

**MINUTES OF MIDWAY TOWN COUNCIL REGULAR MEETING HELD ON JULY 15, 2013
AT 7:00 P.M. AT THE MIDWAY FIRE AND RESCUE BUILDING, 228 MIDWAY SCHOOL
ROAD, MIDWAY, NORTH CAROLINA**

CALL TO ORDER

Mayor Norman Wilkes called the meeting to order and welcomed everyone present.

Councilor Robin Moon gave the invocation and led in the Pledge of Allegiance prior to the opening gavel.

Councilors present were: John Byrum, Mike McAlpine, Robin Moon, and Sue Stephens. Absent: Todd Nifong. Town Manager Ryan Ross, Town Clerk Linda Hunt, and Town Attorney Jim Lanik were present.

Each Councilor had been furnished an agenda prior to the meeting.

Press in attendance: Reporter Darrick Ignasiak of *The Dispatch*.

APPROVAL OF MINUTES

On motion by Councilor John Byrum, seconded by Councilor Sue Stephens, Council voted unanimously to approve the minutes of the June 3, 2013 Town Council regular meeting as presented.

PUBLIC ADDRESS

There were none.

ADOPT AGENDA

Mayor Pro Tem Mike McAlpine stated he would like to amend the agenda to add Item. 8. Spring Litter Sweep – Recognition under VIII. REGULAR BUSINESS.

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Robin Moon, Council voted unanimously to adopt the agenda as amended.

OPENING REMARKS BY MAYOR

Mayor Wilkes commented that Town Council has a number of important items on the agenda and he hopes Council will give full consideration to each item.

REGULAR BUSINESS

APPOINTMENTS – BUDGET OFFICER AND FINANCE DIRECTOR

At the last Town Council regular meeting on June 3, 2013, Town Council approved a proposal from Cannon & Company, L.L.P., Certified Public Accountants, to provide accounting services to the Town of Midway and to authorize execution of the contract between the Town of Midway and Cannon & Company, L.L.P.

Town Manager Ryan Ross advised Council that appointments must be made for both a budget officer and a finance director. Mr. Ross recommended he be appointed as the Town's budget officer and Craig Hopkins, CPA, of Cannon & Company be appointed as the finance director. Mr. Hopkins has been a partner with the firm since 2011 and prior to that, he served as the accounting and audit manager of the firm's accounting and audit practice since 2007.

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Byrum, Council voted unanimously to appoint Town Manager Ryan Ross as the Town's budget officer.

On motion by Councilor Moon, seconded by Councilor Stephens, Council voted unanimously to appoint Craig V. Hopkins, CPA, of Cannon & Company as the finance director.

LAND USE PLAN – PROPERTY LOCATED AT 426 GUMTREE ROAD

Town Manager Ryan Ross stated that funds were allocated in the Town's budget for fiscal year 2013-2014 to begin land use planning for the Town's recently acquired property on Gumtree Road. Mr. Ross said he has met with Vagn Hansen and Andy Goodall of Benchmark CMR, Inc. and John Grey of The Wooten Company to discuss the process for developing a master plan. It is their opinion that the Town should hold three to four community meetings, three to receive input from the community on ideas they have for the property and one to present the final draft of the plan.

Mayor Pro Tem Mike McAlpine stated he has reviewed Benchmark's proposal to provide professional master planning services to the Town of Midway to develop a master site development plan for the Town's property on Gumtree Road. Benchmark proposes a process that will give the community, as well as the elected and appointed leaders and staff, a significant amount of input into the future use and development of the property.

Mayor Pro Tem Mike McAlpine said he would like to get the Planning and Zoning Board involved in the planning process and to work hand in hand with the Council on developing the master plan for the property.

Mayor Pro Tem Mike McAlpine reported the Land Committee would like Council's approval to go ahead to: (1) take down some of the trees and bulldoze that area, (2) take the hedgerow down and put up fencing; and (3) to begin liquidation of the remaining trees. In addition, the large holes on the property need to be filled in as well as putting up "no trespassing" signs on the property.

It was the consensus of Council to support the Land Committee's recommendations listed above and to proceed with development of a master plan for the property.

Councilor John Byrum suggested that in addition to mass mailings of surveys to residents, the information also be placed on the Town's website as an easy way to get feedback from residents on the plan.

CALL FOR PUBLIC HEARING – EXCHANGE OF PROPERTY BETWEEN TOWN OF MIDWAY AND IOLA M. THOMAS

Family members representing Ms. Iola M. Thomas, owner of real property adjoining the Town's property on Gumtree Road, have approached the Town about exchanging acreage with the Town. It was the consensus of Council to take the matter under consideration and to direct the Town Manager to have the property surveyed and appraised.

In accordance with N.C.G.S. 160A-271, a city may exchange any real or personal property belonging to the city for other real or personal property by private negotiation if the city receives

a full and fair consideration in exchange for its property. Property shall be exchanged only pursuant to a resolution authorizing the exchange being adopted at a regular meeting of the Council upon 10 days' public notice. Notice shall be given by publication describing the properties to be exchanged, stating the value of the properties and other consideration changing hands, and announcing the council's intent to authorize the exchange at its next regular meeting.

Mr. E. Brent Blair, State-Certified Residential Real Estate Appraiser, of Blair Appraisal Service, Inc. prepared the appraisal report for 8.288 acre tract owned by the Town of Midway. The scope of work for the appraisal is defined by the complexity of the appraisal assignment and the reporting requirements of the report form, including the definition of market value, statement of limiting conditions, and certifications in the report. The appraiser must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in the appraisal report. Mr. Blair also prepared an appraisal report for Tax lot 15-B, Gumtree Road, owned by Ms. Iola Thomas consisting of 8 acres.

The purpose of the appraisal reports was to establish the value of both properties in order to exchange or trade the two properties.

In his letter of submittal of the appraisal reports to the Town Council, Mr. Blair stated considered various features of both tracts and after completing his research, has determined in his opinion that both properties have a similar value per acre and a similar or equal value as a whole. The 8-acre tract has much better road frontage on two separate roads, some trees of value to some buyers, and a slightly better topography. The 8.288 tract has considerably less road frontage but has several sheds, outbuildings, and tress that would add varying amounts depending on a potential buyer's use of the property. Mr. Blair said he felt the improvements and other factors noted for each site had similar offsetting values giving the properties similar or equal values.

On motion by Councilor Byrum, seconded by Councilor Stephens, Council voted unanimously to call for a public hearing to be held on Monday, August 5, 2013, at 7:00 p.m. at the Midway Fire and Rescue Building, 228 Midway School Road, in Midway, North Carolina to receive citizen input on the exchange of 8.288 acres owned by the Town of Midway for 8.0 acres owned by Iola M. Thomas.

DAVIDSON COUNTY ECONOMIC DEVELOPMENT COMMISSION – DISCUSSION

At its regular meeting on June 3, 2013, Town Council adopted the Town's budget for fiscal year 2013-2014, with the exception of a scheduled \$10,000 appropriation to the Davidson County Economic Development Commission (EDC), by a 3-1 split vote.

Councilor Robin Moon stated that since the vote on the budget on June 3, 2013, he elected to research the matter further to be sure he had done his due diligence in making his decision to vote against the EDC funding. Councilor Moon said that after reading all the local newspaper articles on EDC and talking with members of the Board of Commissioners, EDC Executive Director Steve Googe, and Midway landowners, he has concluded he cannot change his "against" vote on the EDC funding.

Councilor John Byrum, who represented the Town of Midway on the EDC Board of Directors, said the town receives numerous direct and indirect benefits from the EDC. He said Midway had countless residents who go to work all over the County, noting the Town's close proximity to the Welcome Business Center and TIMCO Aerosystems in Wallburg. Councilor Byrum said it was hard to accept it when others say the EDC doesn't bring value to Midway.

Councilor Byrum said he felt it is extremely unfortunate that the Town decided not to be a team player on the County level, noting he thought it could potentially impact decisions of national or international companies considering Davidson County as a potential site when they see that all the municipalities are not part of the EDC.

Discussion only. No action taken.

CHRISTMAS LIGHTS

Town Manager Ryan Ross requested Council's direction regarding the purchase of Christmas lights for the Town, stating Mayor Wilkes would like to go ahead with the purchase of the lights so they can be put up in time for Christmas this year.

Councilor Moon asked how long it would take to get the lights if they are ordered now. Mr. Ross estimated the lights would probably be delivered around mid-November.

Councilor Moon said he was not in favor of voting on the Christmas lights until more information is obtained and the full Council is present.

No action taken. This item is to be placed on the agenda for August 5, 2013 Town Council meeting.

STREET LIGHTS UPDATE

Town Manager Ryan Ross said he had spoken with Duke Power about additional streetlights on Norman Shoaf Road, Gumtree Road, Midway School Road, David Smith Road and Hartman Road and Duke Power is ready to proceed with installing the lights. Mr. Ross said that south and west sides of David Smith, Hartman and North Payne roads are in the Energy United area and to serve those areas would require a separate agreement and billing. Mr. Ross asked Council if they wanted to pursue an agreement with Energy United to serve those areas in question, noting that there are a couple of residents on North Payne Road who do not want streetlights on their road.

Mayor Pro Tem Mike McAlpine said he was not in favor in running streetlights down those roads but in favor of just lighting the main intersections. Mayor Wilkes and Councilors Byrum and Moon agreed with the Mayor Pro Tem. Councilor Stephens remarked that she is in favor of the additional streetlights.

Councilor Moon asked about the status of putting up the large lights at the Highway 52/ Hickory Tree Road interchange. Mr. Ross responded that those lights have been put on hold, pending possible changes by the North Carolina Department of Transportation (NCDOT) to the on and off ramps at that interchange. To install those large lights is estimated to cost \$300,000 of which the Town would have to pay \$100,000 or one-third of the cost based on the NCDOT and the State paying the remaining costs.

No action taken. This item is to be placed on the agenda for August 5, 2013 Town Council meeting.

CONTRIBUTION – WOUNDED MARINE - RET. CORPORAL JESSIE FLETCHER

This item was carried over from the June 3, 2013 Town Council meeting.

At the June 3, 2013 Town Council, Mayor Wilkes asked Council to consider the Town making a donation to help offset the ongoing medical expenses of Ret. Corporal Jessie Fletcher who will be residing in the Town of Midway after his marriage to his fiancé who is a Midway resident.

An organization called, "Helping a Hero," is building Ret. Cpl. Fletcher a new home in the Midway community with the help of Brad Leonard Homes and Smith Building Supply. It will be a four-bedroom, three bathroom, fully accessible home to help make Ret. Cpl. Fletcher and his future wife as comfortable as possible.

Mayor Pro Tem Mike McAlpine said he had given much consideration to Mayor Wilkes' suggestion about the Town making a donation to this young man who suffered serious injuries while serving his country; however, Mayor Pro Tem McAlpine said he believed that instead of the Town making a donation to an individual, a donation could be made in Mr. Fletcher's honor to a non-profit organization such as the Wounded Warriors Project that helps thousands of injured warriors returning home from the current conflicts and to provide assistance to their families.

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Sue Stephens, Council voted unanimously to donate \$1,000 to the Wounded Warriors Project in honor of Ret. Corporal Jessie Fletcher who was wounded in Afghanistan in October 2011.

SPRING LITTER SWEEP RECOGNITIONS

Planning Board member Lynn Griggs, who assists in organizing the Litter Sweeps in Midway, has received the certificates of appreciation from the Governor's office for the volunteers who participated in the Spring Litter Sweep and those individuals will be recognized and awarded their certificates at the next Town Council meeting on August 5, 2013.

TOWN MANAGER'S REPORTS

There were none.

ADJOURNMENT

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Moon, Council voted unanimously to adjourn the meeting.

Norman L. Wilkes, Mayor

Linda A. Hunt, Town Clerk