A NEW IRON ROD; THENCE ALONG THE RIGHT OF WAY OF OLD US HIGHWAY 70 N 22°18'19" W A DISTANCE OF 50.00' TO A NEW IRON ROD; THENCE ALONG THE RIGHT OF WAY OF OLD US HIGHWAY 70 N 15°18'19" W A DISTANCE OF 75.00' TO A NEW IRON ROD; THENCE ALONG THE RIGHT OF WAY OF OLD US HIGHWAY 70 N 06°28'19" W A DISTANCE OF 99.08' TO A NEW IRON ROD BEING IN THE SOUTHERN RIGHT OF WAY OF RAILROAD CORRIDOR; THENCE ALONG THE SOUTHERN RIGHT OF WAY OF RAILROAD CORRIDOR S 45°40'51" E A DISTANCE OF 291.15' TO A NEW IRON ROD BEING IN THE SOUTHERN RIGHT OF WAY OF RAILROAD CORRIDOR AND WESTERN RIGHT OF WAY OF WEST STALLINGS STREET; THENCE ALONG THE NORTHERN RIGHT OF WAY OF WEST STALLINGS STREET S 57°56'41" W A DISTANCE OF 47.17' TO A NEW IRON ROD; THENCE ALONG THE NORTHERN RIGHT OF WAY OF WEST STALLINGS STREET S 52°40'41" W A DISTANCE OF 99.55' TO AN IRON PIPE, BEING THE POINT OF BEGINNING HAVING AN AREA OF 24,735 SQUARE FEET, 0.57 ACRES

Section 2: Upon and after January 22, 2019, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Clayton and shall be entitled to the same privileges and benefits as other parts of the Town of Clayton. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Clayton shall cause to be recorded in the office of the Register of Deeds of Johnston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Duly adopted this the 22nd day of January, 2019 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

Katherine Ross
Town Attorney

**NORTH CAROLINA
JOHNSTON COUNTY**

This the _____ day of _____, 2019  personally appeared before me, Kimberly A. Moffett, Clerk of the Town of Clayton, who, being duly sworn by me, says that she knows the common seal of the Town of Clayton and is acquainted with Jody L. McLeod, who is the Mayor and presiding member of said municipal corporation; and that she saw the said Mayor sign the foregoing instrument and saw the said common seal of said municipal corporation affixed to said instrument, and that she, the said Kimberly A. Moffett, signed her name in attestation of said instrument in the presence of said Mayor.

Witness my hand and notarial seal, this the day and year first above written.

Notary Public - Signature

(SEAL)

Notary Public – Printed Name

Commission Expires: _____

County of Commission: _____



Town Council Agenda Cover Sheet

Meeting Date

January 22 2019

Agenda Location

Public Hearings

Item Title

2018-206-RZ New Trinity Missionary Baptist Church

Presenter

Planning Department

Summary/Description

A rezoning request to rezone two parcels located at 347 W. Main Street and 317 W. 2nd Street from Central-Business (B-1) to Neighborhood Business (B-2). Both properties have frontage along Main Street and Second Street. However, the applicant is only proposing to rezone a portion of each property to B-2, so that the portions along Main Street remain B-1. The properties are adjacent to and generally bordered by commercial uses, with some office and church uses. The other properties on the same block are zoned B-1 and B-2 and surrounding properties are zoned B-1, B-2, R-6, and O-I.

**Requested Action**

Approval/Denial

Additional Documents to be Included in Agenda Packet

Application
Newspaper Ad
Motion Form
Ordinance
Adjacent Property Letters
Neighborhood Meeting Materials
Staff Report
Map
Consistency Statement

Meeting Timeline

December 18th – Planning Board
January 7th – Set a Public Hearing (Town Council)
January 22nd – Public Hearing



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

REZONING APPLICATION

- ☒ Standard Rezoning Fee: \$400.00
☐ Planned Development Rezoning Fee: \$1,000 + \$5.00 per acre
☒ Advertisement Fee: \$200.00

SITE INFORMATION

Name of Project: New Trinity Missionary Baptist Church
Acreage of Property: 1.809 Acres Zoning District: B-1 & B-2
County Tag #: 05019025 05 019020 NC Pin #: 165916-93-7577
347 W Main St + 317 W 2nd St 165916-93-7608
Address/Location: 115 Robertson Street
Existing Zoning District: B-1 & B-2 Proposed Zoning District: B-2

APPLICANT INFORMATION

Applicant: New Trinity Missionary Baptist Church
Mailing Address: P.O. Box 827, Clayton, N.C. 27528
Phone Number: 919-606-5012 Fax: _____
Contact Person: Mike Sims
Email Address: ssmsbdg@aol.com

PROPERTY OWNER INFORMATION

Name: New Trinity Missionary Baptist Church
Mailing Address: 115 Robertson Street, Clayton, N.C. 27520
Phone Number: 919-606-5012 Fax: _____
Email Address: ssmsbdg@aol.com

OFFICE USE ONLY

Date Received: OCT 31 2018 Amount Paid: \$ 600 File Number: 2018-206-RZ
ck #1382

TOWN OF CLAYTON
PLANNING DEPARTMENT

July 2018

Still owes
\$100 as of 11-1-18

2 of 10

EXPLANATION OF PROJECT

Please provide detailed information concerning all requests. Attach additional sheets if necessary.

WE ARE CURRENTLY SEEKING TO REZONE 1.8 ACRES AT THE ATTACHED
LOCATION FROM B1+B2 TO ENTIRELY B-2

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

IN KEEPING WITH THE TOWN OF CLAYTON'S COMPREHENSIVE GROWTH
PLAN. THE TOWN IS LOOKING AT A 47% GROWTH RATE FROM 2010 TO
2030. WE WOULD LIKE TO BUILD A SANCTUARY THAT WILL ACCOMMODATE THIS GROWTH.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.

PART OF THE PROPERTY WAS ZONED RESIDENTIAL. THIS IS WHY
WE ARE ASKING FOR A REZONING.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.

THE PROPOSED CHANGES HELPS WITH THE GROWTH OF THE
CHURCH AND GROWTH WITH THE TOWN.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.

THERE IS ADEQUATE PUBLIC FACILITIES TO SUPPORT THIS PROJECT.
THERE IS WATER, SEWAGE, AND ROADS AVAILABLE.

5. It has been determined that the legal purposes for which zoning exists are not violated.

THIS WILL NOT CREATE ANY LEGAL ISSUES FOR EXISTING
PROPERTIES.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

ADJOINING PROPERTIES WILL HAVE NO ADVERSE EFFECT FROM
REZONING OF CURRENT PROPERTY.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

NO ONE PROPERTY OWNER OF SMALL GROUP WILL BENEFIT
FROM CHANGES MADE.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Zoning Ordinance and change the Official Zoning Map of the Town of Clayton as requested. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Michael Sims
Print Name

Michael Sims
Signature of Applicant

OCT. 12 2018
Date



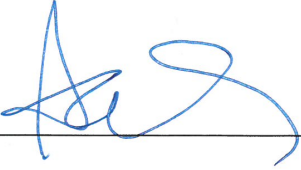
TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

REZONING APPLICATION COVER SHEET

Name of Project: New Trinity Missionary Baptist Church Date: 9-10-18
Applicant Name: New Trinity Missionary Baptist Church

The following checklist to be completed by applicant:

- ☐ Pre-Application Meeting on: 9/18 (Samantha)
- ☒ Review Fee
- ☒ Advertisement Fee
- ☒ Completed Application
- ☒ Owner's Consent Form
- ☒ Adjacent Property Owner's List
- ☐ Neighborhood Meeting Notice Letter (1 copy) needs date & was told to wait for
- ☐ Set of stamped, addressed, empty envelopes for adjacent property owner notification ok.
- ☐ Signed & Sealed Boundary Survey
- ☐ Copy of signed & sealed boundary survey in PDF on USB

Reviewed by: 

ADJACENT PROPERTY OWNERS LIST

Project Name: New Trinity Missionary Baptist Church

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
05023026	Raymond E. Lee	Main Street
05019026	Lee Brothers Rental	399 W. Main Street
05019024	Percy Yates Lee	389 W. Main Street
05019023	Percy Y. Lee	381 W. Main Street
05019021	Hilburn Investments Properties LLC	West Main Street
05019020B	Hilburn Investments Properties LLC	West Main Street
05019066	Graham Rentals LLC	315 W. Main Street
05019018A	The M5 Investments Group LLC	110 Ellington Street
05019042	Mable M. Howard	303 W. Second Street
05019040	Hocutt Baptist Church	311 W. Second Street
05019035A	Hocutt Baptist Church	Second Street
05018036	Hocutt Baptist Church	Second Street
05019029	Hocutt Baptist Church	345 W. Second Street
05019027	Hocutt Baptist Church	Second Street
05023003	Hocutt Baptist Church	Second Street
05019004	Jerry T, Dew, Sr.	326 W. Main Street



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27009
P.O. Box 879, Clayton, NC 27009
Phone: 919-553-5002
Fax: 919-553-5002

November 8, 2019

NOTICE

SUBJECT: **Project:** **2018-206-RZ New Trinity Missionary Baptist Church Rezoning**
Address: 347 W. Main Street & 317 W. 2nd Street
PIN #: 165916-93-7577 & 165916-93-7608
Applicant: New Trinity Missionary Baptist Church

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Town Council will hold a public hearing on **Tuesday, January 22, 2019 at 6:00 PM** at Town Hall, 111 E Second Street, to consider the above referenced Rezoning application. The applicant is requesting to rezone 1.09 acres from Central Business (B-1) to Neighborhood Business (B-2). Both properties have frontage along Main Street and Second Street. However, the applicant is only proposing to rezone a portion of each property to B-2, so that the portions along Main Street remain B-1. Please see the map on the back of this letter.

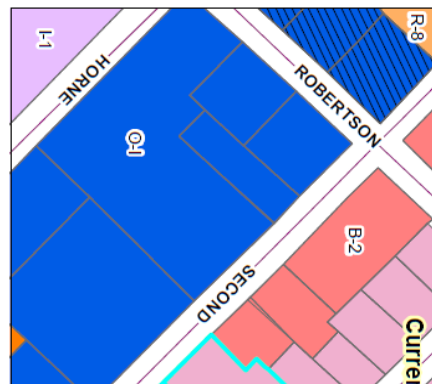
Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to attend this meeting and express your opinions on this request to Council.

If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at dpowell@townofclaytonnc.org.

Sincerely,

Damiere Powell

Request:
2018-206-RZ, New Trinity Missionary Baptist Church
Applicant: Mike Sims
Property Owner: New Trinity Missionary Baptist Church
Parcel ID: 165916-93-7608 & 165916-93-7577
Map # 05019020 & 05019019A



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

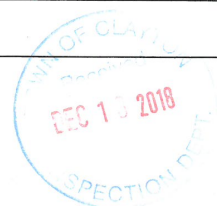
Project: New Trinity Missionary Baptist Church

Application: Rejoining

Location/Date: 115 South Robertson St. 12-17-2018

	NAME	ADDRESS
1	Tyrone Bennerman	139 Old York Ln Clayton NC 27520
2	Joseph Hudson	55 Ayden Dr Clayton NC 27520
3	NORMAN J. DOVE	705 Page ST, Clayton
4	LANA R. DOVE	705 Page ST, Clayton
5	Ofis Richardson	601 Brooket Clayton 27520
6	Rob Smith	2005 Olive Tree Ln Clayton NC 27520
7	Melvin Kelly	340 Nelson Lane Clayton NC 27527
8	Monique Bloomfield	610 S. Robertson St. Clayton NC
9	Shirley W. Kelly	340 Nelson Lane Clayton, NC 27527
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

July 2018



8 of 10

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: REZONING Date of Mailing: 12-5-2018 ^{sub}
~~12-17-2018~~
Date of Meeting: 12-17-2018 Time of Meeting: 7:01 pm
Location of Meeting: New Trinity MBC 115 So. Robertson St.
Clayton, NC 27520

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Michael Sims Signature: Michael Sims

Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.*

Michael Sims, from New Trinity Missionary Church, discussed the
REZONING OF PARCELS 05019020 + 05019019A from B-1 to
B-2. The purpose of the rezoning would be for future
construction on the parcels.

Please write clearly (or submit a typed summary). Use additional sheets if necessary.

July 2018



9 of 10

December 5, 2018

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: December 17, 2018

Meeting Time: 7:00PM

Meeting Location: 115 S. Robertson st New Trinity Missionary Baptist
Clayton, NC 27520

Type of Application: Rezoning, Recombination Plat.

Project/proposal property address: 115 S. Robertson st Clayton NC 27520

Description of project/proposal: Building/Construction

At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

1. A copy of the project application.
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
3. A map, drawing, or other depiction of the proposed land use change or development proposal.

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

If you have any questions prior to or after this meeting, you may contact us at 919-606-5012. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Michael Sims
New Trinity Missionary Baptist Church

Cc: Town of Clayton Planning Dept.

ADJACENT PROPERTY OWNERS LIST

Project Name: New Trinity Missionary Baptist Church

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
05023026	Raymond E. Lee	Main Street
05019026	Lee Brothers Rental	399 W. Main Street
05019024	Percy Yates Lee	389 W. Main Street
05019023	Percy Y. Lee	381 W. Main Street
05019021	Hilburn Investments Properties LLC	West Main Street
05019020B	Hilburn Investments Properties LLC	West Main Street
05019066	Graham Rentals LLC	315 W. Main Street
05019018A	The M5 Investments Group LLC	110 Ellington Street
05019042	Mable M. Howard	303 W. Second Street
05019040	Hocutt Baptist Church	311 W. Second Street
05019035A	Hocutt Baptist Church	Second Street
05018036	Hocutt Baptist Church	Second Street
05019029	Hocutt Baptist Church	345 W. Second Street
05019027	Hocutt Baptist Church	Second Street
05023003	Hocutt Baptist Church	Second Street
05019004	Jerry T, Dew, Sr.	326 W. Main Street



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-1545

Planning Board
December 18, 2018

STAFF REPORT

Application Number: 2018-206-RZ
Project Name: New Trinity Missionary Baptist Church Rezoning

NC PIN / Tag #: 165916-93-7577 / 050190191A & 165916-93-7608 / 05019020
Town Limits/ETJ: Town Limits
Overlay: Downtown Overlay (portion located within overlay is not proposed to be rezoned)
Applicant: New Trinity Missionary Baptist Church
Owner: New Trinity Missionary Baptist Church
Location: 347 W. Main Street & 317 W. 2nd Street

Public Noticing:

- Neighborhood meeting December 17, 2018
- Sign posted prior to December 8, 2018
- Letters mailed prior to January 11, 2019
- Newspaper ad posted on January 11, 2019 and January 18, 2019

REQUEST: Rezoning from Central-Business (B-1) to Neighborhood-Business (B-2).

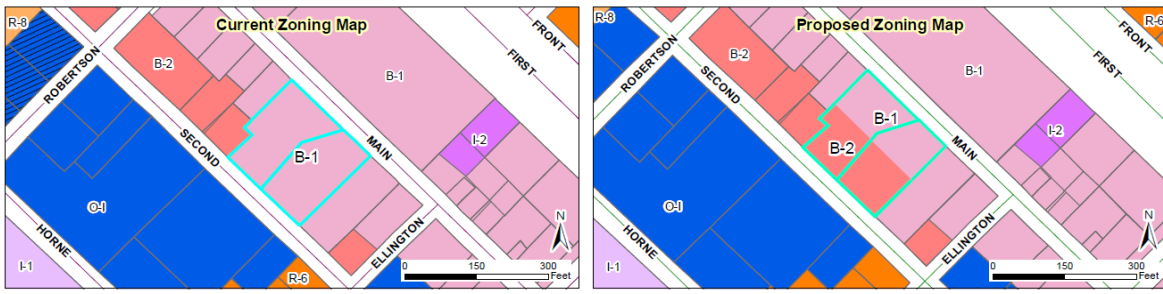


SITE DATA:

Acreage: 1.09 acres
Existing Use: Vacant and Church

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Central-Business (B-1)	Commercial
South	Office-Institutional (O-I), Residential-6 (R-6), Central Business (B-1)	Office, Commercial, Residential
East	Central-Business (B-1)	Commercial
West	Office Institutional (O-I), Neighborhood Business (B-2)	Office & Church



STAFF ANALYSIS AND COMMENTARY:

Overview

New Trinity Baptist Church is requesting to rezone 1.09 acres from Central Business (B-1) to Neighborhood Business (B-2) to prepare the land for a future expansion of the church. Both properties have frontage along Main Street and Second Street. However, the applicant is only proposing to rezone a portion of each property to B-2, so that the portions along Main Street remain B-1.

The applicant plans to construct a larger sanctuary in order to accommodate the growth of the Town and subsequent increase in church membership. The properties are adjacent to and generally bordered by commercial uses, with some office and church uses. The other properties on the same block are zoned Central-Business (B-1) and Neighborhood-Business (B-2).

Existing vs. Proposed Zoning

The following uses are typical (but not exhaustive) of both the existing (B-1) and proposed (B-2) zoning districts.

Central-Business (B-1)	Neighborhood-Business (B-2)
Upper-Story Residence	Upper-Story Residence
Office (General)	Office (General & Medical)
Creative Studio	Creative Studio
Restaurant	Park

Retail Sales	Retail Sales
Service	*Apartments via Special Use Permi
*Apartments via Special Use Permit	*Church via Conditional Use Permit

There are several distinctions between the two districts. The B-2 district requires a minimum lot area of 6,000 sqft and a minimum lot width of 50 ft. The B-1 district has no requirement for these lot standards. The B-1 district also has no minimum setbacks, no maximum building coverage, and no maximum impervious surface limits. The B-1 district also does not permit the use of churches.

Consistency with the Comprehensive Plan 2040

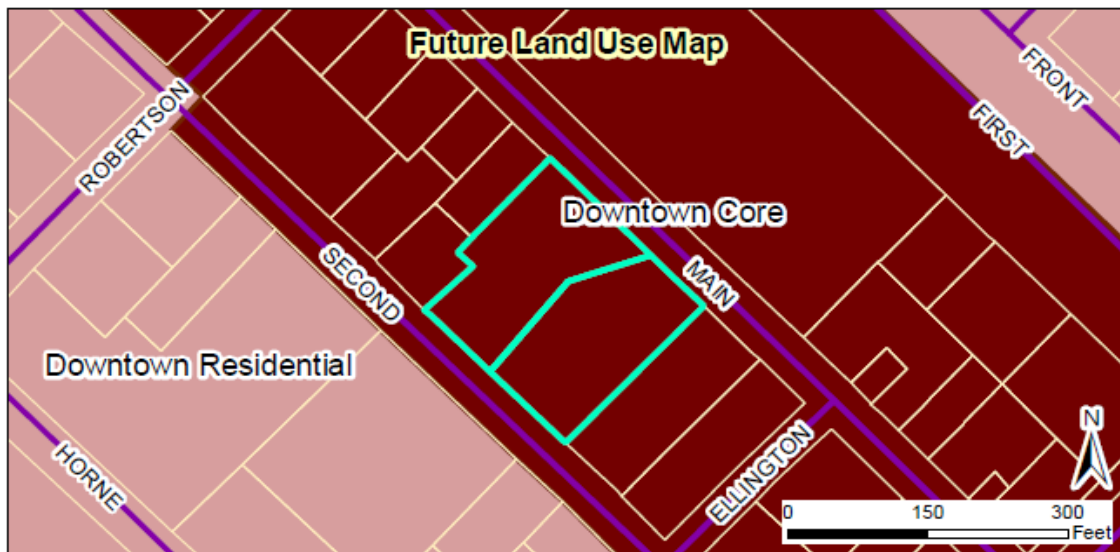
The properties are identified in the adopted Future Land Use Map as Downtown Core. One of the purposes of the Downtown Core designation is to encourage high density commercial, employment, residential, and other uses. The designation permits a variety of uses including commercial services (restaurants, retail, professional services, and entertainment), office, high-density residential, upper-story apartments, and renovated older homes that accommodate commercial uses. B-1 and B-2 are identified as a compatible zoning districts for the Downtown Core Future Land Use Designation. The proposed rezoning is consistent with this designation, as it keeps the portions of the properties along Main Street zoned B-1 to serve as higher intensity uses in the future.

Comprehensive Plan Goals supporting the rezoning request include:

- LU1.4 Protect and enhance the historic downtown character while promoting quality redevelopment and infill
- D1 Promote quality new, adaptive re-use, and infill development projects downtown.
- D1.2 Support the renovation and redevelopment of under-utilized sites and buildings in an effort to invigorate investment and/or revitalization in downtown.

Comprehensive Plan Goals not supporting the rezoning request include:

- None



Staff Report
2018-165-RZ 517-549 E. Main Rezoning

Access to public facilities and services

There is sufficient access to public water and sewer service. The site is proximate to public parks and within the downtown central business district.

CONSIDERATIONS:

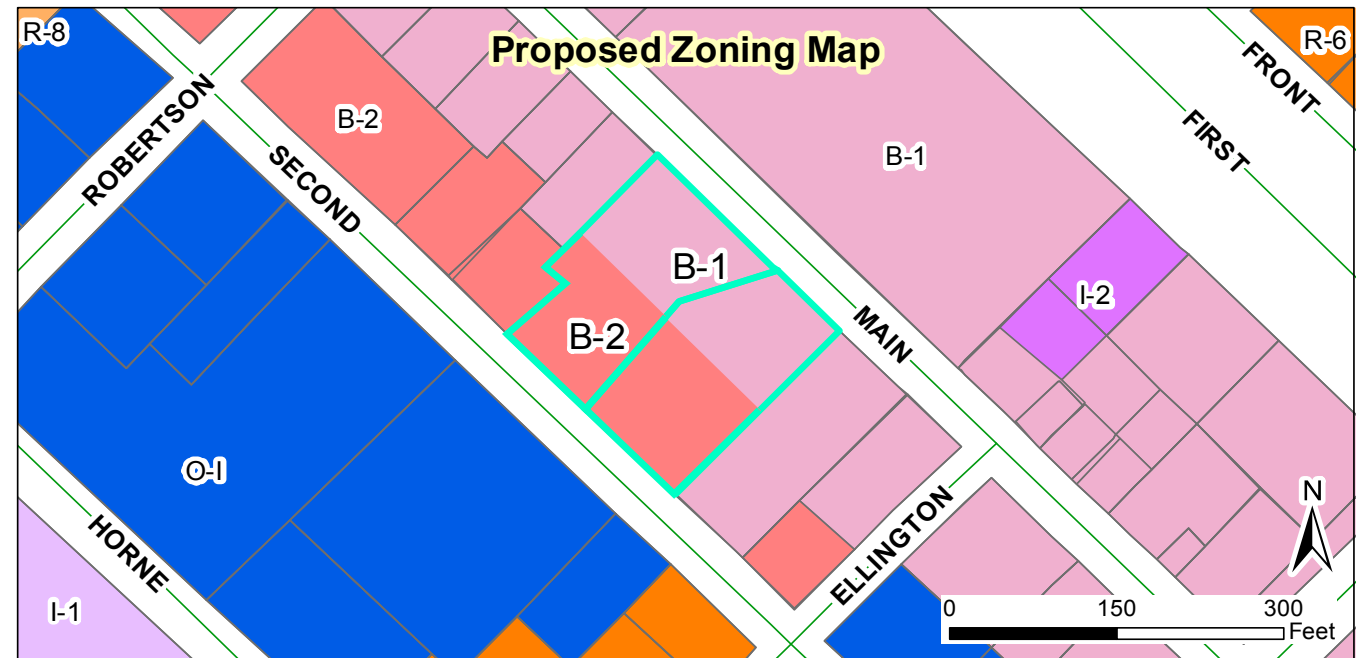
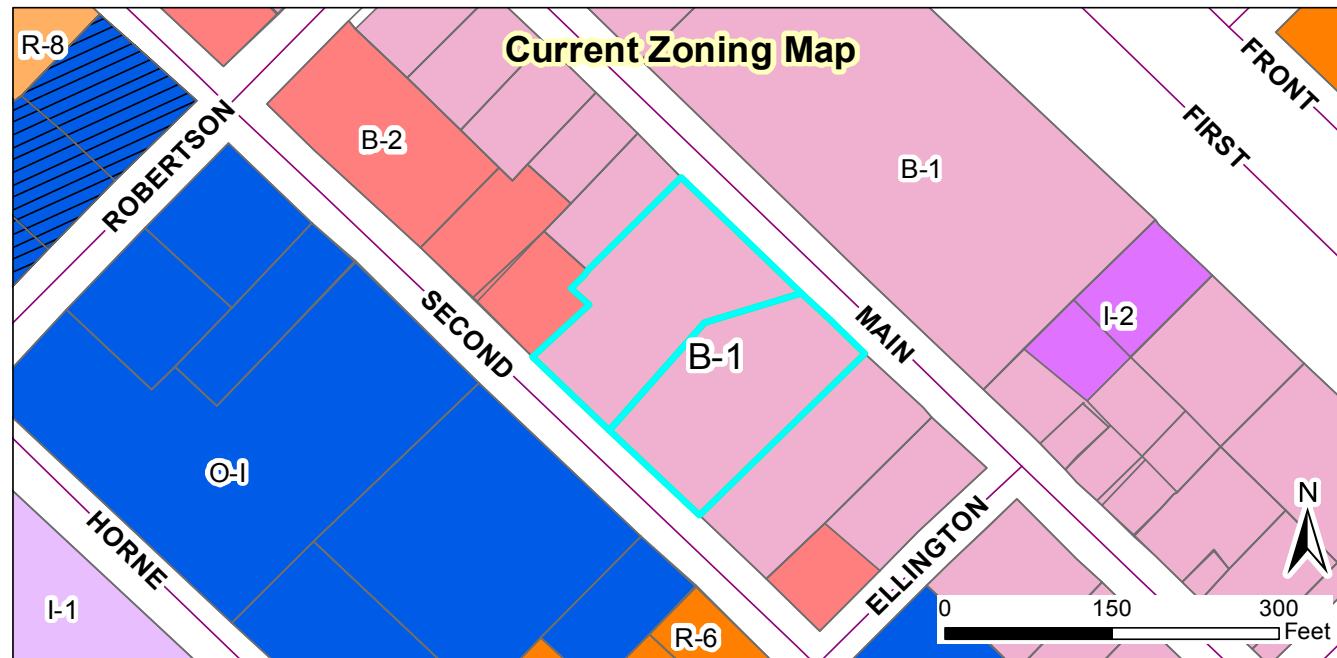
- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
 - When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
-

STAFF RECOMMENDATION:

Approval of the rezoning.

ATTACHMENTS:

- 1) Application
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Survey
- 5) PB Adjacent Property Letter



Request:
2018-206-RZ, New Trinity Missionary Baptist Church, Rezoning

Applicant: Mike Sims
 Property Owner: New Trinity Missionary Baptist Church
 Parcel ID: 165916-93-7608 & 165916-93-7577
 Tag #: 05019020 & 05019019A

Staff Report Map



Document Path: O:\PLANNING\REZONING\Rezoning\2018\2018-206-RZ New Trinity Missionary Baptist Church\Map\2018-206-RZ New Trinity Missionary Baptist Church Rezoning.mxd

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Watershed Protection Overlay
- Site

12/6/2018

Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

TOWN OF CLAYTON
ZONING AMENDMENT
CONSISTENCY AND REASONABLENESS STATEMENT
[2018-206-RZ New Trinity Missionary Baptist Church Rezoning]

The Town Council of the Town of Clayton hereby states:

Section 1: The above referenced zoning amendment IS APPROVED.

Section 2: The above referenced zoning amendment IS CONSISTENT with:

The Town of Clayton's Comprehensive Plan 2040, specifically:

- Goal D1- Promote quality new, adaptive re-use, and infill development projects downtown
- Objective D1.2 Support the renovation and redevelopment of under-utilized sites and buildings in an effort to invigorate investment and/or revitalization in downtown
- Objective LU1.4- Protect and enhance the historic downtown character while promoting quality redevelopment and infill

Description of zoning amendment's consistency with the above plan objective:

The requested rezoning is consistent with the above referenced goals and objectives within the Comprehensive Plan 2040. The proposed rezoning from Central-Business (B-1) to Neighborhood-Business (B-2) would be a suitable designation for the properties, as the portions of each property which front along Main Street shall remain B-1 to serve higher intensity development. Additionally, the remaining portions of the properties which front on W. Second Street would be suitable for B-2, as it would permit the use of a church as well as office, commercial, and residential uses. The properties are located in an area designated as "Downtown Core" in the Future Land Use Map. This designation consists of high density commercial, office, and residential uses that are compatible with the proposed rezoning.

Section 3: Based upon information presented at the public hearings and by the applicant, and based upon the recommendations and detailed information developed by staff and the Planning Board contained in the staff report, and considering the criteria applicable sections of the Unified Development Code of the Town of Clayton, specifically

that the rezoning is consistent with the Future Land Use Map designation in the Comprehensive Plan 2040,

the above referenced zoning amendment is reasonable and in the public interest.

PPAB 2574608v3

PPAB 2574608v3

PUBLIC NOTICE

In accordance with NC GS 160A-384, the Clayton Town Council will hold a public hearing on Tuesday, January 22nd, 2019, at 6 PM at Town Hall, 111 East Second Street, to consider the following rezoning requests:

- 2018-206-RZ New Trinity Missionary Baptist Church for parcel number(s) 165916-93-7577 & 165916-93-7608, all within the town limits off Main Street. The requested change is from Central-Business (B-1) to Neighborhood-Business (B-2).
- 2018-226-RZ Town Hall Parking Expansion for parcel number(s) 166913-02-1690, 166913-02-0545, 166917-02-1435, all within the town limits off East Second Street. The requested change is from Residential-6 (R-6) and Office-Institutional (O-I) to Public Facility (PF).

The Clayton Town Council reserves the right to approve the request as presented or any portion of the request without necessity of withdrawal or modification of the application or additional public hearing on the matter. Likewise, the Town Council may designate approval to the district requested or another district or districts without modification of the request or additional public hearing.

This is an open meeting and the public is invited to attend.

Damiere Powell, Planner
919-553-5002

News & Observer - Clayton

Please advertise on the following dates:
January 11, 2019
January 18, 2019

Affidavit of publication required.

**Town of Clayton
Town Council
Zoning Ordinance Amendment Motion Sheet
(Rezoning or Text Amendment)**

After considering the recommendations of the Planning Board and Planning Director, I move to [approve OR deny] **2018-206-RZ – New Trinity Missionary Baptist Church**

[IF APPROVING]

and to approve the Statement of Consistency and Reasonableness included in the Agenda packet [with the following modifications: STATE MODIFICATIONS, IF ANY].

**MOTION FORM
Item # 6b
2018-206-RZ
New Trinity Baptist**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND
ZONING MAP
OF THE TOWN OF CLAYTON, NORTH CAROLINA**

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton to include in the Neighborhood Business (B-2) zone portions of the property described below, said property formerly being zoned Central Business (B-1); and

WHEREAS said property is owned by New Trinity Missionary Baptist Church; and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed change(s) and made a recommendation thereupon; and

WHEREAS notice of a public hearing to consider the proposed change was published in accordance with law in the News & Observer, a local newspaper, as required by Section 155.702(D) of the Clayton Unified Development Code and by Section 160A-364 of the North Carolina General Statutes; and

WHEREAS a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listings, and to the owners of all parcels of land abutting that (those) parcel(s) of land and within 100 feet of the subject parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 155.702(D) of the Zoning Ordinance of the Town of Clayton and by Section 160A-384 of the General Statutes; and

WHEREAS the said public hearing was actually conducted at 6:00 p.m. on January 22, 2019 wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change or to make relevant comments;

THEREFORE, after duly considering the matter, THE TOWN COUNCIL OF THE TOWN OF CLAYTON DOES HEREBY ORDAIN:

SECTION 1. That the Unified Development Code of the Town of Clayton is hereby amended to include in the Neighborhood Business (B-2) zone the following described property:

General Description:

Parcels located at 347 W. Main Street and 317 W. 2nd Street. Both properties have frontage along Main Street and Second Street; however only a portion of each property will be rezoned and portions along Main Street will remain zoned Central Business (B-1).

Specific Description:

NC Parcel Identification Numbers: 05019019A and 05019020

SECTION 2. That the official Town of Clayton Zoning Map is hereby amended to include in the Neighborhood Business (B-2) zone the above-described property and will be so marked.

SECTION 3. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. That this ordinance shall become effective immediately upon its adoption.

DULY ADOPTED by the Clayton Town Council this 22nd day of January, 2019 while in regular session.

Jody McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



Town Council Agenda Cover Sheet

Meeting Date

January 22 2019

Agenda Location

Public Hearings

Item Title

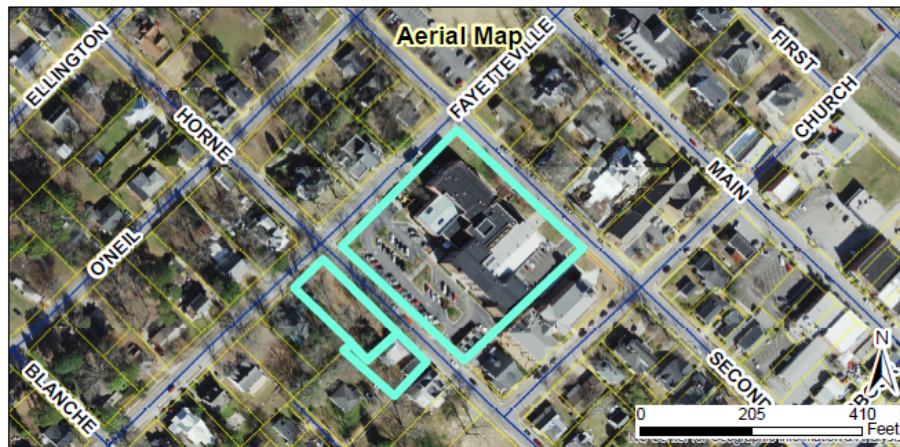
2018-226-RZ Town Hall Parking Expansion

Presenter

Planning Department

Summary/Description

A rezoning request to rezone three parcels located at 111 East Second Street and 117-121 Horne Street from Residential-6 (R-6) and Office-Institutional (O-I) to Public Facilities (PF). Currently, Town Hall is located on one of the parcels. The other parcels are vacant or used as a single-family residence. The parcels are bordered generally by single-family residences. Adjacent properties are zoned Office-Institutional (O-I), Central-Business (B-1), and Residential-6 (R-6). If rezoned, the Town plans to redevelop the existing parking at Town Hall and incorporate the two new parcels on the south side of Horne Street to further expand the parking lot. A portion of Horne Street will also be abandoned and incorporated into the new parking lot.

**Requested Action**

Approval/Denial

Additional Documents to be Included in Agenda Packet

Application
Newspaper Ad
Motion Form
Ordinance
Adjacent Property Letters
Neighborhood Meeting Materials
Staff Report
Map
Consistency Statement

Meeting Timeline

December 18th – Planning Board

January 7th – Set a Public Hearing (Town Council)

January 22nd – Public Hearing



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

REZONING APPLICATION COVER SHEET

Name of Project: Town Hall Parking Lot Expansion Date: 12/3/2018

Applicant Name: David DeYoung

The following checklist to be completed by applicant:

- [☒] Pre-Application Meeting on: 11/14/2018
- [☒] Review Fee N/A
- [☒] Advertisement Fee N/A
- [☒] Completed Application
- [☒] Owner's Consent Form
- [☒] Adjacent Property Owner's List
- [☒] Neighborhood Meeting Notice Letter (1 copy)
- [☒] Set of stamped, addressed, empty envelopes for adjacent property owner notification
- [☒] Signed & Sealed Boundary Survey
- [☒] Copy of signed & sealed boundary survey in PDF on USB

Reviewed by: _____



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

REZONING APPLICATION

- ☒ Standard Rezoning Fee: \$500.00
☐ Planned Development Rezoning Fee: \$1,000 + \$5.00 per acre
☐ Advertisement Fee: \$200.00

SITE INFORMATION

Name of Project: Town Hall Parking Lot Expansion
Acreage of Property: +/- 3.16 Acres Zoning District: R-6 and O-I
County Tag #: 05015058, 05020002B, 05016043A NC Pin #: 166913-02-1690, 166913-02-0545, 166917-02-1435
Address/Location: 111 East Second Street and 117 - 121 Horne Street
Existing Zoning District: R-6 and O-I Proposed Zoning District: PF

APPLICANT INFORMATION

Applicant: David DeYoung, Town of Clayton
Mailing Address: 111 East Second Street, PO Box 879, Clayton NC, 27528
Phone Number: 919-553-5002 Fax: N/A
Contact Person: David DeYoung
Email Address: ddeyoung@townofclaytonnc.org

PROPERTY OWNER INFORMATION

Name: Town of Clayton (Town is acquiring parcel from Horne Memorial Methodist Church)
Mailing Address: 111 East Second Street, PO Box 879, Clayton NC, 27528
Phone Number: 919-553-5002 Fax:
Email Address: ddeyoung@townofclaytonnc.org

OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ File Number: _____

EXPLANATION OF PROJECT

Please provide detailed information concerning all requests. Attach additional sheets if necessary.

The Town of Clayton is seeking to rezone the subject parcels to Public Facilities to more accurately reflect the current use and to accommodate the expansion of the primary parking area at Town Hall and the Clayton Center.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

The proposed rezoning is consistent with the adopted plans of the Town. Specifically, the rezoning to PF is consistent with the Future Land Use Designation of Downtown Residential, which historically includes public facilities such as government offices, churches, and schools.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.

Parking is permitted in both the existing and proposed zoning district. The current use and the expansion of Town Hall's primary parking area is more suitable in the proposed zoning district as the primary use of the subject property is government (public) facilities.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.

The proposed change in zoning will allow for the addition of much needed parking to support activities at Town Hall, the Clayton Center, and Horne Church. The existing facilities do not have adequate parking to accommodate major functions such as concerts, conferences, weddings, funerals and church services.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.

The rezoning will not negatively impact capacity public facilities as the existing use is not changing.

5. It has been determined that the legal purposes for which zoning exists are not violated.

The proposed rezoning is to a standard zoning district adopted in the Town's Unified Development Code to support public facilities. Consequently, the legal purposes for which zoning exists will not be violated.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

There are three single family houses that are adjacent to the expanded parking area. To mitigate adverse impacts on these properties, the town will be installing a minimum 10 foot wide Class "C" buffer. In addition to the Class "C" buffer, site lighting and landscaping will be placed to limit spill-over and glare.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

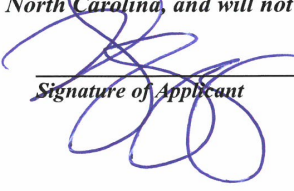
The expanded parking area is to benefit the public and visitors to Town Hall, the Clayton Center and Horne Church and
will not benefit one or a small group of property owners to the detriment of the public.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Zoning Ordinance and change the Official Zoning Map of the Town of Clayton as requested.. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

David DeYoung

Print Name


Signature of Applicant

10/3/2018
Date



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27009
P.O. Box 879, Clayton, NC 27009
Phone: 919-553-5002
Fax: 919-553-5002

January 8, 2019

NOTICE

SUBJECT: **Project:** **2018-226-RZ Town Hall Parking Expansion Rezoning**
Address: 111 East Second Street and 117-121 Horne Street
PIN #: 166913-02-1690, 166913-02-0545, & 166917-02-1435
Applicant: Town of Clayton

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Town Council will hold a public hearing on **Tuesday, January 22, 2019 at 6:00 PM** at Town Hall, 111 E Second Street, to consider the above referenced Rezoning application. The applicant is requesting to rezone 3.16 acres from Residential-6 (R-6) and Office Institutional (O-I) to Public Facilities (PF). These parcels are located at the corner of Fayetteville Street and Horne Street. Town Hall is located on one of the parcels, and the others are vacant or used as a single-family residence. Please see the map on the back of this letter.

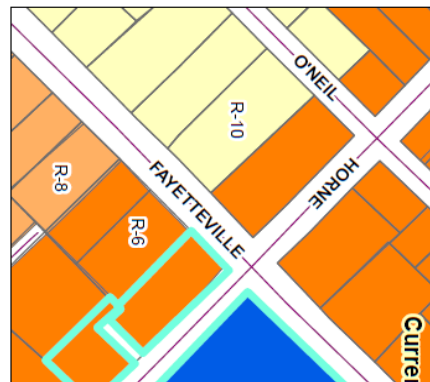
Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to attend this meeting and express your opinions on this request to Council.

If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at dpowell@townofclaytonnc.org.

Sincerely,

Damiere Powell

2018-156-RZ Town Hall Parking Expansion
Request: Rezoning subject property
Applicant: Town of Clayton
Property Owner: Town of Clayton and Horne Memorial
Parcel ID: 166913-02-1690, 166913-02-0545, 166917-02-1435
Map #: 05015058, 050200028, 05016043A



MAYOR
Jody L. McLeod
TOWN MANAGER
Adam Lindsay
TOWN ATTORNEY
Parker Poe



MAYOR PRO TEM
Michael Grannis
COUNCIL MEMBERS
R.S. "Butch" Lawter, Jr.
Art Holder
Jason Thompson
Bobby Bunn

December 3, 2018

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a Rezoning, Major Site Plan and Right-of-Way Abandonment approval on a property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the proposed development. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: December 13, 2018 **Meeting Time:** 6:00 p.m.
Meeting Location: Town Hall – Economic Development Office
Type of Application: Rezoning, Major Site Plan, Right-of-Way Abandonment
Project/proposal property address: 111 E. Second St. & 117-121 Horne St.
Description of project/proposal: Expanded parking lot for Town Hall and the Clayton Center

Following the neighborhood meeting, the applications will proceed to Planning Board in December and Town Council in January, as applicable.

The following information will be available for your inspection at the Neighborhood Meeting:

1. A copy of the project applications.
2. A schedule of all upcoming public meetings for the applications
3. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
4. A map, drawing, or other depiction of the proposed land use change or development proposal.

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

Should you have any questions prior to or after this meeting, you may contact the Planning Department at 919-553-5002.

Sincerely,

David DeYoung, AICP
Economic Development Director

Cc: Town of Clayton Planning Department

ADJACENT PROPERTY OWNERS LIST

Project Name: Town Hall Parking Lot Expansion

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
05015058, 05019012	Town of Clayton	111 East Second Street, Clayton, NC 27520
05015074, 05020002B	Town of Clayton	111 East Second Street, Clayton, NC 27520
05020012	Eleanor Mayo Ross & Cherille Mayo Claxton	5210 Island Drive, Stone Mountain, GA 30087
05015019	Barry E. Jones	11600 Six Forks Road, Raleigh, NC 27614
05019047A	Anthony E. Williams II	103 West 2nd Street, Clayton, NC 27520
05019050	Larry D. and Pamela S. Routhier	220 S. Fayetteville Street, Clayton, NC 27520
05020002, 05020002A	Dawn Marie Mota and Shane Colin Ward	311 S. Fayetteville Street, Clayton, NC 27520
05015077	My Girlfriends Properties, LLC.	126 Reed Creek Road, Four Oaks, NC 27524
05015020	Milton L. and Geraldine Mitner	579 Ranch Road, Clayton, NC 27520
05016041, 05016043A	Horne Memorial United Methodist Church	PO Box 475, Clayton, NC 27528
05015059	Horne Memorial United Methodist Church	PO Box 475, Clayton, NC 27528
05019048	Thomas R. Bass Family Estate Trust	4030 Cardinal at North Hills St. Apt 209, Raleigh, NC 27609
05016042	Dorotea Torchiano	123 Horne Street, Clayton, NC 27520
05015021	Divine Holdings, LLC.	121 E. Main Street, Clayton, NC 27520
05020013	Steven A. Johnson, JR and Danny E. Blackburn III	310 S. Fayetteville Street, Clayton, NC 27520
05016043	Larry Joseph Byrd	1031 Ileagnes Road, Raleigh, NC 27603

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Town Hall Parking Expansion
Application: Rezoning / Major Site Plan
Location/Date: Economic Development Office / 12/13/2018

	NAME	ADDRESS
1	Season Wyatt	67 Paraggi Ct. → on behalf of Home UMC
2	Dorotea Torchiano	123 East Horne St.
3	John David Millican	204 W. Stallings St.
4	Timpla Casey	326 Page St.
5	Porter Casey	326 Page St.
6	Shane Ward	311 S Fayetteville St
7	Dawn Mote	311 S Fayetteville St
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Town Hall Parking Expansion Date of Mailing: 12/3/2018
Date of Meeting: 12/13/2018 Time of Meeting: 6:00 p.m.
Location of Meeting: Town Hall-Economic Development Office

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Kaitlin Crower Signature: Kaitlin Crower

Meeting Summary/Minutes: provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.

David DeYoung shared the current site plan for Town Hall with the group and discussed parking needs and acquisition of property across from Town Hall. Mr. DeYoung showed the major site plan drawn by Bohler engineering which shows abandonment of Horne Street and expansion of Town Hall parking lot.

~~Shane~~ Shane Ward asked about lights facing their home and whether trees will be removed. They may put up a fence in their yard and wanted to see fence plan in order to match.

~~Dorotea~~ Dorotea asked about location of fence and expressed concern about pollution and exhaust coming

Please write clearly (or submit a typed summary). Use additional sheets if necessary.

②

into home. Mr. DeYoung stated that the portion of Horne Street that is not abandoned will become no parking. Dorotea Torchiano requested Horne Street become one way. Porter Casey raised question about the plan pushing more traffic to Page Street. Timpla Stewart asked if there was a way to test behaviors prior to making permanent changes.

Mr. DeYoung brought up the plan to one way Church Street and the addition of parking spaces that this would create at the Library.

Mr. Casey asked if parking would be sufficient for all groups who use the Clayton Center. Mr. DeYoung responded that this would take the spaces from 41 to 110.

David Millian asked if it would be possible to save trees on property

Mr. DeYoung discussed Exfiltration trench that will prevent stormwater from running down to Clay Street.

Shane Ward asked when construction work hours would be. DeYoung said that the Town will work with neighbors to come up with reasonable work hours for contract. Neighbors will meet when we get to construction phase.

Mrs. Stewart asked where temporary parking for Town Hall and The Clayton Center would be and what the anticipated construction dates are.

DeYoung said Town employees would park

③

at Town Square, Ops, behind 220 East Main St. and at the police Dept. and that construction would begin after Sesquicentennial weekend and hopefully end before the end of the current fiscal year. This will go to Planning Board on December 18th at 6 p.m.

Shane Ward asked about the budget for the project. Mr. DeYoung responded that it would come out of a contingency pending Town Council approval. Budgeted funds and if necessary

Neighbors requested a second meeting when lighting plan is done so that they can see the anticipated distribution of light in the parking lot.

Mr. DeYoung shared that there would be a monument sign added at Fayetteville Street which would take the place of existing monument signs. This sign would be brick and potential have an electronic message. There will also be a new drop off location for payments

David Millian expressed concerns about lead paint and asbestos associated w/ the two houses.

Dorotea requested a 'No through traffic' sign coming to her house.

Mrs. Ward asked to see dumpster location and was fine with plan.

Meeting ended at 7:45 p.m.



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-1545

*Planning Board
December 18, 2018*

STAFF REPORT

Application Number: 2018-226-RZ
Project Name: Town Hall Parking Expansion, Rezoning

NC PIN / Tag #: 166913-02-1690 / 05015058, 166913-02-0545 / 05020002B, 166917-02-1435 / 05016043A
Town Limits/ETJ: Town limits
Applicant: Town of Clayton
Owner: Town of Clayton (Town is acquiring parcel from Horne Memorial Methodist Church)
Location: 111 East Second Street and 117 – 121 Horne Street

Public Noticing:

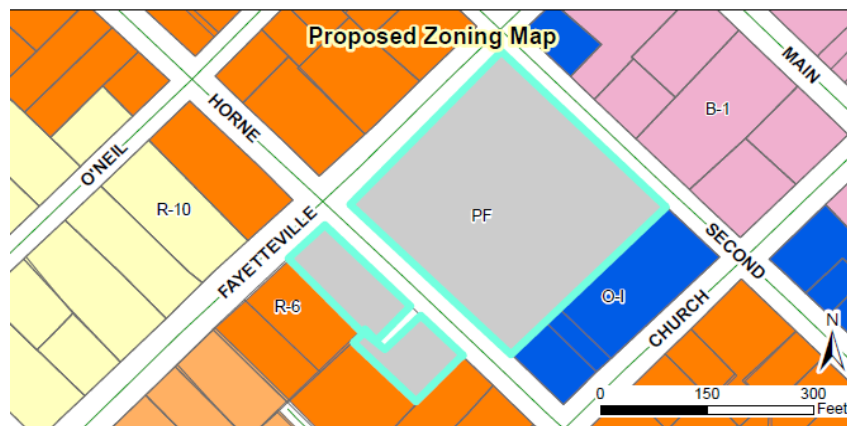
- Neighborhood meeting December 13, 2018
- Site posted prior to December 7, 2018
- Letters mailed prior to January 11, 2019
- Newspaper ad posted on January 11, 2019 and January 18, 2019

REQUEST: Rezoning from Residential-6 (R-6) and Office Institutional (O-I) to Public Facilities (PF).



SITE DATA:**Acreage:** 3.16 acres**Existing Use:** Government Facility (Town Hall), Vacant, Single-family residence**ADJACENT ZONING AND LAND USES:**

Direction	Zoning	Existing Use
North	Office-Institutional (O-I), Residential-6 (R-6), Central Business (B-1)	Government Facilities (Town Square and Town Hall), Single-family Residential
South	Residential-6 (R-6)	Single-family Residential
East	Office-Institutional (O-I) and Central Business (B-1)	Government Facilities (Town Hall), Office, Church (Horne Memorial Church)
West	Residential-6 (R-6)	Single-family Residential

**STAFF ANALYSIS AND COMMENTARY:****Overview**

The Town of Clayton is requesting to rezone three parcels from Residential-6 (R-6) and Office Institutional (O-I) to Public Facilities (PF). These parcels make up 3.16 acres and are located at the corner Fayetteville Street and Horne Street. Town Hall is located upon one of the parcels. The other parcels are vacant or used as a single-family residence. The Town is currently in the process of acquiring one of the subject properties from Horne Memorial Church.

If rezoned, the Town plans to redevelop the existing parking at Town Hall and incorporate the two new parcels on the south side of Horne Street to further expand the parking lot. A portion of Horne Street will also be abandoned and incorporated into the new parking lot. A major site plan has been submitted and will proceed to Planning Board for final review if Town Council approves this rezoning request.

Existing vs. Proposed Zoning

The following uses are typical (but not exhaustive) of the existing zoning districts:

Office-Institutional (O-I)

- Apartments
- Assembly
- Church
- Government Service
- Hospital/Medical Center
- School
- Office (General/Medical)

Residential-6 (R-6)

- Single-family Residence
- Adult Care Home
- Apartments
- Townhomes
- Church
- Day Care Facility

The following uses are typical (but not exhaustive) of the proposed zoning district: Public Facilities (PF)

- Government Service
- Hospital/Medical Center
- School
- Fitness/Recreation Center
- Park
- Cemetery
- Office (general)

Consistency with the Comprehensive Plan 2040

Two properties are designated as Downtown Residential and one property is designated as Downtown Core within the Town's Comprehensive Plan 2040 and Future Land Use Map. Downtown Residential is noted in the Comprehensive Plan to typically consist of residential uses, but may also consist of neighborhood commercial uses. Downtown Core is considered to be the area in which the highest density commercial, employment, and residential uses are located, and includes a variety of uses (restaurants, offices, residential, commercial, etc.).

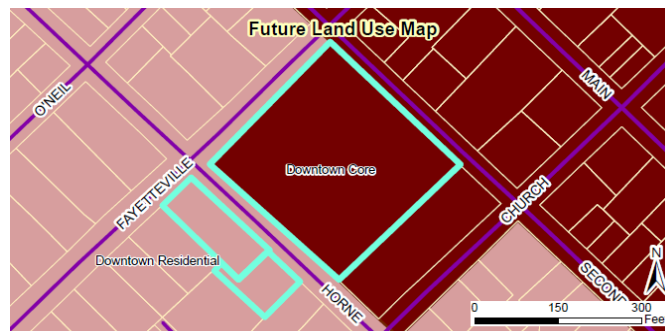
The proposed zoning district is consistent with these designations, as it is creating a more suitable district for the Town Hall property whose primary use is government facilities. It is also suitable for the remaining properties as they are located in close proximity to existing government facilities, and this zoning change will allow for the addition of parking to serve nearby non-residential uses (Town Hall, Clayton Center, Horne Memorial Church) which will alleviate parking congestion for nearby residences.

Comprehensive Plan Goals supporting the rezoning request include:

- Goal LU1.4: Protect and enhance the historic downtown character while promoting quality redevelopment and infill
- Goal D1: Promote quality new, adaptive re-use, and infill development projects downtown

Comprehensive Plan Goals not supporting the rezoning request include:

- None



Compatibility with Surrounding Land Uses

The properties are located within Downtown Clayton. The Town Hall property is located adjacent to Horne Memorial Church, with office and residential uses to the north. The remaining two properties are located across Horne Street from Town Hall, and are bordered by single-family residences to the west and south. Due to the location of the properties within Downtown, and their proximity to existing non-residential uses to the north and east, the proposed district is overall compatible with the surrounding land uses. It is also worth noting that any use of these properties will require site plan approval, and will be required to provide compatibility buffers to further mitigate any effects on adjacent single-family properties.

Capacity/adequacy of public facilities and services

Adequate access to water, sewer, roads, and other facilities exists.

CONSIDERATIONS:

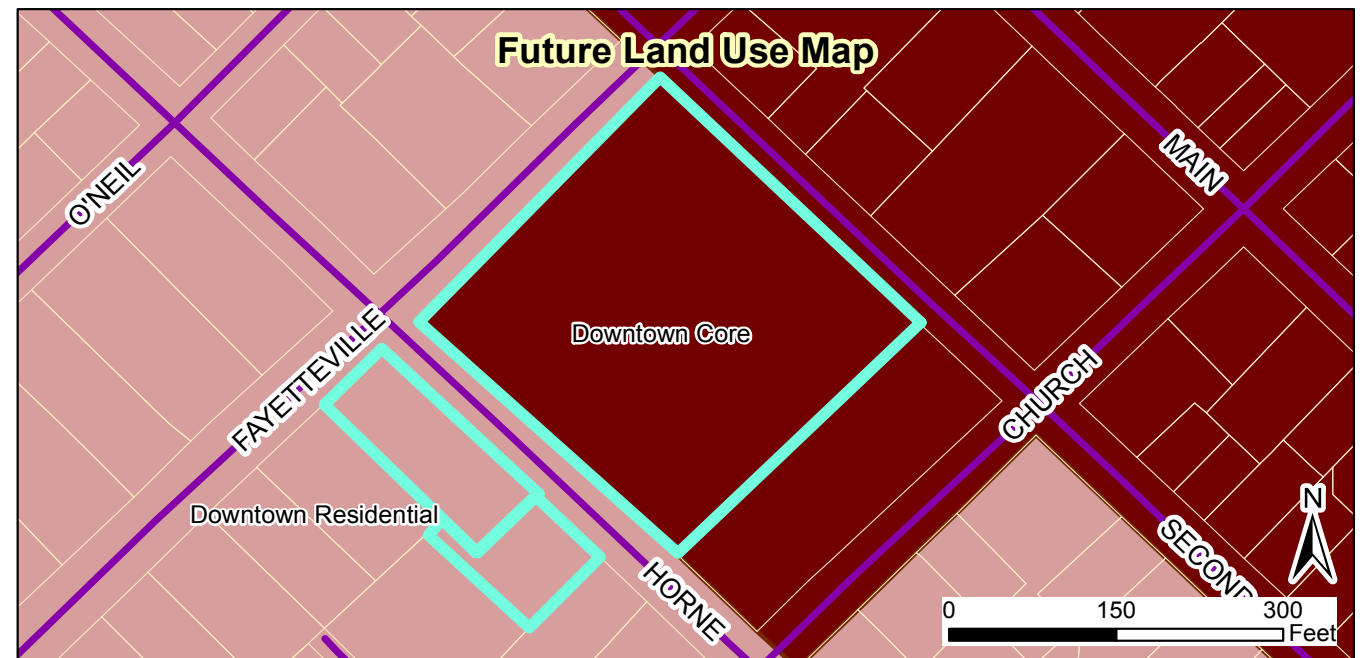
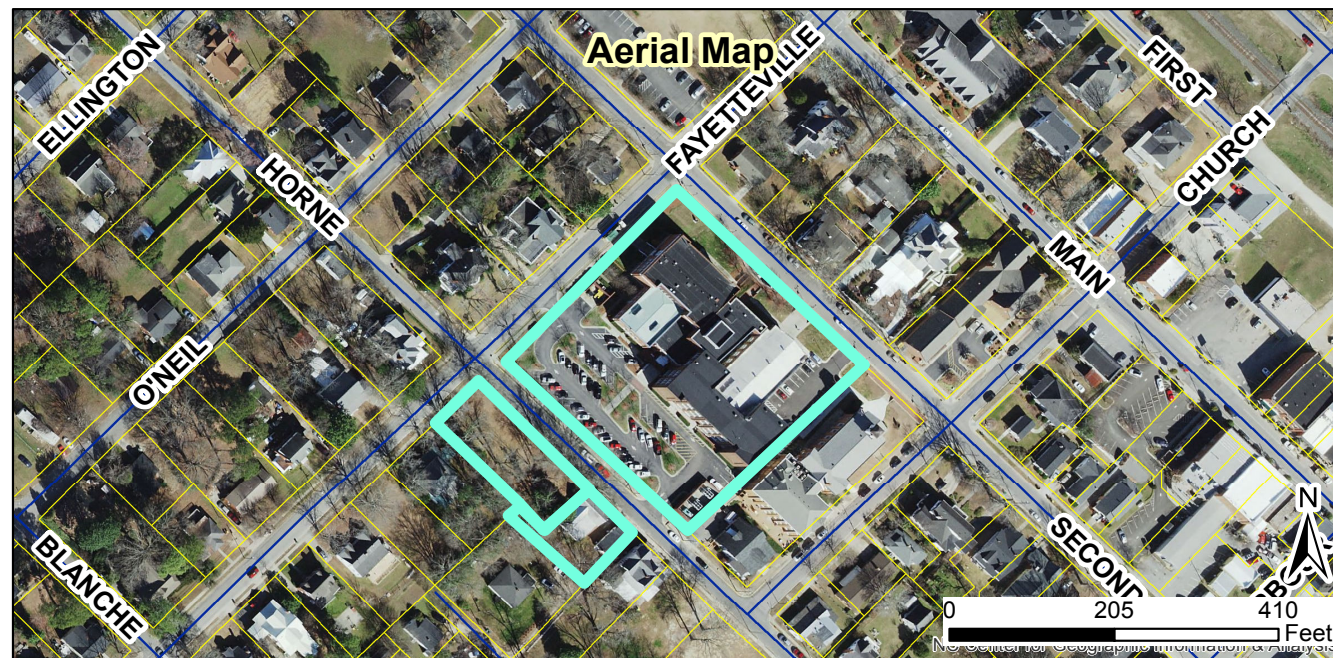
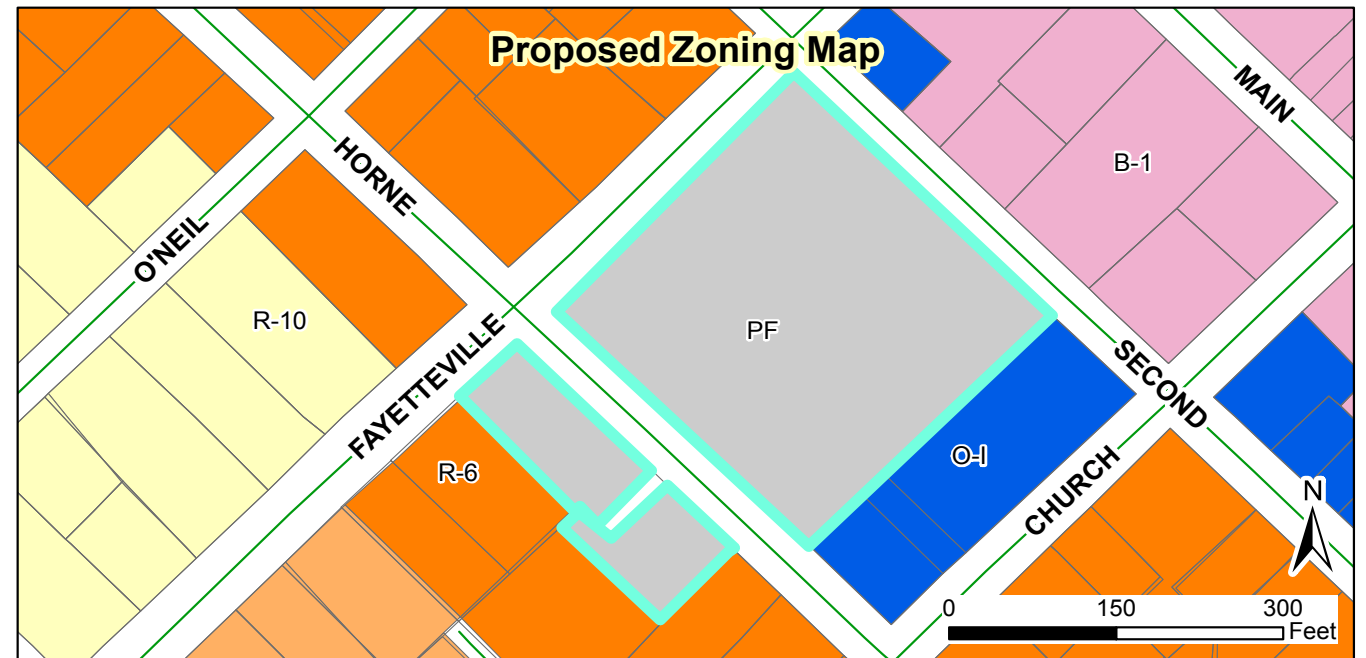
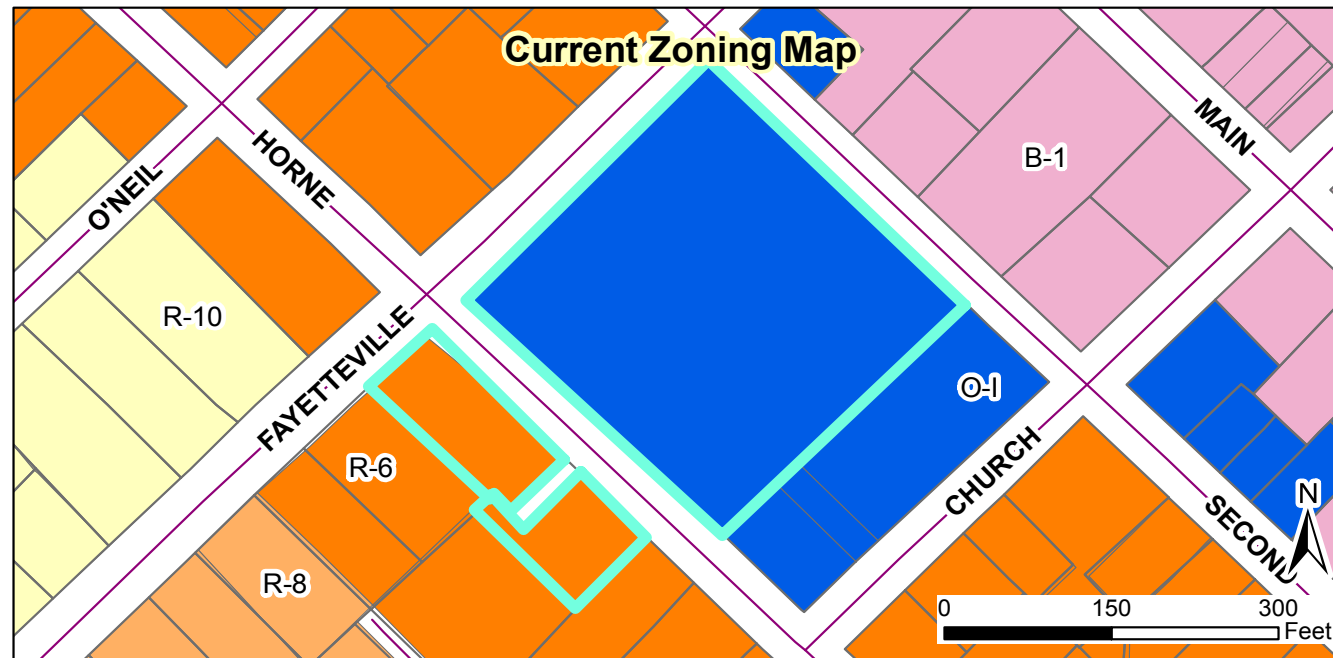
- Rezoning is legislative decisions and are made by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest. If the rezoning is approved and is in conflict with an adopted plan, the plan shall be amended to be consistent with the rezoning.

STAFF RECOMMENDATION:

- Approval of the rezoning request from R-6 and O-I to PF.

ATTACHMENTS:

- 1) Application
- 2) Owner's Consent
- 3) Staff Report Maps
- 4) Neighborhood Meeting Materials
- 5) Survey
- 6) PB Adjacent Property Letter



2018-156-RZ Town Hall Parking Rezoning

Request: Rezone subject properties from R-6 and O-I to PF

Applicant: Town of Clayton
Property Owner: Town of Clayton and Horne Memorial Church
Parcel ID: 166913-02-1690, 166913-02-0545, 166917-02-1435
Tag #: 05015058, 05020002B, 05016043A

Staff Report Map



Document Path: O:\PLANNING\REZONING\Rezoning\2018\2018-226-RZ - Town Hall Parking Expansion\Maps\2018-156-RZ Staff Report Map.mxd

12/11/18
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Watershed Protection Overlay
- Site

TOWN OF CLAYTON
ZONING AMENDMENT
CONSISTENCY AND REASONABLENESS STATEMENT
[2018-226-RZ Town Hall Parking Expansion Rezoning]

The Town Council of the Town of Clayton hereby states:

Section 1: The above referenced zoning amendment IS APPROVED.

Section 2: The above referenced zoning amendment IS CONSISTENT with:

The Town of Clayton's Comprehensive Plan 2040, specifically:

- Goal D1- Promote quality new, adaptive re-use, and infill development projects downtown
- Objective LU1.4- Protect and enhance the historic downtown character while promoting quality redevelopment and infill

Description of zoning amendment's consistency with the above plan objective:

The requested rezoning is consistent with the above referenced goals and objectives within the Comprehensive Plan 2040. The proposed rezoning from Residential-6 (R-6) and Office Institutional (O-I) to Public Facilities (PF) would create a more suitable zoning district for the Town Hall property as well as surrounding properties by providing parking to serve nearby public facilities. The additional parking resulting from the rezoning would also help to alleviate parking congestion for nearby residences. The properties are located in an area designated as "Downtown Core" and "Downtown Residential" in the Future Land Use Map. These designations consists of public facilities, high density commercial, office, and residential uses that are compatible with the proposed rezoning.

Section 3: Based upon information presented at the public hearings and by the applicant, and based upon the recommendations and detailed information developed by staff and the Planning Board contained in the staff report, and considering the criteria applicable sections of the Unified Development Code of the Town of Clayton, specifically

that the rezoning is consistent with the Future Land Use Map designation in the Comprehensive Plan 2040,

the above referenced zoning amendment is reasonable and in the public interest.

PUBLIC NOTICE

In accordance with NC GS 160A-384, the Clayton Town Council will hold a public hearing on Tuesday, January 22nd, 2019, at 6 PM at Town Hall, 111 East Second Street, to consider the following rezoning requests:

- 2018-206-RZ New Trinity Missionary Baptist Church for parcel number(s) 165916-93-7577 & 165916-93-7608, all within the town limits off Main Street. The requested change is from Central-Business (B-1) to Neighborhood-Business (B-2).
- 2018-226-RZ Town Hall Parking Expansion for parcel number(s) 166913-02-1690, 166913-02-0545, 166917-02-1435, all within the town limits off East Second Street. The requested change is from Residential-6 (R-6) and Office-Institutional (O-I) to Public Facility (PF).

The Clayton Town Council reserves the right to approve the request as presented or any portion of the request without necessity of withdrawal or modification of the application or additional public hearing on the matter. Likewise, the Town Council may designate approval to the district requested or another district or districts without modification of the request or additional public hearing.

This is an open meeting and the public is invited to attend.

Damiere Powell, Planner
919-553-5002

News & Observer - Clayton

Please advertise on the following dates:
January 11, 2019
January 18, 2019

Affidavit of publication required.

**Town of Clayton
Town Council
Zoning Ordinance Amendment Motion Sheet
(Rezoning or Text Amendment)**

After considering the recommendations of the Planning Board and Planning Director, I move to [approve OR deny] **2018-226-RZ – Town Hall Parking Expansion**

[IF APPROVING]

and to approve the Statement of Consistency and Reasonableness included in the Agenda packet [with the following modifications: STATE MODIFICATIONS, IF ANY].

**MOTION FORM
Item # 6c
2018-226-RZ
Town Hall Parking Expansion**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND
ZONING MAP
OF THE TOWN OF CLAYTON, NORTH CAROLINA**

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton to include in the Public Facilities (P-F) zone the properties described below, said properties formerly being zoned Residential-6 (R-6) and Office Institutional (O-I); and

WHEREAS said property is owned by Town of Clayton; and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed change(s) and made a recommendation thereupon; and

WHEREAS notice of a public hearing to consider the proposed change was published in accordance with law in the News & Observer, a local newspaper, as required by Section 155.702(D) of the Clayton Unified Development Code and by Section 160A-364 of the North Carolina General Statutes; and

WHEREAS a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listings, and to the owners of all parcels of land abutting that (those) parcel(s) of land and within 100 feet of the subject parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 155.702(D) of the Zoning Ordinance of the Town of Clayton and by Section 160A-384 of the General Statutes; and

WHEREAS the said public hearing was actually conducted at 6:00 p.m. on January 22, 2019 wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change or to make relevant comments;

THEREFORE, after duly considering the matter, THE TOWN COUNCIL OF THE TOWN OF CLAYTON DOES HEREBY ORDAIN:

SECTION 1. That the Unified Development Code of the Town of Clayton is hereby amended to include in the Public Facilities (P-F) zone the following described property:

General Description:

Three parcels located at 111 East Second Street and 117-121 Horne Street.

Specific Description:

NC Parcel Identification Numbers: 05015058; 050200002B; 05016043A

SECTION 2. That the official Town of Clayton Zoning Map is hereby amended to include in the Public Facilities (P-F) zone the above-described properties and will be so marked.

SECTION 3. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. That this ordinance shall become effective immediately upon its adoption.

DULY ADOPTED by the Clayton Town Council this 22nd day of January, 2019 while in regular session.

Jody McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

The Clayton Town Council will hold a Public Hearing on Monday, February 4, 2019 at 6:00 p.m. at Town Hall, 111 East Second Street, to receive public input on the upcoming 2019-2020 fiscal year budget for the Town of Clayton.

This is an open meeting and citizens are invited to attend.

Kimberly A. Moffett, CMC, NCCMC – Town Clerk
919-553-5002

Please Advertise: January 25, 2019

Affidavit of Publication Required



Town Council Agenda Cover Sheet

Meeting Date

January 22 2019

Agenda Location

New Business

Item Title

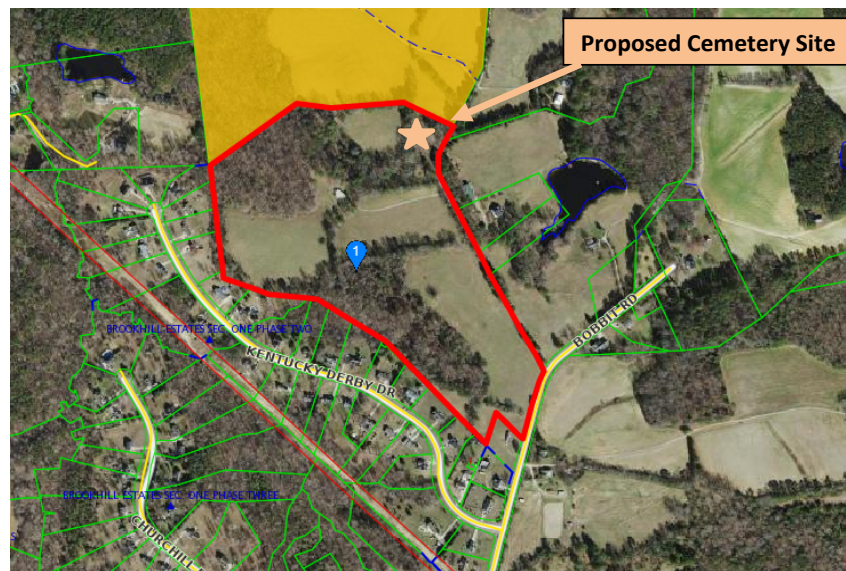
2018-230-SUP Bobbit Road Cemetery Special Use Permit

Presenter

Planning Department

Summary/Description

Request for Special Use Permit issuance to allow the use of a cemetery on the subject property. The applicant is proposing to develop a private family cemetery on a portion of the subject property. The subject property is zoned Residential-Estate (R-E) and is currently utilized as single-family residential. The overall tract is 53.20 acres. The existing residence and the private cemetery will be accessed via an existing access easement off Bobbit Road. The cemetery will be limited to 32 plots and will not be open to the public.

**Requested Action**

Set Public Hearing

Additional Documents to be Included in Agenda Packet

Application
Newspaper Ad

Meeting Timeline

January 22nd – Set a Public Hearing (Town Council) February 4th – Public Hearing



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

SPECIAL USE PERMIT APPLICATION COVER SHEET

Name of Project: John E. Francis Date: 11/16/18
Applicant Name: True Line Surveying

The following checklist to be completed by applicant:

- [☒] Pre-Application Meeting on: 10/17/18
- [☒] Application Review fee
- [☒] Advertisement Fee

11 copies of the following:

- [☒] Completed Application
- [☒] Owner's Consent Form
- [☒] Adjacent Property Owner's List
- [☒] Neighborhood Meeting Notice Letter (1 copy)
- [☒] Wastewater Allocation Request Form (if applicable)
- [☒] Set of stamped, addressed, empty envelopes for adjacent property owner notification
- [☒] Associated Site Plan (separate application required for major site plans, must be submitted concurrently)



Reviewed by: 



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

SPECIAL USE PERMIT APPLICATION

Application Fee: \$400.00
Advertisement Fee: \$200.00

☒ New Special Use Permit

☐ Major Modification to an approved SUP
Permit Modified: _____

SITE INFORMATION

Name of Project: John E. Francis

Acreage of Property: 52.80

Zoning District: R-E

County Tag #: 05H01009M

NC Pin #: 175000-86-9928

Address/Location: 875 Bobbit Rd., Clayton, NC 27520

Existing Use: Agriculture

Proposed Use: Cemetery

Is project within a Planned Development? ☐ Yes ☒ No If yes, which: _____

Is project within an Overlay District? ☐ Yes ☒ No If yes, which: _____

APPLICANT INFORMATION

Applicant: True Line Surveying

Mailing Address: 205 W. Main St., Clayton, NC 27520

Phone Number: 919-359-0427

Fax: 919-359-0428

Contact Person: Curk Lane

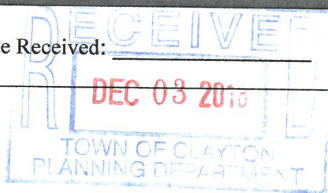
Email Address: curk@truelinesurveying.com

OFFICE USE ONLY

Date Received: _____

Amount Paid: \$600

File Number: 2018-230-SUP



July 2018

2 of 10

PROPERTY OWNER INFORMATION

Name: John E. Francis

Mailing Address: 4124 Reddington Rd., Raleigh, NC 27609

Phone Number:

Fax:

Email Address:

EXPLANATION OF PROJECT

Please provide detailed information concerning all requests. Attach additional sheets if necessary.

The request is to create a private family cemetery.

REQUIRED FINDINGS OF FACT

Section 155.711(I) of the Unified Land Development Code requires applications for a Special Use to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

1. That the application will not materially endanger the public health or safety if located where proposed, and developed according to the plans as submitted and approved.

The location of the private family cemetery will not endanger the public health or safety due to the remote location of the site.

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and the Town Code of Ordinances and other applicable regulations.

The private family cemetery plan has been reviewed by Town of Clayton staff and TOC-TRC and is designed according to all comments provided in order to conform with Town Code of Ordinances.

3. That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

All land surrounding the private family cemetery is owned by said family and is being created to serve said family.

Therefore will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

4. That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

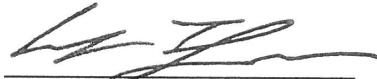
The creation of the private family cemetery is an allowed use for the current zoning of his property and is located in the ETJ. It will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to approve the subject Special Use Permit. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Curk Lane

Print Name



Signature of Applicant

12/3/18

Date



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: John Francis **Address or PIN #:** 05H01009M

AGENT/APPLICANT INFORMATION:

True Line Surveying 205 W. Main St.
(Name - type, print clearly) (Address)
Clayton, NC 27520
(City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (list applicable requests):

Minor
Special Use

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

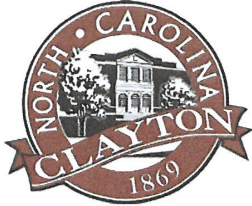
OWNER AUTHORIZATION:

JOHN FRANCIS 4124 REDINGTON DR
DONNA FRANCIS (Address)
(Name - type, print clearly) RALEIGH, NC 27609
Donna R. Francis (City, State, Zip)
(Owner's Signature)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Molly L. Herring, a Notary Public for the above State and County, this
the 30 day of November, 2018.

My Comm. Expires: 11/5/19
SEAL Molly L. Herring
PUBLIC Notary Public
JOHNSTON COUNTY, NC
My Commission Expires: 11/5/19



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: John Francis

Address or PIN #: 05H01009M

AGENT/APPLICANT INFORMATION:

True Line Surveying

(Name - type, print clearly)

205 W. Main St.

(Address)

Clayton, NC 27520

(City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

Minor

Special Use

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

JOHN FRANCIS

(Name - type, print clearly)

Donna K. Francis

(Owner's Signature)

4124 REDINGTON DR

(Address)

RALEIGH, NC 27609

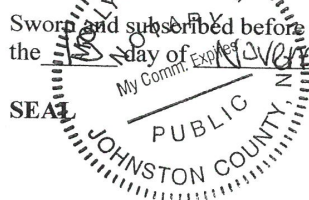
(City, State, Zip)

STATE OF

COUNTY OF

Sworn and subscribed before me Molly L. Herring, a Notary Public for the above State and County, this 15 day of November, 2018.

SEAL



Molly L. Herring
Notary Public

My Commission Expires: 11/5/19

PUBLIC NOTICE

In accordance with NC GS 160A-364, the Clayton Town Council will hold an evidentiary hearing on Monday, February 4, 2019, at 6 PM at Town Hall, 111 East Second Street, to consider 2018-230-SUP Bobbit Rd Cemetery Special Use Permit; request for special use permit to develop a private family cemetery on a portion of the subject property. Per UDC, the use of a cemetery is permitted only via issuance of a special use permit in this zoning district. The property is zoned Residential-Estate, is 53.20 acres, and is located off Bobbit Road. TAG # 05H01009M.

During an evidentiary hearing, the Clayton Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath.

This is an open meeting and the public is invited to attend.

Samantha Wullenwaber, Planning Director
919-553-5002

The Johnstonian Newspaper

Please advertise on the following dates:

Wednesday, January 23, 2019

Wednesday, January 30, 2019

Affidavit of publication required.



Town Council Agenda Cover Sheet

Meeting Date

January 22 2019

Agenda Location

New Business

Item Title

2018-235-SD Geiger Subdivision Preliminary Plat (Major Subdivision)

Presenter

Planning Department

Summary/Description

Request to develop 8 single-family residential lots on 32.02 acres of land zoned Residential-Estate (R-E) off Ranch Road. The property is north of the Ranch Road and US Hwy 70 W. (70 Bypass) interchange. The proposed Major Subdivision is located in the Extraterritorial Jurisdiction (ETJ) of Clayton. Surrounding properties are zoned Residential-Estate (R-E). The proposed density is 1 lot per 3.987 acres. The proposed lots will be served by public water (Johnston County) and on-site septic. Electrical provider is Duke Energy Progress. The proposed lots will be accessed off Ranch Road.

**Requested Action**

Set Public Hearing

Additional Documents to be Included in Agenda Packet

Application

Newspaper Ad

Meeting Timeline

January 22nd – Set a Public Hearing (Town Council) February 4th – Public Hearing



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

MAJOR SUBDIVISION PLAN APPLICATION COVER SHEET

Name of Project: Geiger Subdivision **Date:** 12/3/18

Applicant Name: True Line Surveying

The following checklist to be completed by applicant:

[☒] Pre-Application Meeting on: 10/17/18

[☒] Review fee

[☒] Advertisement Fee

[☒] Copy of plan sets in PDF on USB (only one USB needed)

11 copies of the following:

[☒] Completed Application

[☒] Owner's Consent Form

[☒] Adjacent Property Owner's List

[☐] Road Name Application

[☐] Wastewater Allocation Request Form or verification of Wastewater

[☐] Signed/Sealed Traffic Impact Analysis (if applicable)

[☒] Neighborhood Meeting Notice Letter (1 copy)

[☒] Set of stamped, addressed, empty envelopes for adjacent property owner notification

[☐] Stormwater Management Statement

11 copies of the plan set which includes the following:

[☒] Cover Sheet

[☐] Preliminary Engineering Plan Sheet

[☒] Existing Conditions Sheet

[☐] Preliminary Grading Plan Sheet

[☒] Signed & Sealed Boundary Survey

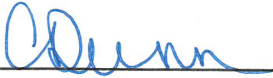
[☐] Landscaping Plan Sheet

[☒] Site Plan Sheet

[☐] Architectural Elevations Sheet

[☒] Phasing Plan Sheet

[☐] Lighting Plan Sheet

Reviewed by: 



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

MAJOR SUBDIVISION (PRELIMINARY PLAT) APPLICATION

- ☒ **New Major Subdivision: \$400.00 + \$5.00 per lot**
☐ Conventional
☐ Open Space
☐ Master Plan
- ☐ **Modification to approved plan**
☐ Major: \$400.00 + \$5.00 per lot modified
☐ Minor: \$200.00 + \$5.00 per lot modified
Modified Plan: _____

Advertising Fee: \$200.00

SITE INFORMATION

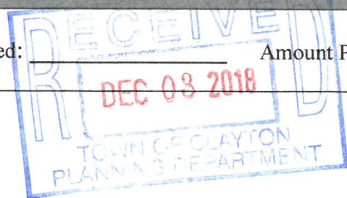
Name of Project: Geiger Subdivision Acreage of Property: 32.024
Tag #: 05E99017J NC Pin #: 166700-19-7216
Location: 755 Ranch Rd., Clayton, NC
Number of lots (Existing): 1 (Proposed): 8 Min. Lot Size: 81517sf
Zoning District: R-E Electric Provider: Duke Energy
Wastewater: ☒ *Septic* ☐ *Sewer* Water: ☐ *Well* ☒ *Public/Private Water*
Recreation/Open Space Requirement: ☒ *Fee in lieu* ☐ *Land Dedication – acreage:* _____

APPLICANT INFORMATION

Applicant: True Line Surveying
Mailing Address: 205 W. Main St. Clayton, NC
Phone Number: 919-359-0427 Fax: 919-359-0428
Contact Person: Curk Lane
Email Address: curk@truelinesurveying.com

OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ File Number: 2018-235-5D



- (2) The subdivision meets all required specifications of this chapter.

The proposed subdivision meets all required specifications for RE zoning in the ETJ.

- (3) The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

This plan has large lots due to soil characteristics and will be fitting with surrounded residential development and uses with surrounding properties. It will not violate the character of existing standards for development of properties in the surrounding area.

- (4) The subdivision design will provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare.

The design of this development allows for driveways along an existing DOT public road and will be spaced in according with DOT rules and regulations concerning driveway access permits. There will be no extension of any current road system.

****Planned developments must also meet the Master Plan Approval Criteria in Section 155.705(J)****

MAJOR SUBDIVISION PLAN CHECKLIST

Pursuant to Article 7, Section 155.706 of the Unified Development Code, applications requesting a public hearing or administrative approval process shall submit a plan set to the Planning Department. These plans may include Master Plan, Site Plan, Subdivision Plan, Regulating Plan, Architectural Elevations, Landscape Plan, Photometric/Lighting Plan, Engineering Plans, and Survey. The plan requirements shall be based on the type of development application or approval process.

PLAN FORMAT

These standards are established to provide information pertaining to the graphic and format presentation of plans. The following is required for all types of plans, except where otherwise noted:

- All plans and architectural elevations shall be limited to 24" x 36" in size, and **folded to an 8.5" x 11" format.**

- Plans are to be drawn at the same engineering scale of 1" = 20'; 30'; 40'; 50'; 60' (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.
- Plans may be drawn at an engineering scale of 1" = 100', if approved by the Planning Department or the Technical Review Committee (TRC).
- Architectural plans and elevations shall be drawn at an architectural scale of 1" = 3/32', 3/16', 1/8', 1/4', or 3/8'.
- All drawings, except elevations, isometric drawings, and renderings, shall be in two dimensional plan views.
- All text shall be clear and legible.
- Line weight hierarchy on all plans shall be consistent with common drafting standards.
- Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4).
- All numerical references shall be rounded up to a maximum of two decimal points.

PLAN ELEMENTS AND GRAPHIC DATA (TO BE ON ALL SHEETS)

The following items include general and project information. This information is required to be present on all plan sheets, except where otherwise noted.

Provided		
Yes	N/A	
☒		Consultant Logo Box (name, address, phone number, fax, and e-mail, firm and license number)
☒		Project/Application Name
☒		Type of Plan
☒		Signature and Professional Seal with date (landscape plans, architectural elevations, engineering plans, surveys)
☒		Original/Submittal Date and Revision Date
☒		Sheet Number
☒		Vicinity Map
☒		North Arrow with NC Grid System
☒		Graphic Scale (engineering or architectural graphic and written scale)

The following elements are specific to each property and application request, and shall be shown graphically on the specific plan types listed below. These graphics shall be supported by text, labeling, and dimensional information (width, length, and depth).

SURVEY

Provided		
Yes	N/A	
☒		A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department) with the bearings and distances of every property line shown. Distances shall be in feet or meters and decimals thereof. The number of decimal places shall be appropriate to the class of survey required. The survey must include any and all easements of record (referenced by Deed Book and Page) and must be prepared by a surveyor registered in the State of North Carolina.

EXISTING CONDITIONS SHEET

Provided		
Yes	N/A	
☐	☒	The existing topographical conditions of the property with a two foot contour interval showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features.
☒		The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.
☒		The existing structures located on the subject property.
☒		The existing structures within 100 feet of project boundary.
☒		The existing utilities (including inverts of pipes, rim elevations, wells and septic tanks, etc.) within 100 feet of project site.
☒		Label subject parcel and adjacent property acreage, owners, and zoning districts.

PRELIMINARY SITE PLAN

The items listed below are required to be delineated (in a tabular format) on the site plan:

Provided		
Yes	N/A	
☒		Site data table in tabular form
☒		Name of project (AKA names if applicable)
☒		Parcel identification number (and/or Tag number)
☒		Property size (acres and square feet)
☒		Property location (Town limits or ETJ)
☒		Existing zoning district
☐	☒	Proposed zoning district (if applicable)
☐	☒	Overlay (if applicable)

Provided		
Yes	N/A	
☒		Existing use
☒		Proposed use
☐	☒	Number of seats/students/fueling positions (as applicable).
☐	☒	Number of housing units proposed, per housing unit type.
☐	☒	Proposed density (number of units per acre)
☐	☒	Proposed intensity (gross floor area)
☐	☒	Building coverage (as percentage of total site)
☐	☒	Impervious surface area (square feet and as percentage of total site)
☐	☒	Building height (number of stories and in feet)
☐	☒	Required parking (list requirement i.e. 1 space per 300 SF)
☐	☒	Proposed parking
☒	☐	Required/proposed handicap accessible parking
☒	☐	Provide name of Electric Provider.
☒	☐	Provide name of Water Provider.
☐	☐	Provide name of Sewer Provider.
☐	☒	Max building height.

Other site plan elements:

Provided		
Yes	N/A	
☒		Identify adjacent property owners, their parcel ID number, current zoning and present use.
☐	☒	Put a bubble around the affected area for amendments to previously approved projects.
☒		Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks.
☒		Identify existing and future right of ways.
☐	☒	Identify Watershed Protection Areas.
☒	☐	Identify existing easements by type, and distinguish if public or private.
☐	☒	Identify proposed easements by type, and distinguish if public or private.
☐	☒	Identify Open Space/Common Areas, amenities.
☐	☒	Identify clear sight triangle at project ingress/egress points with dimensions.
☐	☒	Identify main entrance/access driveways, curb and gutter, cross section with ROW. Proposed driveway and setbacks must be shown.

Provided		
Yes	N/A	
☐	☒	Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).
☐	☒	Provide an off-street parking and loading layout (with details, dimensions and access location). Accessible parking requirements are listed in NCSBC Volume 1C, 1999 edition. Show traffic circulation arrows.
☐	☒	Provide queuing details for drive-up/drive-thru facilities (if applicable).
☐	☒	Provide the locations and dimensions of existing and proposed sidewalks and accessible routes.
☐	☒	Provide the location and details of refuse collection areas.
☐	☒	Provide the location, size and orientation of freestanding signs.
☐	☒	Identify proposed phasing (phasing lines) of construction on Phasing Plan sheet.
☐	☒	Cul-de-sacs must be dimensioned and meet Town of Clayton minimum design criteria.
☐	☒	Identify cluster mailbox unit (CBU) locations and details, including parking layout.

CONCEPTUAL ENGINEERING PLANS

Note: Conceptual engineering plans are deemed preliminary in nature. Review and approval of public infrastructure construction plans is a separate process performed by the Engineering Division.

Provided		
Yes	N/A	
☐	☒	Identify proposed streets and roadways (public and private) with dimensions and cross sections.
☐	☒	Identify the curve radii for all internal and external vehicular use areas.
☐	☒	Identify all access points to the project.
☐	☒	Identify existing conditions and proposed grading plans.
☐	☒	Identify Tree Conservation Areas shown on grading plan.
☐	☒	Show proposed flow of traffic.
☐	☒	Identify proposed traffic control signs and striping.
☐	☒	Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection(s).
☐	☒	Identify the proposed sanitary sewer collection system (including size) and point of connection(s). If a municipal sewer connection is not available, please provide documentation from Johnston County Department of Environmental health that the location of septic tank and drain field is acceptable.
☐	☒	Provide preliminary wastewater allocation calculation.

LANDSCAPE PLAN

Provided		
Yes	N/A	
☐	✓	Provide a landscape plan identifying the location of all proposed landscaping (must be prepared by a landscape architect registered in North Carolina).
☐	✓	Indicate the location, width and type of all required buffers.
☐	✓	Indicate the location, width and type of landscaping within vehicular use areas.
☐	✓	Indicate the location, width and type of landscaping used to screen drive-thru areas, service areas, loading areas, mechanical equipment and above ground utilities.
☐	✓	Provide a plant list summary table which includes: 1. A planting key identifying the various planting elements 2. The quantity of each type of plant material proposed 3. The size, height, caliper and spacing of plant material proposed 4. The Botanical and common names of plant material proposed
☐	✓	Verify/identify clear sight distances and safe-sight-triangles at project ingress/egress points.
☐	✓	Provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant species must be used).
☐	✓	Provide a landscape maintenance note which states: "All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion".
☐	✓	Identify and list any existing plant material which will be used to satisfy landscape requirements.

LIGHTING PLAN

Provided		
Yes	N/A	
☐	☒	Conceptual Lighting Plan - any common lighting should not spill over to other properties.
☐	☒	Identify the light source and provide a detail of the fixture.
☐	✓	Identify the proposed height of fixtures.

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

Provided		
Yes	N/A	
☐	✓	Provide floor plans, elevations, construction materials, finishes and colors, along with type of construction of all buildings per North Carolina Building Code prepared by a professional architect registered in North Carolina. This should be provided in color.
☐	✓	Indicate the height and number of stories for each structure.
☐	✓	Indicate the location and screening method for all roof mounted structures or equipment.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to approve the subject Major Subdivision. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Curk Lane

Print Name


Signature of Applicant

12/3/18

Date



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: Dana Geiger Address or PIN #: 05E99017J

AGENT/APPLICANT INFORMATION:

True Line Surveying
(Name - type, print clearly)

205 W. Main St.
(Address)
Clayton NC 27520
(City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (list applicable requests):

Mayor

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

David A Geiger
(Name - type, print clearly)
[Signature]
(Owner's Signature)

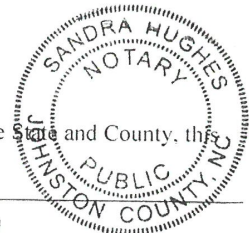
205 Valley Dr
(Address)
Clayton NC 27520
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Sandra Hughes, a Notary Public for the above State and County, this the 15th day of October, 2018.

SEAL

Sandra Hughes
Notary Public



My Commission Expires: 7/31/21

PUBLIC NOTICE

In accordance with NC GS 160A-364 the Clayton Town Council will hold an evidentiary hearing on Monday, February 4, 2019, at 6 PM at Town Hall, 111 East Second Street, to consider preliminary subdivision request 2018-235-SD Geiger Subdivision Preliminary Plat requesting to develop 8 single-family lots on 32.02 acres, zoned Residential Estates (R-E). The property is off Ranch Rd.; parcel number 05E99017J.

During an evidentiary hearing, the Clayton Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath.

This is an open meeting and the public is invited to attend.

Beth Franson, Planning Specialist
919-553-5002

The Johnstonian Newspaper

Please advertise on the following dates:
Wednesday, January 23, 2019
Wednesday, January 30, 2019

Affidavit of publication required.



Town Council Agenda Cover Sheet

Meeting Date

January 22 2019

Agenda Location

Administrative

Item Title

SRO update

Presenter

Blair Myhand, Police Chief

Summary/Description

Update on the SRO grant and officers working in the schools.

Requested Action

Informational Only

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☐

Additional Documents to be Included in Agenda Packet

Meeting Timeline

Click or tap here to enter text.