

**Mayor and Council Workshop**  
**6 p.m. January 13, 2026**  
*Law Enforcement Center and livestreamed*



1. **Welcome / Call Meeting to Order** – Mayor Kondratick
2. **Workshop Overview**  
**Staff Resource:** Randy Harrington, Town Manager
3. **Non-Discrimination Ordinance (NDO) (40 min.)**  
**Staff Resource:** John Schifano, Town Attorney  
**Synopsis:** John Schifano and Jay Osborne will provide a background of state and federal law on nondiscrimination and a comparative analysis of other local municipalities' NDOs. A presentation on the County's NDO implementation by Wake County staff was planned however the staff member directing the program has informed the Town on Friday that he is unable to attend. Direction on any additional information, needs, or actions is requested.
4. **Affordable Housing Study Primer for the Annual Retreat (40 min.)**  
**Staff Resource:** Chris Hills and Sean Ryan, Development Services  
**Synopsis:** Staff will share an overview of the [Housing Affordability Study](#) completed by the Town in 2023. This discussion will include historical context, housing data, and the "Housing Affordability Toolkit", which will provide foundational context for Council's planned Affordable Housing discussion at the upcoming Annual Retreat. Staff will also outline several, possible next discussion "pathways" that could be considered by Council for the Retreat. Staff requests Council guidance on what exploration or policy areas to prepare for the Retreat.
5. **Annual Retreat Agenda Preparation (30 min.)**  
**Staff Resource:** Randy Harrington, Town Manager  
**Synopsis:** The Town Manager will review a draft Annual Retreat agenda based on feedback from the December Workshop. The Retreat facilitator, Dr. Peg Carlson, will also be in attendance to discuss the draft agenda and receive any additional feedback for her preparation. This will be the last opportunity for the Mayor & Council to review the agenda. Final direction on the agenda is requested, including whether any items should be modified (since the last Workshop, one additional topic request has been shared with the group by the Mayor and is noted at the end of the draft agenda for Council consideration).
6. **Open Discussion (10 min.)**
7. **Closed Session**
8. **Adjourn**