



**The Town Of Clayton
Regular Town Council Meeting Minutes
Monday, May 2, 2016 @ 6:30 PM
Council Chambers**

COUNCIL PRESENT:

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

STAFF PRESENT:

Steve Biggs, Town Manager
Nancy Medlin, Asst. Town Manager
Katherine Ross, Town Attorney
Kimberly Moffett, Town Clerk
David DeYoung, Planning Director
Jay McLeod, Planner
Stacy Beard, Public Information Officer
John Hamlin, A/Public Information Officer
Lee Barbee, Fire Chief
Katilyn Russo, Downtown Development Coordinator

COUNCIL ABSENT:

1 CALL TO ORDER

Pledge of Allegiance and Invocation

a)

Mayor McLeod called the meeting to order at 6:32 p.m. and led the Pledge of Allegiance as well as offering the Invocation.

2 ADJUSTMENT OF THE AGENDA

a) A Closed Session pursuant to G.S. 143-318.11(a)(3) and 143-318.11(a)(6) was requested.

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 - April 18, 2016
- b) Warranty Acceptance - Summerlyn, The Meadows, Phase 5, 6, & 7
- c) National Police Week 2016 Proclamation
- d) Proclamation - National Day of Prayer

ACTION: Approval of Consent Agenda as Presented

Motion: Council Member Holder
Second: Council Member Thompson

Vote: Unanimous

4 INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a) Presentation of 2016 Police Week Proclamation
Presenter: Jody McLeod, Mayor

Mayor McLeod presented a Proclamation proclaiming May 15 - 21, 2016 be recognized as Police Week. Captain John Coley was in attendance and accepted the Proclamation on behalf of the Clayton Police Department.

- b) Presentation of National Day of Prayer Proclamation
Presenter: Jody McLeod, Mayor

Mayor McLeod presented Angela Williams of Clayton Interstate Ministries with a Proclamation recognizing May 5, 2016 as National Day of Prayer.

- c) Recognition of Citizens Involved with Clayton Roadside/Litter Cleanup

Stacy Beard provided information regarding the 2016 roadside litter clean up. This was the 9th year this event was organized by the Newcomers & Neighbors group. Also part of the event this year was the National Honor Society of Clayton High School, the Environmental Club of Clayton High School and Grace Episcopal Church. A short video was shared that was created by Grace Episcopal that documented the event. The Town of Clayton provides these volunteers with bags as well as safety vests. A total of 104 bags of trash were filled this year. Following the clean up, NCDOT picks up the trash bags the day or two following the event. Additionally 3 bags of recyclables were collected. Certificates of Appreciation were presented to each group.

5 ADMINISTRATIVE ITEMS

- a) Resolutions Authorizing Johnston & Wake Counties to Collect Taxes

ACTION: Placed on May 16, 2016 Consent Agenda.

6 PUBLIC HEARINGS

- a) Special Use Permit - 222 E Main Lounge - Proposed Cocktail Lounge - 2016-38-SUP

Katherine Ross, Town Attorney provided information regarding the process as well as types of testimony that can be considered during an Evidentiary Hearings. Those wishing to offer testimony were administered the oath via affirmation by the Town Clerk.

Mr. McLeod of the Planning Department stated this Special Use Permit is has been requested for a proposed high end cocktail lounge to be located at 222 and 224 East Main Street. Applicant was present. Special Use Permit requested for a proposed cocktail lounge.

The required Neighborhood meeting was held on February 18, 2016 with a total

of three people in attendance. There was excitement and support for the project.

This request is compatible with the Surrounding Land Use and consistent with the Unified Development Code. The applicant has addressed all Findings of Fact.

The Planning Board and Planning staff recommended approval of the permit with conditions as listed in staff report.

The applicant, James Lipscomb was present representing J&B Real Estate. He stated and well as the owners/operators were available for any questions.

Mayor Pro Tem Grannis stated there was question raised during the Planning Board regarding food service.

Owner/Operator, Mike Stojic stated it was the intent to serve some sort of artisan snacks that would tie in with drinks. He stated there would be no kitchen on premises.

Council Member Satterfield asked about food trucks. Owner/Operator Maleah Christie stated they understood that food truck were not allowed. It is their plan to work in conjunction with food businesses already in the nearby area.

With there being no further questions, the item was turned over to Council for their deliberation at 7:00 p.m.

ACTION: Approval of 2016-38-SUP with Conditions as listed in Staff Report

Motion: Council Member Thompson

Second: Council Member Holder

Vote: Unanimous

7 OLD BUSINESS

a) Resolution - Malt Beverage Referendum

Town Attorney Ross provided updated information and stated Johnston County has indicated it will hold a referendum regarding the on and off site sale of Malt Beverage and Unfortified Wines during the upcoming November 2016 election.

Ms. Ross stated that the Resolution that was included in the agenda packet would be updated to include the sale of Unfortified Wines. There was discussion whether the Town should hold off on placing referendum on the ballot and just allow the County referendum to move forward. Attorney Ross stated that from the town perspective it is a very small financial impact to include the referendum on the ballot and further allows the town to have the regulation it wants. There was consensus to move forward with placing the

referendum allowing both on and off-site sales of Malt Beverages and Unfortified Wines.

ACTION: Approval of Resolution #2016-14 - Place Referendum on November 8, 2016 Ballot to Allow On and Off Site Sale of Malt Beverage and Unfortified Wine

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

- b) Resolution - Declaring Annex Building as Surplus Property
Presenter: Steve Biggs, Town Manager

Mr. Biggs provided information regarding this item and stated declaring this property as surplus property is a necessary step to move forward with inviting and receiving bids for purchase of the building. He further stated this does not in any way obligate the town to sell the property. He further stated there has been interest from the public sector with regard to this property. He further stated that should decision be made to sell the property it is anticipated that the town would enter into a development agreement with potential buyer so that there would be a good sense of how the property would be used and improved.

Council Member Lawter asked for reminder of costs for renovation of the site. Mr. Biggs stated in approximately 2005 the cost was \$2,000,000.

ACTION: Approval of Resolution #2016-15 Declaring Annex Building as Surplus Property

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

8 NEW BUSINESS

- a) Economic Infrastructure Grant
Presenter: Steve Biggs, Town Manager

Mr. Biggs stated we continue to look for opportunities for outside funding and we are working closely with a grant writer. This \$250,000 grant would be used toward infrastructure line work at NovoNordisk.

ACTION: Approval of Resolution #2016-16 East Clayton Industrial Area/Novo Nordisk Sewer Improvement Grant Assistance

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

9 STAFF REPORTS

- a) Town Manager

Mr. Biggs provided update stated we are doing well with financial analysis. However, we are having some organizational challenges. Plan is to distribute the budget at the May 16, 2016 Town Council meeting, with formal presentation to Council on May 24th or 25th, with Public Hearing to be held on June 6th and adoption scheduled for June 20, 2016.

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

10 OTHER BUSINESS

- a) Informal Discussion & Public Comment

Ms. Dorothy Tommachini a resident of Horne Street had concerns regarding the sight issue on Horne Street due to cars parking along the road. She is concerned about the danger of there not being enough room for two cars to pass on the road at the same time. She stated there are times that cars will straddle and ride on the side walk. She stated that her sidewalk has been cracked and the town has repaired it a couple of times.

The Mayor thanked her for her concerns and agreed that it was a bad situation and asked that the Police and Fire Department get together to discuss and look at the issue.

- b) Council Comments

There was brief discussion regarding the Police and Fire Departments baseball game. It was rained out and will take place on May 22, 2016.

Council Member Lawter stated the Art Walk held on Saturday, April 30, 2016 had an excellent turn out.

11 CLOSED SESSION

- a) Closed Session Pursuant to G.S. 143-318.11(a)(3) and 143-318.11(a)(6)

Town Council entered into a Closed Session to discuss a legal matter as well as a Personnel matter.

ACTION: Enter into Closed Session

Motion: Mayor Pro Tem Grannis

Second: Council Member Satterfield

Vote: Unanimous

12 ADJOURNMENT

a)

Council returned from Closed Session at 8:21 p.m. and with there being nothing further the meeting was adjourned at 8:22 p.m.

ACTION: Motion to Adjourn

Motion: Council Member Satterfield

Second: Council Member Holder

Vote: Unanimous

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk