

**A RESOLUTION OF THE TOWN OF CLAYTON TOWN COUNCIL ADOPTING THE
TOWN OF CLAYTON CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2026-
2035**

WHEREAS, the Town of Clayton is seeking to adhere to a high standard of professional financial management to ensure the provision of adequate public facilities and services for its citizens; and

WHEREAS, the Town Council is striving to enhance opportunities for all the citizens of the town and are therefore incorporating Capital Improvement Plan (CIP) review and adoption as an annual portion of the Town's budgetary and financial management process; and

WHEREAS, the Town Council has also adopted financial policies to guide major decisions related to capital financing, debt capacity, and capital reserve appropriation; and

WHEREAS, the projects included in the CIP will improve the quality of life for all the citizens of the Town of Clayton; and

WHEREAS, a complete itemized copy of estimated projects filed with the Town Clerk, and marked "Town of Clayton Official Capital Improvement Program - Fiscal Year 2026" is hereby approved and by reference adopted; and

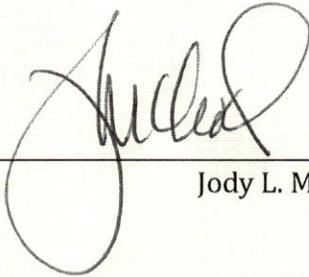
WHEREAS, the first year of the Capital Improvement Program was adopted with the Town's annual budget; and

WHEREAS, adoption of this resolution shall be interpreted as approved by the Town Council as may be required for grant or other funding programs for fiscal years 2026 through 2035 with the first 5 years of projects being the planning priority; and

NOW, THEREFORE BE IT RESOLVED that the Town of Clayton Town Council does hereby adopt the attached Capital Improvement Plan schedule for Fiscal Years 2026-2035; and

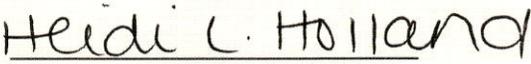
BE IT FURTHER RESOLVED that the Town Council directs Town Staff to use the adopted document as a guide for proceeding with the implementation of projects detailed in fiscal year 2026.

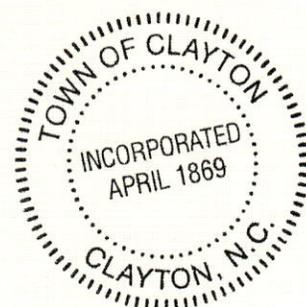
Duly adopted this the 2nd day of June 2025, while in regular session.



Jody L. McLeod
Mayor

ATTEST:


Heidi L. Holland, MMC, NCCMC
Town Clerk



MAYOR

Jody L. McLeod

TOWN MANAGER

Richard D. Cappola, Jr.

TOWN ATTORNEY

Cauley Pridgen, P.A.



MAYOR PRO TEM

Michael Sims

COUNCIL MEMBERS

Ruth Anderson

Andria Archer

Porter Casey

Gretchen Williams

Town of Clayton

Capital Improvement Program

Fiscal Year 2026



OVERVIEW

The Town of Clayton's annual budget process included the preparation of a combined Capital Improvement Program (CIP) for the General Fund, Water-Sewer Enterprise Fund, and Electric Utility Enterprise Fund. The CIP includes the construction of infrastructure and municipal facilities and the acquisition of large or specialized equipment exceeding \$100,000.00. The plan provides a detailed list of projects anticipated to be completed within 1 to 5 years and a listing of needs that are anticipated within 6 to 10 years. The CIP strives to meet the Comprehensive Plan Level of Service recommendations as well as regulatory compliance.

Adoption of the CIP by Town Council provides direction to the Town Manager and Budget Officer to plan for funding estimated project expenditures related to the next 5 fiscal years which will enable projects to be bid and awarded from a multi-year perspective. A review of the CIP based on the criteria established by the Town Council is performed annually and reaffirmed by Town Council action. The CIP will be reviewed and adjusted accordingly on an annual basis depending on the changing needs and the strengthening financial condition of the Town.

The complete list of projects by fund and category is noted below. Please note that this is a plan, not a budget, as a budget controls the actual spending of allocated funds. While the plan attempts to provide data based on current needs, markets, and trends as accurately as possible, estimate project costs should be considered planning level estimates. Prior to funds being formally committed, they must be budgeted through the annual operating budget or, in most cases, through a separately adopted project ordinance. The first year of the Capital Improvement Program is adopted with the Town's annual budget. The project prioritization and estimates are subject to annual review and readoption (as necessary).

Additionally, as facilities are being planned, staff identifies operating costs, such as staffing, equipment, and utilities associated with the proposed projects. The cost of these items depends on final project size and operational needs that may not be apparent until the facility is further along in the planning and development process. These costs will be discussed and planned for in future annual budgeting processes.

GENERAL FUND

Capital Improvement Plan: FY 2026 – 2031 (and Future)

Project Summary – By Priority Rank | LAPP Grant and Top Priority Projects



A	B	C	D	E	E	F	G	H	I	J	K	L	M	
		Funding Source	Priority Rank	2025	2026	2027	2028	2029	2030	2031	(FY 26 - 31)	Future	Grand Total	
Department	Project													
1	LAPP Grant Funded Projects													
2	Public Works	LAPP Grant	NR - Underway		911,266	-	-	-	-	-	911,266	-	911,266	
3		Town Pay-Go (1)			837,504	-	-	-	-	-	837,504	-	837,504	
4	Public Works	LAPP Grant	8 - Underway		-	2,134,959	-	-	-	-	2,134,959	-	2,134,959	
5		Town Pay-Go (1)			-	981,644	-	-	-	-	981,644	-	981,644	
6	Public Works	LAPP Grant	11- Underway		-	1,307,600	-	-	-	-	1,307,600	-	1,307,600	
7		Town Pay-Go (1)			-	758,400	-	-	-	-	758,400	-	758,400	
8	Public Works	LAPP Grant	10 & 15 - Design		-	16,540,440	-	-	-	-	16,540,440	-	16,540,440	
9		Debt (1)	Underway		1,500,000	8,149,560	-	-	-	-	9,649,560	-	9,649,560	
10	Subtotal - LAPP Grant Funded Projects				-	3,248,770	29,872,603	-	-	-	33,121,373	-	33,121,373	
11	Top Priority Projects													
12	Public Safety	Debt (2)	1	-	-	1,200,000	10,300,000	-	-	-	11,500,000	-	11,500,000	
13	Public Safety	Debt (2)	2	-	1,500,000	16,000,000	-	-	-	-	17,500,000	-	17,500,000	
14	Parks & Recreation	Town Pay-Go	3	-	50,000	525,000	-	-	-	-	575,000	-	575,000	
15	Public Works	Town Pay-Go	4	-	-	-	400,000	-	-	-	400,000	-	400,000	
16	Public Works	Town Pay-Go	4	-	180,000	-	-	-	-	-	180,000	-	180,000	
17	Public Works	Town Pay-Go	4	-	-	300,000	-	-	-	-	300,000	-	300,000	
18	Public Safety	Debt (2)	7	-	400,000	3,956,842	-	-	-	-	4,356,842	-	4,356,842	
19	Library	Debt (2)	9	-	2,530,000	-	-	-	-	-	2,530,000	-	2,530,000	
20	Economic Development	Town Pay-Go	TBD	-	2,500,000	-	-	-	-	-	2,500,000	-	2,500,000	
		Debt		-	5,000,000	-	-	-	-	-	5,000,000	-	5,000,000	
21	Public Works	Debt (2)	12	-	-	1,550,000	8,400,000	-	-	-	9,950,000	-	9,950,000	
22	Public Works	Debt (2)	14	-	-	-	-	-	-	23,000,000	23,000,000	-	23,000,000	
23	Public Works	Debt (2)	35	-	1,000,000	3,675,000	-	-	-	-	4,675,000	-	4,675,000	
24	Subtotal - Top Priority Projects				-	13,160,000	27,206,842	19,100,000	-	-	23,000,000	82,466,842	-	82,466,842
25	Subtotal - LAPP Grant Funded and Top Priority Projects					16,408,770	57,079,445	19,100,000	-	-	23,000,000	115,588,215	-	115,588,215

(1) Represents Town Requirement.

(2) The first year of expenses are assumed to be preliminary costs (engineering, design, land acquisition) and actual debt issuance would occur the following fiscal year in conjunction with construction.

Capital Improvement Plan: FY 2026 – 2031 (and Future)

Project Summary – By Priority Rank | Non-Top Priority Projects



A	B	C	D	E	F	G	H	I	J	K	L	M
		Funding Source	Priority Rank	2026	2027	2028	2029	2030	2031	(FY 26 - 31)	Future	Grand Total
Department	Project											
26	Non-Top Priority Projects											
27	Public Works	Operations Warehouse - New Facility	TBD	13	-	-	-	-	-	-	3,450,000	3,450,000
29	Public Works	Shotwell Road - Sidewalk Extension & Clayton Blvd Crossing	TBD	16	-	-	-	-	-	-	90,000	90,000
30	Public Works	Northern Connector - New Roadway	TBD	17	-	-	-	-	-	-	52,100,000	52,100,000
31	Public Safety	Public Safety Training Center - New Facility	TBD	18	-	-	-	-	-	-	16,050,000	16,050,000
32	Public Works	Shotwell Road (Retirement Home to Shopping Center) - Pedestrian Imp.	TBD	18	-	-	-	-	-	-	575,000	575,000
33	Parks & Recreation	East Clayton Community Park - Parking Improvement at Dog Park	TBD	20	-	-	-	-	-	-	980,000	980,000
34	Parks & Recreation	East Clayton Community Park - Parking Expansion & Second Entrance	TBD	21	-	-	-	-	-	-	1,832,500	1,832,500
35	Library	Branch Clayton Library - New Facility	TBD	22	-	-	-	-	-	-	4,600,000	4,600,000
36	Parks & Recreation	Clayton Senior Center - New Facility	TBD	23	-	-	-	-	-	-	12,500,000	12,500,000
37	Parks & Recreation	Clayton Community Center - Pedestrian Crossing	TBD	24	-	-	-	-	-	-	962,500	962,500
38	Public Works	Amelia Church Rd & Shotwell Rd Greenway Gaps	TBD	25	-	-	-	-	-	-	4,030,000	4,030,000
39	Public Works	O'Neil St (W Second St to W Barnes St) - Pedestrian Crossing Imp.	TBD	26	-	-	-	-	-	-	404,000	404,000
40	Public Works	Glen Laurel Rd (42E to Powhatan Rd) - Pedestrian Improvements	TBD	26	-	-	-	-	-	-	1,650,000	1,650,000
41	Public Works	US 70 (Shotwell to E Main St) - Intersection Pedestrian Crossing Imp.	TBD	26	-	-	-	-	-	-	1,324,000	1,324,000
42	Public Works	BM Robertson Mule - Restoration & Renovation	TBD	29	-	-	-	-	-	-	1,617,540	1,617,540
43	Parks & Recreation	River Walk Trailhead - Site Improvements	TBD	30	-	-	-	-	-	-	1,200,000	1,200,000
44	Public Works	Clayton Boulevard (Wake County Line to I-42) Multiuse Path	TBD	31	-	-	-	-	-	-	56,400,000	56,400,000
45	Public Works	Veteran's Parkway (Hamby St. to Swift Creek) Sidewalk	TBD	32	-	-	-	-	-	-	10,840,000	10,840,000
46	Public Works	Champion St. (US70 to S. Connector Blvd) Sidewalk/Multiuse Path	TBD	32	-	-	-	-	-	-	5,700,000	5,700,000
47	Public Works	Veteran's Parkway (Hamby St. to Swift Creek) Multiuse Path	TBD	32	-	-	-	-	-	-	20,460,000	20,460,000
48	Public Safety	Veterans Parkway/Cornwallis Road - New Fire Station Land Acq.	TBD	36	-	-	-	-	-	-	750,000	750,000
49	Public Safety	Old Hwy 70/Ranger Trail - New Fire Station Land Acquisition	TBD	36	-	-	-	-	-	-	750,000	750,000
50	Public Safety	Guy Road/White Oak Road - New Fire Station Land Acquisition	TBD	36	-	-	-	-	-	-	750,000	750,000
51	Public Safety	Ranch Road/Jack Road - New Fire Station Land Acquisition	TBD	36	-	-	-	-	-	-	750,000	750,000
52	Public Safety	Little Creek Church Road/Peele Road - New Fire Station Land Acq.	TBD	36	-	-	-	-	-	-	750,000	750,000
52	Public Safety	Vinson Road/Glen Laurel - New Fire Station Land Acquisition	TBD	36	-	-	-	-	-	-	750,000	750,000
53	Public Works	The Biome - Town Required Improvements	TBD	42	-	-	-	-	-	-	200,000	200,000
54	Public Works	East Main St - New Parking Lot	TBD	43	-	-	-	-	-	-	403,300	403,300
55	Parks & Recreation	Neuse River Access - New site (Johnston County Parks Partnership)	TBD	44	-	-	-	-	-	-	1,132,500	1,132,500
56	Parks & Recreation	Loop Road Park - Community and Aquatics Center	TBD	45	-	-	-	-	-	-	79,250,000	79,250,000
57	Public Works	Clayton Riverwalk (Sam's Branch Trail to NC 42E) Greenway	TBD	45	-	-	-	-	-	-	1,725,000	1,725,000
58	Public Works	Parkview, Meadowview, High Gate Subdivisions - Greenway Gap Co.	TBD	47	-	-	-	-	-	-	725,000	725,000
59	Public Works	Cobblestone (Existing to CCC Connector) Greenway	TBD	48	-	-	-	-	-	-	1,725,000	1,725,000
60	Public Works	Downtown - Railway Pedestrian Crossings	TBD	49	-	-	-	-	-	-	6,600,000	6,600,000
61	Public Works	First Street (O'Neil to N Robertson) Pedestrian Improvements	TBD	50	-	-	-	-	-	-	3,450,000	3,450,000
62	Public Works	NC 42E (Future Co. at Neuse River Bridge) - Greenway Ext. (EB-6017)	TBD	50	-	-	-	-	-	-	3,100,000	3,100,000
63	Public Works	Stallings St - Roadway Extension	TBD	50	-	-	-	-	-	-	5,475,000	5,475,000
64	Parks & Recreation	Clayton Community Park - Parking Lot and Entrance Renovation	TBD	53	-	-	-	-	-	-	2,100,000	2,100,000
65	Parks & Recreation	Clayton Community Park - Sand Volleyball Courts	TBD	53	-	-	-	-	-	-	100,000	100,000
66	Parks & Recreation	Sam's Branch Trailhead - Site Improvements	TBD	53	-	-	-	-	-	-	2,400,000	2,400,000
67	Parks & Recreation	Clayton Community Park - Skate Park	TBD	53	-	-	-	-	-	-	3,450,000	3,450,000
68	Parks & Recreation	East Clayton Community Park - Disc Golf Parking Lot Improvements	TBD	53	-	-	-	-	-	-	105,000	105,000
69	Parks & Recreation	East Clayton Community Park - Existing Restroom Renovations	TBD	53	-	-	-	-	-	-	1,255,000	1,255,000
70	Sub-Total - Non-Top Priority Projects										314,461,340	314,461,340
71	Grand Total CIP				16,408,770	57,079,445	19,100,000	-	-	23,000,000	115,588,215	314,461,340

**WATER-SEWER
ENTERPRISE
FUND**

Water Sewer CIP Projects

Project #	Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
WS-18-03	W&S Project (South O'Neil - Blanche to Horne, Fville - Ellington)	\$ 2,000,000									
WS-19-02	Water Project (70 Bus W - Olde Town to Rose)				\$ 750,000						
WS-19-21	Operations Facility (30% W/S Fund)			\$ 10,000,000							
WS-20-12	Lombard: Second St to Little Creek Outfall					\$ 850,000					
WS-20-14	Walnut Creek Gravity Sewer Lift Station Improvements										
WS-23-15	Walnut Creek/Glen Haven PS Gravity and Abandonment	\$ 9,000,000									
WS-20-21	W. Main and Liberty W&S Improvements	\$ 1,800,000									
WS-20-26	Interconnect Water Meter Relocation	\$ 1,000,000	\$ 1,000,000	\$ 500,000							
WS-20-31	FS #2 Elevated Tank Riser Floor								\$ 1,000,000		
WS-20-32	Elevated Storage Improvements Project	\$ 10,000,000	\$ 2,000,000								
WS-20-34	Starmount PS Abandonment & Sewer Line Rehab	\$ 1,600,000									
WS-20-36	Future Water supply Project					\$ 905,797	\$ 3,252,696	\$ 24,858,364	\$ 86,547,214	\$ 114,326,340	\$ 55,862,672
WS-20-37	Arbors Lift Station Abandonment										
WS-20-39	Walmart Lift Station Abandonment	\$ 3,100,000									
WS-21-04	Main St Repair and Redirection Phase 1				\$ 2,500,000						
WS-21-05	Main St Repair and Redirection Phase 2					\$ 2,500,000					
WS-21-06	Main St Repair and Redirection Phase 3						\$ 2,500,000				
WS-21-07	Main St Repair and Redirection Phase 4							\$ 2,500,000			
WS-22-01	NC42/Ranch Rd Waterline Extension										
WS-22-03	Forest Hills Pump Station	\$ 500,000	\$ 5,000,000								
WS-22-07	Lumen Infrastructure Contribution (Storage Tank)	\$ -									
WS-22-08	NC-42W Wastewater Transmission		\$ 3,500,000								
WS-23-01	Clayton to Raleigh Improvements										
WS-23-02	Decommissioning Little Creek WRF	\$ 2,000,000									
WS-23-03	Page/Hamby										
WS-23-05	Neuse 3 Regional Pump Station (Vinson Rd)				\$ 4,000,000						
WS-23-06	Sams Branch WRF Phase 2		\$ 1,500,000	\$ 65,000,000	\$ 65,000,000						
WS-23-07	Sams Branch WRF Phase 3										
WS-23-08	Waterline Extension/Loop A					\$ 500,000					
WS-23-09	Waterline Extension/Loop B						\$ 500,000				
WS-23-10	Waterline Extension Loop C							\$ 500,000			
WS-23-11	Little Creek Interceptor - NC42 to Shotwell		\$ 300,000	\$ 3,000,000							
WS-24-2	JMH Pump Station Relocation	\$ 7,000,000									
WS-24-3	Pamlico Dr SS Relocation									\$ 750,000	
WS-25-2	Copper Distirct (Lumen) Infrastructre Contributions	\$ 4,000,000									
WS-25-3	Lead and Copper Rules Revision			\$ 500,000							
WS-25-4	Clayton East Economic Dev Project	\$ 1,000,000									
WS-26-1	Moore St Sewer Re-route				\$ 1,000,000						
WS-26-2	Forest Hills Phase 2 Expansion and Forcemain						\$ 5,000,000				
WS-26-3	Utility Interconnect	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000					
	ECIA (Part of SBWRF Phase 1)	\$ 16,500,000									
	Total CIP	\$ 62,500,000	\$ 16,300,000	\$ 82,000,000	\$ 76,250,000	\$ 7,755,797	\$ 11,252,696	\$ 27,858,364	\$ 87,547,214	\$ 115,076,340	\$ 55,862,672

**ELECTRIC UTILITY
ENTERPRISE
FUND**

Capital Improvements Program - FY 2026 to FY 2029

Project No.	Description	2026	2027	2028	2029	
5860	Projected Capital UG New Res Development	\$3,990,025	\$1,600,000	\$1,600,000	\$1,600,000	\$8,790,025
5848	Heavy Equipment Replacement Plan	\$200,000	\$350,000	\$350,000	\$350,000	\$1,250,000
EL-19-04	Operations Facility Improvements (30% Electric)	\$375,000	\$1,125,000	\$0	\$0	\$1,500,000
	Operations Facility (30% Electric Fund)	\$1,000,000	\$1,000,000	\$1,000,000	\$2,000,000	\$5,000,000
EL-22-01	Main St. 477 Reconductor/Atkinson to Shotwell	\$0	\$1,500,000	\$0	\$0	\$1,500,000
EL-22-02	Main St. Conversion/Robinson to Smith	\$0	\$5,000,000	\$0	\$0	\$5,000,000
	42 East Feeder Extension (Lawson Glen)	\$500,000	\$0	\$0	\$0	\$500,000
	Total	\$6,065,025	\$10,575,000	\$2,950,000	\$3,950,000	\$23,540,025