

Michael Sims – Platforms at the Podium

1. Do you think our main street/downtown is healthy and successful? If not, what would you do to change that? If yes, why?
A. I would say we have a healthy Main Street/downtown with main stays like Jones hotdog, Glen's barber shop and Blackly's printing etc. but I would say we are "moving" towards success with business coming into Downtown like Manning's, Yellow house, The Market Place and Epic Axe. As the growth continues we should see more diverse business come downtown.
2. How do you feel about the transportation options currently available in our city? Do we have enough options? If not, what will you do to increase those?
A. The town should pursue and work with GoTriangle to push for the commuter rail currently being discussed to be extended to Clayton with stops downtown and possibly near Grifols. We should also continue to work with GoTriangle on bus service from Clayton to Raleigh similar to the current service from Wake Forest/Rolesville to downtown Raleigh.
3. Some people in our community say that we have traffic problems. What do you think? How would you mitigate those concerns or change the situation?
A. The traffic problem is actually a symptom. The true problem needs to be looked into. Is it too fast growth? Are more relief roads needed?
4. If you could change one thing in our zoning code, what would it be and why?
A. I would like to see the Code updated to make sure it reflects the new Growth Plan and the Future Land Use plan. Specifically, the zoning code needs to address multi-family development with a zoning district specific to multi-family uses such as residential apartments and townhomes. Currently our zoning code allows these apartments and townhome uses as "Special Uses" which requires a quasi-judicial hearing and a Special Use Permit. Our code should have zoning districts for multi-family uses and specially these zoning districts should correspond with

the future land use map to ensure these uses are located in those areas specified for High Density Uses.

5. There have been discussions that the current development review process is broken and needs to be modified or replaced. As a councilmember, how would you weigh into this issue to determine what policies and procedures need to be reviewed?

A. Staffing is crucial. Currently, the planning department has a staffing issue which directly affects the development review process. We should make sure that we hire qualified staff and give them the tools and resources they need to be successful. The recently 160D code revisions should help to streamline development review and approvals keeping the review for projects that are zoned correctly at the staff review level without requiring Planning Board or Town Council approval. Staff should have review timelines in place where once a project is submitted it has a specific deadline when comments are due back to the applicant. In order to do this, the Town must have qualified staff in place to assure projects are reviewed in a timely manner.

6. How do you plan to involve residents in the decision-making process in our town?

A. We can look to get more residents involved by educating on Town government process. A Town government "101". At the end of the day people have to make a choice to want to get involved in the process.

7. If elected, what three steps would you take to put our city on a firmer financial footing?

A. Look for wasteful spending

B. Look for ways to bring in funding for projects (federal dollars)

C. Look to bring consent funding by thinking outside the Box (i.e. a LED sign that we can charge for business to advertise)

8. If you received a \$1 million grant to use for the city any way you wanted, what would you do with it and why?

A. I would really find a way to ask the "people"!! I feel that even though I would have been voted in to make decisions for the people, a million-

dollar grant would be a special opportunity to leave a lasting tangible impact.

9. What neighborhood do you live in? Why? Where are your favorite places to spend time in our town?

A. I live in Cobblestone!! I love it because I'm right in Clayton, neighbors are friendly, and we get to be five minutes from everything going on.

10. What is your thought/plan to steps will you take to keep Clayton's "Small-Town Charm" while we continue to grow at such a rapid pace?

A. Small Town charm is not about growth but more about "Feel". You will always remember how the people in a place treated you more than anything else. That starts at the Town Council level. By not just answer citizens issue's but taking the time to sit down with them and talk though them. Ensuring personally that they get connected to the right department to handle their issue.

11. Are you for or against tax increases to improve the transportation infrastructure in order to make it easier and faster for people to travel for work and play?

A. I am for taxes to improve anything that will benefit the Town and the Citizens. I will always say it has to be something tangible that people can say "ok I see where my tax dollars went".

12. How will you, as a councilmember, ensure that you're following best practices for council/staff interactions, for introduction of new items onto council agendas, and for leadership recruitment and evaluation?

A. To ensure these things as a new Town Council member is to ensure the Town Manager knows and understands their responsibilities. Chain of command is a vital part if any organization. Town Council members should work with the Town Manager to ensure new items are on the agenda, leadership recruitment and evaluations are done properly. The Town Manager should then ensure new items are on the agenda, leadership recruitment and evaluations are done properly though

Department heads and the Human Resource department.

13. If elected, what would be your main priority for the Town of Clayton?

A. Transparency

14. As a Council member, how will you work with NCDOT and Johnston County schools to address traffic and school capacity issues?

A. I feel that by building relationships. Though consistent meetings, explaining the continuing growth and development in Clayton you are able to adapt to issues and concerns.

15. The Town of Clayton is in the process of updating its Comprehensive Growth Plan. If elected, how will you make sure the goals of the plan will be implemented?

A. I will ensure the goals of the plan are executed through "timeline management". Through timeline management, resources, people and measurement dates are assigned to each goal. This not only helps to move the project forward but also builds transparency to the public.

16. Do you think Town Council has a role in in the development review process? Why?

A. The Town Council has to have a role in the development process, but that role should be every changing. Because of the responsibilities the Council has to the people as the "Town grows" the process of review should grow. This helps to allow the Council to plan with incoming taxes, future infrastructure, parks and recreation, etc.

17. Departmental requests for staffing are discussed with every budget cycle. Are you concerned with the staffing levels in any departments? Why?

A. This is a hard one to answer being that I don't know current staffing levels. With that being said I would ensure the relationship between budget and staffing is address consistently with the Town Manager.

18. How will you remain accessible to the public *after* the election?

A. I plan on being accessible through standard communications such as phone, email, etc. but also staying engaged in events around Clayton.

19. The recreation bond and the projects it was to implement hasn't received much attention and is rarely discussed publicly. Do you know where it stands, what has been implemented, and what is left to do?

A. Because I serve on the Clayton Community Recreation Foundation Board, I know that part of the Bond will be going towards the "Splash Pad" at Municipal Park. There will also be a concert stage and picnic shelters.

20. The Chamber of Commerce and the Town of Clayton collaborate on several projects and programs that benefit the business community and residents of Clayton. How should the Town Council foster and support this relationship?

A. Since there has already been collaboration, the Council needs to just continue to build on it. They do this by having meetings that address both parties needs and concerns.