



The Public may view the Live Council Meeting on the Town's YouTube Channel:  
<https://www.youtube.com/TownofClaytonNC>

## No Weapons Allowed Inside Council Chambers

### 1. Call to Order

- a. Call to Order
- b. Pledge of Allegiance
- c. Invocation

### 2. Adjustment of the Agenda

- a. Adopt or Adjust the Agenda  
**POTENTIAL ACTION:** Adoption of the Agenda

### 3. Consent Agenda

- a. Minutes
  - November 3, 2025 - Work Session
  - November 3, 2025 - Regular Meeting
  - December 1, 2025 - Work Session
  - May 4, 2026 - Closed Session

**Presenter:**  
Heidi Holland, Town Clerk
- b. Approval of First Amendment to Zone A Infrastructure Reimbursement Agreement – Copper District  
**Presenter:**  
Joshua Baird, Water Resources Director
- c. Approval of Third Amendment to Water Tower Option and Put Agreement – Copper District  
**Presenter:**  
Joshua Baird, Water Resources Director
- d. Personnel Policy (Amended Article V. Benefits, Section 4 Retiree Benefit Stipend) 2024-01D  
**Presenter:**  
Kenya Walls, Human Resources Director
- e. Approval of a Resolution Granting Wastewater Treatment Capacity for Dominion-Clayton Mixed Use (aka Pritchard Woods) (2025-010-CZM)  
**Presenter:**  
Jonathan Ham, Engineering Director
- f. PEG Interlocal Agreement  
**Presenter:**  
Shaun Mizell, Procurement, Contracts, and MWBE Manager
- g. Contract for School Resource Officer  
**Presenter:**  
Shaun Mizell, Procurement, Contracts, and MWBE Manager

- h. Clayton Education Garden Agreement  
**Presenter:**  
Todd Riddick, Parks and Recreation Director  
**POTENTIAL ACTION:** Approval of Consent Agenda as Presented

#### 4. Administrative Items

- a. Clayton4U
  - Report a Concern**Presenter:**  
Nathanael Shelton, Communication Director

#### 5. Introductions and Special Presentations

- a. National Public Works Week Proclamation  
**Presenter:**  
Council Member Casey to Present to Public Works
- b. National Gun Violence Awareness Day Proclamation  
**Presenter:**  
Council Member Underwood to Present
- c. Elected Officials Day Proclamation  
**Presenter:**  
Heidi Holland, Town Clerk
- d. North Carolina League of Municipalities Mayor Recognition Video  
**Presenter:**  
Nathanael Shelton, Communication Director

#### 6. Public Hearings

- a. FY26-27 Budget - Public Hearing  
**Presenter:**  
Todd Melton, Budget Manager

#### 7. Quasi-Judicial Hearings

#### 8. Old Business

- a. 2025-41-CZM Arbors at East Village Ph II: Type 3 Conditional Rezoning  
*(Continued from the April 20, 2026 Meeting - Public Hearing Has Been Closed)*  
**Presenter:**  
Robert Tate, Senior Planner  
**POTENTIAL ACTION:** Schedule a New Public Hearing and Authorize Town Staff to Advertise a New Public Hearing

#### 9. New Business

#### 10. Public Comments

#### 11. Staff Reports

- a. Town Manager
- b. Town Attorney
- c. Town Clerk
- d. Other Staff
  - 1) Community Surveys  
**Presenter:**  
Lauren Box, Asst. Parks and Rec. Director

#### 12. Other Business

- a. Mayor and Council Comments

### 13. Closed Session

- a. To Discuss a Legal Matter in Accordance with NCGS 143-318.11(a)(3), To Discuss Purchase of Real Property in Accordance with NCGS 143-318.11(a)(5), and Discuss a Personnel Matter in Accordance with NCGS 143-318.11(a)(5)

**POTENTIAL ACTION:** Motion To Go Into Closed Session

**POTENTIAL ACTION:** Motion To Return To Open Session

### 14. Adjournment

- a. Adjourn

**POTENTIAL ACTION:** Motion To Adjourn

## Information for the Public

### 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.

### 7. Quasi-Judicial Hearings

A quasi-judicial hearing resembles a court trial where testimony is presented. Citizens may give testimony in a quasi-judicial hearing after they have taken an oath. Town Council acts like a court of law and receives only sworn testimony and other credible evidence. In addition, the Town Council must make findings of fact based upon the evidence presented. The Town Council refrains from "ex parte communication" about these cases, as the Town Council must make a decision based solely on the evidence presented at the hearing itself. Staff is available to assist with inquiries from citizens.

### 10. Public Comments

#### ◆ Rules for Persons Addressing Town Council ◆

- During public hearings and public comment periods, each speaker will identify him/herself by giving his or her name and place of residence.
- Each speaker will be limited to speaking one time on any topic. When you are finished speaking, please step away from the podium and be seated.
- Each speaker will be limited to 3 minutes and each group's representative will be limited to a maximum of 5 total minutes. Each group is encouraged to designate a single spokesperson for their group.



## Town Council Regular Meeting Agenda Cover Sheet

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**Meeting Date**

May 18, 2026

**Agenda Location**

Consent Agenda

**Item Title**

Approval of First Amendment to Zone A Infrastructure Reimbursement Agreement – Copper District

**Presenter(s)**

Joshua Baird, Water Resources Director

**Suggested Action**

**POTENTIAL ACTION:** Approval of First Amendment

**Strategic Priorities Alignment**

**Public Hearing:** No

**If Approved, Will Document Require Recordation?** No

**Summary**

The proposed First Amendment to the Zone A Infrastructure Reimbursement Agreement between the Town of Clayton and Copper Land LLC modifies the scope and reimbursement structure for public wastewater infrastructure associated with the Copper District development.

The original agreement provides for the design and construction of a pump station and force main infrastructure to support the development, with reimbursement by the Town for eligible construction costs up to an established funding commitment.

As part of ongoing planning for future system capacity, the Town has requested that portions of the infrastructure be upsized to accommodate additional flows anticipated from adjacent

development and future service demands. The amendment incorporates these upsizing requirements into the project scope and establishes a framework for determining and reimbursing the additional costs attributable to the increased capacity.

To maintain project schedule and continuity, the amendment authorizes the developer to proceed with interim design, engineering, and permitting services necessary to implement the upsizing. The Town agrees to reimburse these interim services, subject to documentation and approval requirements, up to a maximum amount of \$304,000.

The amendment also maintains Town oversight of design revisions, requires submission and approval of updated plans prior to construction, and ensures that ultimate project scope, schedule, and cost impacts will be formally incorporated into the agreement following completion of the interim services and final engineering evaluation.

These modifications are intended to proactively address long-term wastewater capacity needs, reduce the need for future infrastructure modifications, and align current construction with the Town’s broader utility system planning and growth strategy.

**Funding Source**

**Corresponding Documentation**

- 1. Resolution #2026-35
- 2. First Amendment to Zone A Infrastructure Agreement.April 2026-4899-7735-2866-v2

**Submitted By:** Heidi Holland, Town Clerk

**Reviewed By:**

Heidi Holland, Legislative  
 Joshua Baird, Water Resources  
 First Name Last Name, Administration  
 Heidi Holland, Legislative

Created -



## Town Council Regular Meeting Agenda Cover Sheet

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**Meeting Date**

May 18, 2026

**Agenda Location**

Consent Agenda

**Item Title**

Approval of Third Amendment to Water Tower Option and Put Agreement – Copper District

**Presenter(s)**

Joshua Baird, Water Resources Director

**Suggested Action**

**POTENTIAL ACTION:** Approval of Third Amendment

**Strategic Priorities Alignment**

**Public Hearing:** No

**If Approved, Will Document Require Recordation?** No

**Summary**

The proposed Third Amendment to the Water Tower Option and Put Agreement between the Town of Clayton and Copper Land LLC modifies project obligations associated with construction of the access road and 16-inch water supply line supporting the planned elevated water tower within the Copper District development.

The amendment establishes a revised completion deadlines, requires a defined schedule of milestone progress, and includes monthly reporting requirements to provide improved visibility and accountability for project delivery.

Due to delays in completing required infrastructure, the amendment also documents costs already incurred by the Town to support project continuation and requires reimbursement by the

developer for those delay-related expenses. In addition, the agreement establishes a framework for recovery of any future costs incurred by the Town if further delays occur.

To further protect the Town’s interests, the amendment includes additional provisions to ensure that critical water infrastructure can still be delivered in a timely manner.

**Funding Source**

**Corresponding Documentation**

- 1. Resolution #2026-34
- 2. Third Amendment to Option and Put Agreement 030426v4-4921-2214-1865-v2 - CP clean

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**Submitted By:** Heidi Holland, Town Clerk

**Reviewed By:**

Heidi Holland, Legislative  
Heidi Holland, Legislative  
First Name Last Name, Administration

Created -



## Town Council Regular Meeting Agenda Cover Sheet

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**Meeting Date**

May 18, 2026

**Agenda Location**

Consent Agenda

**Item Title**

Personnel Policy (Amended Article V. Benefits, Section 4 Retiree Benefit Stipend) 2024-01D

**Presenter(s)**

Kenya Walls, Human Resources Director

**Suggested Action****Strategic Priorities Alignment**

**Public Hearing:** No

**If Approved, Will Document Require Recordation?** No

**Summary**

This request is to amend Article V. Benefits, Section 4 Retiree Benefit Stipend under Organizational Rules, provision #1 and to add provision #5 as follows:

1. The Town will pay the retiree a benefit stipend that is one-half of the annual employer contribution rate as of January 1st.
5. Retiree stipends are paid through ACH on a monthly basis.

**Funding Source**

## Corresponding Documentation

1. Retiree Benefit Stipend RED LETTER
2. Personnel Policy (Amended Article V. Benefits, Section 4 Retiree Benefit Stipend) 2024-01D
3. Resolution #2026-31

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**Submitted By:** Heidi Holland, Town Clerk

**Reviewed By:**

Heidi Holland, Legislative

Kenya Walls, Human Resources

Dolores Gill, Administration

First Name Last Name, Administration

Heidi Holland, Legislative

Created -



## Town Council Regular Meeting Agenda Cover Sheet

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**Meeting Date**

May 18, 2026

**Agenda Location**

Consent Agenda

**Item Title**

PEG Interlocal Agreement

**Presenter(s)**

Shaun Mizell, Procurement, Contracts, and MWBE Manager

**Suggested Action**

**POTENTIAL ACTION:** Approval of Contract/Agreement

**Strategic Priorities Alignment**

**Public Hearing:** No

**If Approved, Will Document Require Recordation?** No

**Summary**

This interlocal agreement establishes a collaborative partnership among the Towns of Archer Lodge, Clayton, Garner, Knightdale, Rolesville, Wendell, and Zebulon to jointly fund and operate PEG Media, which provides public, educational, and governmental (PEG) access television programming. The agreement outlines governance through a board of member town managers, defines funding mechanisms primarily through state-distributed PEG funds, and sets operational responsibilities for maintaining non-commercial community programming. The initial term is five years with automatic renewal, and the agreement includes provisions for member withdrawal, asset ownership, and dissolution.

**Funding Source**

## Corresponding Documentation

1. PEG Interlocal Agreement 5 10 26
2. Resolution #2026-30

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**Submitted By:** Heidi Holland, Town Clerk

**Reviewed By:**

Heidi Holland, Legislative  
Nathanael Shelton, Communication and Outreach  
First Name Last Name, Legislative  
Heidi Holland, Legislative

Created/Initiated - 5/11/2026  
Approved - 5/11/2026  
Approved - 5/13/2026  
Final Approval - 5/13/2026



## Town Council Regular Meeting Agenda Cover Sheet

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**Meeting Date**

May 18, 2026

**Agenda Location**

Consent Agenda

**Item Title**

Clayton Education Garden Agreement

**Presenter(s)**

Todd Riddick, Parks and Recreation Director

**Suggested Action**

**POTENTIAL ACTION:** Approval of Contract/Agreement

**Strategic Priorities Alignment**

**Public Hearing:** No

**If Approved, Will Document Require Recordation?** No

**Summary**

This Joint Use Agreement formalizes a partnership between the Town of Clayton and North Carolina State University to collaboratively operate and maintain the Clayton Educational Garden at the Clayton Community Center. The agreement outlines each party's roles and responsibilities, including NC State's provision of educational programming, volunteer coordination, and garden operations, and the Town's provision of facilities, maintenance, scheduling, and support services. The partnership is intended to promote community health, sustainability, and educational opportunities for residents. The agreement has an initial one-year term with optional renewals and includes provisions related to garden use, programming, liability, and funding.

**Funding Source**

## Corresponding Documentation

1. Joint Use Agreement - Clayton Education Garden

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**Submitted By:** Heidi Holland, Town Clerk

**Reviewed By:**

Heidi Holland, Legislative

Todd Riddick, Parks and Recreation

Dolores Gill, Administration

First Name Last Name, Administration

Heidi Holland, Legislative

Created -



## Town Council Regular Meeting Agenda Cover Sheet

### Meeting Date

May 18, 2026

### Agenda Location

Public Hearings

### Item Title

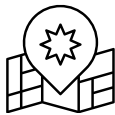
FY26-27 Budget - Public Hearing

### Presenter(s)

Todd Melton, Budget Manager

### Suggested Action

### Strategic Priorities Alignment



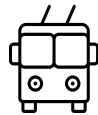
VIBRANT  
DOWNTOWN



DESIRABLE  
AMENITIES  
AND SPACES



SUSTAINABLE  
INFRASTRUCTURE  
INVESTMENT



MOBILITY  
TRANSPORTATION  
AND TRANSIT



DIVERSIFIED  
ECONOMIC  
DEVELOPMENT



COMMUNITY  
OUTREACH AND  
ENGAGEMENT



PUBLIC  
SAFETY

**Public Hearing:** Yes

**If Approved, Will Document Require Recordation?** No

### Summary

The Manager's Recommended Budget for the Town of Clayton is presented for reading and public hearing. The budget reflects the Town's commitment to delivering high-quality services with long-term sustainability, and community-driven priorities and strategies.

Tonight's reading includes a public hearing, with staff recommending adoption of the FY27 Budget on June 1.

## Funding Source

## Corresponding Documentation

1. [FY27 Salary Scales](#)
2. [FY27 Part-Time and Town Council Wage Updates](#)
3. [FY27 Budget Message](#)
4. [FY27 Budget Public Hearing Presentation](#)
5. [FY27 Comprehensive List of Fees Update](#)
6. [FY27 Manager's Recommended Budget](#)

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**Submitted By:** Todd Melton, Budget Manager

**Reviewed By:**

Todd Melton, Administration  
First Name Last Name, Administration  
Heidi Holland, Legislative

Created -



## Town Council Regular Meeting Agenda Cover Sheet

### Meeting Date

May 18, 2026

### Agenda Location

Old Business

### Item Title

2025-41-CZM Arbors at East Village Ph II: Type 3 Conditional Rezoning  
*(Continued from the April 20, 2026 Meeting - Public Hearing Has Been Closed)*

### Presenter(s)

Robert Tate, Senior Planner

### Suggested Action

**POTENTIAL ACTION:** Schedule a New Public Hearing and Authorize Town Staff to Advertise a New Public Hearing

### Strategic Priorities Alignment



**Public Hearing:** No

**If Approved, Will Document Require Recordation?** Yes

### Summary

A Conditional Rezoning Type 3 from the Residential Planned District (PD-R) zoning district to the Conditional Residential (CZR) zoning district. Approval of the request would allow up to 45 multi-family dwelling units in eight buildings to occur on properties totaling approximately 4.19 acres and identified as Johnston County Tax Ids 05037010R, 05037011A, and 05037010P.

This request was last discussed and heard at the April 20, 2026 Town Council meeting. During that meeting, the public hearing was closed. Since April 20, 2026, the applicant has shared intent to provide revisions to the request. For the May 18, 2026 Town Council meeting, a new public hearing is requested to allow the applicant to formally amend the request for future Town Council consideration at a new public hearing.

**Funding Source**

**Corresponding Documentation**

- 1. 00\_StaffReport\_2025-41-CZM\_ArborsAtEastVillagePhaseII\_TC\_05182026
- 2. 01\_Type3ConditionalRezoningApplication\_2025-41-CZM\_ArborsAtEastVillagePhaseII\_TC\_05182026
- 3. 02\_NeighborhoodMeetingMaterials\_2025-41-CZM\_ArborsAtEastVillagePhaseII\_TC\_05182026
- 4. 03\_StaffReportMaps\_2025-41-CZM\_ArborsAtEastVillagePhaseII\_TC\_05182026
- 5. 04\_ConceptPlanExhibitA\_2025-41-CZM\_ArborsAtEastVillagePhaseII\_TC\_05182026
- 6. 05\_ConditionsOfApproval\_2025-41-CZM\_ArborsAtEastVillagePhaseII\_TC\_05182026
- 7. 06\_ConditionsOfApprovalNarrative\_2025-41-CZM\_ArborsAtEastVillagePhaseII\_TC\_05182026
- 8. 07\_RedlinedConditionsOfApproval\_2025-41-CZM\_ArborsAtEastVillagePhaseII\_TC\_05182026
- 9. 08\_ConsistencyStatementsSheet\_2025-41-CZM\_ArborsAtEastVillagePhaseII\_TC\_05182026
- 10. 09\_AdjacentPropertyOwnerNotice\_2025-41-CZM\_ArborsAtEastVillagePhaseII\_TC\_05182026
- 11. 10\_PublicNoticeCertification\_2025-41-CZM\_ArborsAtEastVillagePhaseII\_TC\_05182026
- 12. 11\_02232026PlanningBoardWrittenRecommendation\_2025-41-CZM\_ArborsAtEastVillagePhII\_TC\_05182026
- 13. 12\_Ordinance2026-04-01\_2025-41-CZM\_ArborsAtEastVillagePhII\_TC\_05182026

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**Submitted By:** Heidi Holland, Town Clerk

**Reviewed By:**

Heidi Holland, Legislative  
Haley Downey, Planning  
Conrad Olmedo, Planning  
First Name Last Name, Legislative  
Heidi Holland, Legislative

Created/Initiated - 5/11/2026  
Approved - 5/12/2026  
Approved - 5/12/2026  
Approved - 5/13/2026  
Final Approval - 5/13/2026