Town of Clayton
Downtown Development Association Advisory Board Minutes
Thursday, March 14, 2019 @ 5:00 PM
Council Chambers

BOARD MEMBERS PRESENT:
Kim Lawter
Jessica Lloyd
Heidi Peach
James Lipscomb
Betsy Grannis
Tony Johnson
Neil Stancil
Linda Edwards

STAFF PRESENT:
Dave DeYoung, Economic Development Director
Samantha Wullenwaber, Planning Director
Kimberly Moffett, Town Clerk
Damiere Powell, Planner
Michael Grannis, Mayor Pro Tem
Bobby Bunn, Council Member

MEMBERS ABSENT:
Alison Kilpatrick
Laurie Partlo
Scott Hadding

1 **CALL TO ORDER**

a) Kim Lawter called the meeting to order at 5:10 p.m.

2 **ADJUSTMENT OF THE AGENDA**

3 **REPORTS**

4 **OLD BUSINESS**

5 **NEW BUSINESS**

a) Streetscape Presentation

This was a combined meeting of the Streetscape Committee and the DDA. A presentation was offered by Courtney Landol of Stewart Engineering. She provided history regarding the proposed "makeover" of Main Street. She discussed issues and limitations for events related to current sidewalks. She provided details regarding goals and discussed parking concerns that were raised during the initial presentation of the rendering. Shared was a plan overview showing areas off of Main Street that would assist with off-site parking. There was discussion how Main Street would become the hub of activity for everyone and increase the number of folks that wanted to come downtown. Renderings of both existing and proposed elevations were shared. Discussed was "chicane" which would allow for parking on both sides of the street but not at the same location.

Also presented and discussed were possible changes and removal of some trees, this was based on feedback from previous meeting(s). Also shared were renditions of the angled parking headed toward O'Neil from Second Street.

Michael Grannis questioned if Second Street would still be two-way and Mr. DeYoung stated it would remain two-way. There was lengthy discussion regarding private and public partnerships with regard to parking solutions. Numbers were provided regarding possible total parking space additions both with and without partnerships. Concern was raised about these partnerships and whether discussions had taken place with the owners of the proposed parking areas. Ms. Wullenwaber stated these renderings showed all possibilities to allow an idea of many different scenarios. There was discussion regarding the use of Horne Square and parking. There was also discussion regarding the proposed Town Hall Parking Lot expansion. This project would increase parking from 41 to 100 spaces and would include closing a portion of Horne Street. Mr. De Young advised a neighborhood meeting would be held on March 21, at which time the results of a traffic study would be presented.

Mr. Bobby Bunn asked if input from Main Street stakeholders had been sought. Courtney stated feedback had been received from previous DDA and Streetscape meetings. Mr. DeYoung stated following previous DDA meeting, it was clear that a full rendering would be needed to be able to see all possibilities. Concern was raised that many Main Street business owners had not had any input. Mr. DeYoung stated this was the very beginning of the process and several additional steps would need to take place as well. Mr. Bunn stated he wanted to ensure that business owners along Main Street had buy in. Mr. Tony Johnson stated he had concerns and frustration regarding the process and questioned where the stated goals came from. Mr. DeYoung stated we were at the very beginning of the process and further if the group was not happy with the design they would not present it to downtown business owners. He stated nothing would be taken to council, that this group and business owners were not behind. He further stated this process could take 5 years and it was very important to hear feedback from this group.

Discussion continued. Mr. James Lipscomb stated he felt this was a great plan but further didn't feel the town was in the financial position at this time. There was lengthy discussion regarding costs, design and construction, and availability of grants. Ms. Wullenwaber stated we could apply for a grant with what we have now and not have to spend additional funding for further design. Mr. Lipscomb stated he appreciated that information. Mr. Lipscomb discussed his frustration and stated he felt council needed to decide how much money they were willing to put into downtown and then decide on prioritizing projects.

Discussion continued regarding conversations with owners of private properties and parking partnerships. Mr. DeYoung stated that conversations had taken place with several property owners. There was also discussion regarding setbacks and current parking spaces being used by business owners.

Mr. Grannis shared concerns that should plan move forward with work along Main Street that business owners be communicated very well in advance. Ms. Wullenwaber discussed working with businesses to ensure that they all had access to a rear entrance during any work that would take place. Mr. Grannis discussed how vitally important the towns involvement with CAMPO has been with regard to grants, funding, etc. Ms. Lloyd shared her concerns about DDA volunteers spending multiple hours working on a project if it might not be going anywhere. Mr. DeYoung clarified it was vitally important to have DDA buy in on the project, not that he meant for DDA to take on the project. Ms. Lloyd appreciated the clarification.

Mr. Lipscomb discussed financial implications and Capital Improvement Projects. Mr. DeYoung stated this project is a Capital Improvement Project with a place holder for the years 2023 and 2024.

There was discussion regarding four way stops. Mr. DeYoung stated that since Main Street is a NCDOT street, that may not be able to happen.

Mr. Lipscomb stated he would like to see a roundtable discussion with business owners take place and would like to see this sooner versus later.

Mr. Lipscomb stated he remained frustrated at the process and direction. His concern is that we go after the low hanging fruit first by deciding the top 10 things that need to be done in downtown and get that done. He has serious concerns that money will spent on this project and it will just sit on a shelf. He further stated he did not feel there was a lot of focus on this project. Mr. DeYoung stated this project was council directed and if council directed staff to stop working on the project, that would be done. Mr. Lipscomb asked for additional financial details and Mr. DeYoung stated he believed the place holder was $4,000.000.

Ms. Landol stated she was very grateful for the feedback. She stated contract was to provide a master plan and feedback ensured they were on track.

6 OTHER BUSINESS

7 ADJOURN

a) With there being nothing further the meeting was adjourned at 7:06 p.m.

ACTION: Adjourn the Meeting

Motion: Board Member Grannis
Second: Board Member Lipscomb
Vote: Unanimous

Duly adopted this the 8th day of April, 2019.

Kimberly C Lawter

Kimberly Lawter
Chair

ATTEST:

Kimberly A. Moffett

Kimberly A. Moffett, CMC, NCCMC
Town Clerk