

Mover:	Andria Archer
Second:	Ruth Anderson
Yes:	Andria Archer, Ruth Anderson, Porter Casey, Amanda Underwood, Gretchen Williams
No:	None
Absent:	

14. ADJOURNMENT

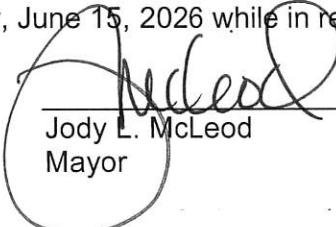
a. Adjourn

With nothing further, the meeting was adjourned at 8:50 p.m.

Motion To Adjourn

Result:	Passed 5-0
Mover:	Ruth Anderson
Second:	Gretchen Williams
Yes:	Andria Archer, Ruth Anderson, Porter Casey, Amanda Underwood, Gretchen Williams
No:	None
Absent:	

Duly Adopted by the Town Council on Monday, June 15, 2026 while in regular session.



 Jody L. McLeod
 Mayor

Attest:


 Michelle Snyder
 Acting Town Clerk



Meeting Tonight

From Jacqueline Jones <jsuttonj1@gmail.com>
Date Mon 5/18/2026 1:27 PM
To Heidi Holland <hholland@townofclaytonnc.org>

You don't often get email from jsuttonj1@gmail.com. [Learn why this is important](#)

Be Advised: This email originated from outside of the Town of Clayton's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Heidi,

I was planning to attend the meeting tonight and voice my concerns but I am ill and can not attend. Ann Game suggested I email you with my opinion so it could be read at the meeting.

If rates keep jumping each year like they have for the last 3-4 many will have to sell their homes and move, including me. I sold real estate in JOCO for 25 yrs and been a homeowner in the city limits the same. These rate hikes are very hard on young families and older ppl like me on a fixed income. I saw Cary NC do this same thing back in the day and it lost many longtime residents who could not keep up; Clayton is headed that direction. The ppl from up North and West are used to paying these kinds of rate hikes but for those of us who are natives it is a hardship.

Everything has gone up and with re evaluation on homes prop taxes went up too. Hazard insurance on homes also has risen greatly.

I have done everything I can to reduce my usage but now Im painted in a corner with no other way to save money.

I dont know why the TOC can't build its own water treatment, water, etc. There is so much being built but little infrastructure.

I would like to respectfully ask that the rate hike be half of what they are seeking or less.

TOC needs to be on a tight budget just like we are. There is a huge difference between **WANT AND NEED.**

Thank you and be blessed.

Best,

Jacqueline Jones
18 Trailing Oak Trail
919-649-7037

Candice Russell

109 Jones Circle
Clayton, NC 27520

17 May 2026

Town of Clayton, NC Mayor McLeod, Mayor Pro Tem Archer, Council Member Anderson, Council Member Casey, Council Member Underwood, and Council Member Williams
111 E Second Street
Clayton, NC 27520

Mayor, Mayor Pro Tem, and Council,

I am submitting this letter for the official record regarding the Fiscal Year 2027 Manager's Recommended Budget as a Town of Clayton resident and taxpayer. With better Public Notice, I could have made arrangements to be able to attend this Meeting to offer these comments in person.

Upon reviewing this Budget, what I encountered was department after department of a clear culture and trend of being over Budget. Here are a few examples:

1. Page 16 of 80 Division 06 Legal
2025 Budget Amount \$400,000
2025 Actual Amount \$595,961.94
2026 Budget Amount \$375,000
2026 Actual Amount \$624,555.80
2027 Manager Recommended Amount \$500,000.00
2. Page 26 of 50 Department Economic Development
Division 02 Administration
2026 Budget Amount \$25,000
2026 Actual Amount \$33,133.89
2027 Manager Recommended Amount \$91,900.00
3. Page 32 of 80 Department Data & Technology Services
Division 02 Administration
Software License & Subscription
2026 Budget Amount \$795,746.00
2026 Actual Amount \$1,428,513.76
2027 Manager Recommended Amount \$1,312,800
4. Page 45 of 80 Division 95 - Capital Outlay
Furniture Fixtures and Equipment
2025 Budget Amount \$112,500.00
2025 Actual Amount \$205,567.52
2026 Budget Amount \$130,000
2026 Actual Amount \$182,022.20
2027 Manager Recommended Amount \$894,000

That is only four examples of many on almost every single page in every single department. Most shocking of all is to see the recommendation to simply give *more* money to these departments. What is the reason for this? Where is the accountability and auditing when these things

continue to happen?

If you tally those overages above, it comes to about \$1.2 million.

In a Work Session in March, the Mayor mentioned asking Clayton citizens to "conserve," but for what? Because what I see is Town Staff with a spending problem and citizens expected to simply take it without complaint. What I see is a Town Mayor and Town Council photographed enjoying fancy dinners and traveling the country on our dime. What I see is a Town Mayor and a Town Council who do not stand up to Town Staff and instead retaliate against their own constituents when we vocalize our thoughts.

But what I *hear* from my neighbors is worry, fear, and concern for their futures in this Town. They are deciding between paying for medicine or keeping their lights on or feeding their families.

A reminder that you, as Town Mayor and Town Council, do not work for Town Staff. You work for the people in this Town - your constituents, your friends, your neighbors, your community. You work for all of our futures, whether it's the future of someone in a trailer park or a fancy new build in Town, every person and every situation has meaning and every one of us matters.

My genuine hope is that I am wrong in my interpretation of this Budget and what I have found. It is my hope every single year that I encounter this. My genuine hope is that if I am not wrong, that each of you remember that you are meant to be responsible and good stewards of the money taxpayers have entrusted you to watch over and spend appropriately.

I ask that you not approve this Budget and that every department with a history of overages be audited.

I ask that you request information on every large spending item and/or substantial jump in funding requests and that you do not approve this Budget until those requests are met.

I also ask that you not accept your own raises. The Mayor Council (except for the newest Member) has approved its own raises for several years. You make more than any Council in the area, including Garner. It is inappropriate and also reflects poorly on you for taking raises while raising utility rates on your citizens.

Thank you for your attention to this letter,

Candice Mosley Russell



Town of Clayton
Town Council Regular Meeting Minutes
Monday, May 18, 2026 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

Pursuant to N.C. General Statute § 143-318.10(e), these minutes provide a general summary of the Town Council meeting and do not represent a verbatim transcript. A complete video recording of this meeting is available for public access on the Town of Clayton’s official YouTube channel: <https://www.youtube.com/user/TownofClaytonNC>.

Council Present:

Mayor Jody McLeod
Mayor Pro Tem Andria Archer
Council Member Ruth Anderson
Council Member Porter Casey
Council Member Amanda Underwood
Council Member Gretchen Williams

Staff Present:

Rich Cappola, Town Manager
Jim Cauley, Town Attorney
Heidi Holland, Town Clerk
David Ranes, Fire Chief
Robert McKie, Finance Director
Nathanael Shelton, Communication Director
Joe Stallings, Economic Development Director
Joshua Baird, Water Resources Director
Todd Melton, Budget Manager
Robert Tate, Senior Planner
Lauren Box, Asst. Parks and Rec. Director

Council Absent:

1. CALL TO ORDER

- a. Call to Order

Mayor McLeod called the meeting to order at 6:05 p.m.

- b. Pledge of Allegiance

Mayor McLeod provided the Pledge of Allegiance.

- c. Invocation

Mayor McLeod led the Invocation.

2. ADJUSTMENT OF THE AGENDA

- a. Adopt or Adjust the Agenda

Mr. Cappola adjusted the agenda to remove item 3b. Approval of First Amendment to Zone A Infrastructure Reimbursement Agreement - Copper District and item 3c. Approval of Third Amendment Water Tower Option & Put Agreement – Copper District.

Adoption of Adjusted Agenda

Result:	Passed 5-0
Mover:	Andria Archer

Seconder:	Porter Casey
Yes:	Andria Archer, Ruth Anderson, Porter Casey, Amanda Underwood, Gretchen Williams
No:	None
Absent:	

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

*This item was requested to be removed off tonight's agenda.

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

Presenter:

Joshua Baird, Water Resources Director

*This item was requested to be removed off tonight's agenda.

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

Adoption of Consent Agenda

Result:	Passed 5-0
Mover:	Andria Archer
Second:	Gretchen Williams
Yes:	Andria Archer, Ruth Anderson, Porter Casey, Amanda Underwood, Gretchen Williams
No:	None
Absent:	

4. ADMINISTRATIVE ITEMS

- a. Clayton4U
 - Report a Concern

Presenter:
Nathanael Shelton, Communication Director

This episode discussed how to report a concern in the Town using the new online portal.

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a. National Public Works Week Proclamation

Presenter:
Porter Casey, Council Member

Council Member Casey read the proclamation into the record and presented to Public Works Staff.

- b. National Gun Violence Awareness Day Proclamation

Presenter:
Amanda Underwood, Council Member

Council Member Underwood read the proclamation into the record and presented to Moms Demand Action.

- c. Elected Officials Day Proclamation

Presenter:
Heidi Holland, Town Clerk

Ms. Holland read the proclamation and presented to the Mayor and Council.

- d. North Carolina League of Municipalities Mayor Recognition Video

Presenter:
Nathanael Shelton, Communication Director

A video was presented recognizing Mayor McLeod on his appointment as President of the North Carolina League of Municipalities. Mayor Pro Tem Archer explained the League represents all municipalities across the state and advocates for municipal interests at both the state and national levels. The organization was described as highly respected and instrumental in keeping municipal issues at the forefront. It was noted that Mayor McLeod's appointment to this leadership role is a significant honor for both him and the Town of Clayton. Remarks highlighted

his contributions locally and expressed enthusiasm for his impact at the state level. Mr. Shelton stated the video was created to congratulate the Mayor, with participation from community members who shared positive comments and appreciation for his leadership.

6. PUBLIC HEARINGS

a. FY26-27 Budget - Public Hearing

Presenter:

Todd Melton, Budget Manager

Mr. Cappola stated tonight the Manager's Recommended Budget for FY27 would be presented. He thanked staff, Mr. Melton and Laney Taylor. Mr. Melton presented the Manager's Recommended Budget. He noted the budget reflects Town priorities, extensive planning, and input from departments, while acknowledging that not all requested needs could be funded.

The proposed budget complies with statutory requirements and has been made available for public review. Provided was a high-level overview, all funds are balanced and include approximately \$4.7 million in CIP funding, with a portion allocated for debt service on recently issued bonds.

Key highlights included:

- **General Fund:** \$62.5 million; no tax increase recommended; projected revenue growth of approximately 2.9–3%; includes 16 new positions and capital investments.
- **Water/Sewer Fund:** \$54.3 million; recommended combined rate increase of 8.3%; includes 1 new position and infrastructure investments.
- **Electric Fund:** \$23.5 million; recommended rate increase of 2.5%; includes 1 new position and continued planning for cost management.
- **Solid Waste:** Proposed \$2 monthly increase (from \$24 to \$26) to address cost escalations.

The budget included a 3% cost-of-living adjustment for employees and addresses economic pressures such as inflation, fuel costs, and state benefit increases.

Mr. Melton presented proposed updates to the schedule of fees, including clarifications, adjustments, eliminations, and a limited number of new fees.

Mr. Melton outlined next steps, including potential adoption of the budget ordinance following the hearing. Residents were encouraged to review full budget materials on the Town's website.

Mayor McLeod opened the public hearing and asked if anyone wished to speak.

Kuanyu Chen, Board Chair for Parks and Recreation Advisory Board, advocated for increased funding for the Parks and Recreation Department. His comments highlighted the department's direct community impact and visibility of investments. He stated summer camp programming operates at capacity, with significant waitlists (e.g., 85 participants enrolled with a comparable number waitlisted in one week, and over 100 waitlisted in others). He requested consideration of additional funding for staffing and expanded facilities to increase program capacity and reduce waitlists.

Cara Chester addressed the Council regarding concerns regarding water rate increases and the possible effect on the proposed water increase. She also addressed the water quality, growth in

the Town, infrastructure, and traffic concerns.

John Scarpa addressed the Council, expressing appreciation for staff's efforts on the budget but raising concerns about water rates and quality. He noted the impacts of growth, encouraged balancing development priorities, and emphasized preserving natural resources. He urged consideration of options to maintain affordable water costs for residents.

Council Member Casey requested to keep the public hearing open and continue it until the next meeting. It was consensus of Council to keep the public hearing open and continue it until the next meeting.

He asked about the equipment increase from the prior year. Mr. Melton stated that refers to the generator project which includes maintenance of the generators for the project and is a frontloaded cost.

Council Member Casey spoke about the enterprise fund. Mayor McLeod stated the water and sewer enterprise fund and the electric enterprise fund both create profit, but those profits must stay within those enterprise funds.

Council Member Casey spoke about the purchase of water. Mr. Cappola stated all of our water is purchased through the county, the county does have an agreement to purchase water through the City of Raleigh, which feeds our system. Council Member Casey stated the challenges with water quality are being seen by those around us also. Mr. Cappola addressed the burnout (disinfection process) which typically lasts for about 45 days. During that period, the water may have a different taste than it does normally. Staff is required to test the water and provide that data to the state to ensure that we are meeting the water quality standards.

Ms. Holland stated two emails expressing concerns were received, one from Jacqueline Jones and one from Candice Russell to be entered into the record. These emails would be part of tonight's minutes.

Lashawn Sharpless, Clayton resident of 20 years, spoke about rising utility costs, particularly sewer charges, and the impact on seniors and residents on fixed incomes. She shared concerns about affordability, significant recent bill increases, and the cumulative effect of growth and rising costs. She urged Council to explore alternative approaches to limit financial burden on residents and preserve affordability.

Consensus of Council to Keep Public Hearing Open and Continue to the June 1, 2026 Meeting.

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

Mr. Tate presented an update on Conditional Rezoning Project 2025-41 CZM (Arbors at East Village), noting the Planning Board previously recommended approval and the Council closed the public hearing on April 20, requesting revisions from the applicant.

He stated revised plans and conditions were submitted on May 4, 2026. Due to these revisions, a new public hearing must be scheduled and re-advertised.

Council was presented with options to either schedule a new public hearing or proceed based on prior information. Staff and the applicant recommended scheduling a new public hearing for July 20, 2026.

Schedule a New Public Hearing and Authorize Town Staff to Advertise a New Public Hearing

Result:	Passed 5-0
Mover:	Ruth Anderson
Second:	Andria Archer
Yes:	Andria Archer, Ruth Anderson, Porter Casey, Amanda Underwood, Gretchen Williams
No:	None
Absent:	

9. NEW BUSINESS

10. PUBLIC COMMENTS

David Stamp, 465 Rolling Meadows Drive, asked about East Clayton Elementary not having an SRO. Mr. Cappola stated that school is not annexed into the Town, that is the county's jurisdiction but the sheriff's office should cover that.

11. STAFF REPORTS

- a. Town Manager

Mr. Cappola stated he appreciated the public coming out and speaking and providing their feedback. He stated he looked forward to hearing more at the June 1st meeting.

- b. Town Attorney

No report.

- c. Town Clerk

No report.

- d. Other Staff

- 1) Community Surveys

Presenter:

Lauren Box, Asst. Parks and Rec. Director

Ms. Box provided an update on Parks and Recreation, noting the recent hiring of the department's first Inclusion Supervisor Mackenzie Dolecheck to support adaptive recreation,

therapeutic programming, and senior services.

She also reported that community feedback surveys regarding accessibility needs and senior services are available to the public through the end of May and early June, with results to be used to inform future programming.

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)

Motion To Go Into Closed Session

Result:	Passed 5-0
Mover:	Andria Archer
Second:	Gretchen Williams
Yes:	Andria Archer, Ruth Anderson, Porter Casey, Amanda Underwood, Gretchen Williams
No:	None
Absent:	

Motion To Return To Open Session

Result:	Passed 5-0
Mover:	Andria Archer
Second:	Gretchen Williams
Yes:	Andria Archer, Ruth Anderson, Porter Casey, Amanda Underwood, Gretchen Williams
No:	None
Absent:	

Mayor Pro Tem Archer stated based on the excellent results of the most recent performance evaluation of the Town Manager Rich Cappola, she moved to pay him a one-time bonus of \$10,000.

Motion To Pay One-time Bonus of \$10,000 to Town Manager Cappola

Result:	Passed 5-0
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