Town of Clayton
Special Meeting - Clayton Town Council Minutes
Monday, March 21, 2022 @ 3:00 PM
BB&T

COUNCIL PRESENT:
Mayor McLeod
Mayor Pro Tem Thompson
Council Member Archer
Council Member Casey
Council Member Sims

STAFF PRESENT:
Lee Barbee, Interim Deputy Town Manager/Fire Chief
Dolores Gill, Deputy Town Manager
Francis Rasberry, Town Attorney
Heidi Holland, Deputy Town Clerk
Robert McKie, Finance Director

COUNCIL ABSENT:
Council Member Everett

1 CALL TO ORDER

a)

Mayor McLeod called the meeting to order at 3:06 p.m. Ms. Gill opened the meeting and introduced Chappell Jacobs from Jacobs Engineering.

2 OLD BUSINESS

a) Old Town Hall & Town-Purchased Residence Feasibility Study
Presenter: Chappell Jordan (Jacobs)

- A review of findings associated with the potential uses for the Old Town Hall property and the Town-Purchased Residence adjacent to Fire Station #1 for Town Council consideration and comment.

Mr. Jordan asked if there were any comments or concerns that were to be addressed throughout the meeting on the Facility Condition and Adaptive Reuse Study. This study evaluates the house purchased by Fire Station 2 as well as the Old Town Hall building. He discussed the progress of the study provided. He discussed the lack of parking for the area. He began with the Executive summary, a good overview of the study. He discussed Town Hall and he stated it is unusable at it stands right now. It would have to be brought up to current code. ADA requirements and structural requirements would need to be looked at. He discussed the economic value of the buildings and if it is feasible to invest.

He shared different options. He stated he was not sure if government use would be beneficial for either building. For the Old Town Hall building, he suggested to possibly look into a private partnership. In regard to parking, there was discussion of working out an agreement to rent spaces during allotted hours.

There was discussion to install windows and to repair the roof. In order to keep the building from getting deteriorating even more, the town would have to make some sort of investment. He stated the cost of renovating was almost as much as tearing it down. He provided 5 options. The average cost among all 5 options is a $5.6M investment. Shared was a summary of a programmatic scenario cost chart. It was suggested not to put any money into the house, just level it or put modulars up.

Shared were programmatic scenarios of the old Town Hall as well as the house by the Fire Station. Shared were photos of modular plans.

Mr. Jordan opened the floor up for any questions. Mayor McLeod thanked Mr. Jordan for this information. He stated we need the cost for getting the roof taken care of and having the windows installed. It was asked how many parking space would a 12,500 sq ft. demo on the building be? Mr. Jordan stated he would get that info to council.

3 CLOSED SESSION

a) Closed Session Pursuant to NCGS 143-318.11(a)(6)

Motion: Council Member Casey moved to go into closed session
Second: Council Member Archer
Vote: Unanimous

4 ADJOURNMENT

a) Adjourn the Meeting

Motion: Mayor Pro Tem Thompson moved to adjourn at 5:05 p.m.
Second: Council Member Sims
Vote: Unanimous

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Jody L. McLeod
Mayor

ATTEST:

_____
Heidi Holland, NCCMC
Deputy Town Clerk