

**MINUTES OF MIDWAY TOWN COUNCIL REGULAR MEETING HELD ON AUGUST 7, 2017
AT 7:00 P.M. IN THE COUNCIL CHAMBER AT MIDWAY TOWN HALL, 426 GUMTREE
ROAD, MIDWAY, NORTH CAROLINA**

CALL TO ORDER

Mayor Pro Tem Mike McAlpine called the meeting to order and welcomed everyone present.

Mayor Pro Tem Mike McAlpine gave the invocation and led in the Pledge of Allegiance prior to the opening gavel.

Councilors present were: Jackie Edwards, Keith Leonard and Robin Moon. Absent: Mayor John Byrum and Councilor Todd Nifong. Town Manager Gary Looper, Town Attorney Jim Lanik, Davidson County Planner Scott Leonard and Deputy Clerk Tammy Robertson were present. Absent: Town Clerk Linda Hunt.

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

No members of press were in attendance.

APPROVAL OF MINUTES

On motion by Councilor Jackie Edwards, seconded by Councilor Robin Moon, Council voted unanimously to approve the minutes of the July 17, 2017 Town Council Regular meeting as presented.

PUBLIC ADDRESS

There were none.

ADOPT AGENDA

At the request of Mayor Pro Tem Mike McAlpine, the agenda was amended as follows:

Under VII. REGULAR BUSINESS, **change order** of Town Park Update from Item 3 to Item 6 and **add** Item 3. Discussion – Midway Elementary School Grant Request; Item 4. Schedule Council Workshop to discuss State Economic Development Grant, Website Meeting and Appointment Terms of Planning Board/Board of Adjustment; and Item 5. Discussion – Norman Shoaf Streetlights.

Under VIII TOWN MANAGER’S REPORTS, **remove** item 1. Discussion – Midway Elementary School Grant Request; Item 2. Discussion – State Economic Development Grant; Item 3. Norman Shoaf Streetlights; Item 4. Discussion – Website Meeting; and Item 5. Appointment Terms of Planning Board/Board of Adjustment. (These items were removed from Town Manager’s Reports and added to Regular Business.)

On motion by Councilor Robin Moon, seconded by Councilor Keith Leonard , Council voted unanimously to adopt the agenda as amended.

PUBLIC HEARING

**PUBLIC HEARING TO ADOPT THE TOWN OF MIDWAY FLOOD DAMAGE PREVENTION
ORDINANCE – ORDINANCE NO. 18-03.**

At the Town Council regular meeting held on July 17, 2017, Council called for a public hearing to receive citizen input on the adoption of the Town of Midway Flood Damage Prevention Ordinance (Ordinance No. 18-03).

The purpose of the Flood Damage Prevention Ordinance is to promote public health, safety and general welfare and to minimize public and private losses due to flood conditions within flood prone areas within the Town of Midway.

The objectives of this ordinance are to:

- (1) protect human life, safety and health;
- (2) minimize expenditure of public money for costly flood control projects;
- (3) minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) minimize prolonged business losses and interruptions;
- (5) minimize damage to public facilities and utilities (i.e. water and gas mains, electric, telephone, cable and sewer lines, streets, and bridges) that are located in flood prone areas;
- (6) help maintain a stable tax base by providing for the sound use and development of flood prone areas; and
- (7) ensure that potential buyers are aware that property is in a Special Flood Hazard Area.

Copies of the ordinance were made available for public inspection at Town Hall and on the Town's website at www.midway-nc.gov.

The notice of the public hearing was advertised in *The Dispatch* on July 21, 2017 and July 28, 2017 as required by law.

Mayor Pro Tem Mike McAlpine opened the public hearing.

There being no comments, Mayor Pro Tem McAlpine closed the public hearing.

On motion by Councilor Jackie Edwards, seconded by Councilor Robin Moon, Council voted unanimously to adopt the Town of Midway Flood Damage Prevention Ordinance (Ordinance No. 18-03) as presented.

The Town of Midway Flood Damage Prevention Ordinance (Ordinance No. 18-03) is incorporated into these minutes by reference as if fully set forth herein.

REGULAR BUSINESS

CALL FOR PUBLIC HEARING – PROPOSED TOWN OF MIDWAY SUBDIVISION ORDINANCE – (ORDINANCE NO. 18-02)

At their July 17, 2017 regular meeting, Council delayed calling for a public hearing on the proposed Town of Midway Subdivision Ordinance until their next regular meeting on August 7, 2017, pending corrections and resolution of formatting issues.

The purpose of the Subdivision Ordinance is to establish procedures and standards for the development and subdivision of land within the territorial jurisdiction of the Town of Midway. It is further designed to provide for the orderly growth and development of the Town; for the coordination of streets and highways and other public facilities; for the dedication or reservation of rights-of-way or easements for street and utility purposes; and for the distribution of population and traffic in a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare. This ordinance is designed to further facilitate adequate provision for water, sewerage, parks, schools, and playgrounds, and also to facilitate the further re-subdivision of larger tracts into smaller parcels of land.

On motion by Councilor Keith Leonard, seconded by Councilor Jackie Edwards, Council voted unanimously to call for a public hearing on the proposed Town of Midway Subdivision Ordinance

(Ordinance No. 18-02) to be held on September 5, 2017 at 7:00 p.m. at Town Hall 426 Gumtree Road in Midway, North Carolina.

CALL FOR PUBLIC HEARING - PROPOSED AMENDMENT TO THE TOWN OF MIDWAY ZONING ORDINANCE – (ORDINANCE NO. 17-03) – ARTICLE IX, SECTION 9.02 DEFINITION OF MINOR AND MAJOR SUBDIVISIONS.

At their June 5, 2017 regular meeting, Council adopted the Town of Midway Zoning Ordinance, a copy of which is on file at Town Hall and posted on the Town's website at www.midway-nc.gov. The adopted ordinance defines minor subdivisions as five (5) lots or less and major subdivisions as more than five (5) lots.

At their special meeting on June 26, 2017, Council discussed changing the definition of minor and major subdivisions to mirror that of the Davidson County Subdivision Ordinance which defines a minor subdivision as ten (10) lots or less and a major subdivision as more than ten (10) lots. Following the discussion, it was the consensus of Council to amend the Town of Midway Zoning Ordinance to change the definitions of minor subdivision being ten (10) lots or less and a major subdivision being more than ten (10) lots. This action will require a text amendment to the Zoning Ordinance to reflect those changes.

At the July 17, 2017 regular Town Council meeting, Town Manager Gary Looper advised Council that since the amendment to the Zoning Ordinance is tied to the proposed Subdivision Ordinance and the definitions of minor and major subdivisions will not change until the proposed Town of Midway Subdivision Ordinance is adopted, the call for a public hearing to amend the Town of Midway Zoning Ordinance – Article IX, Section 9.02 Definition of Minor and Major Subdivision should be delayed until Town Council's next regular meeting on August 7, 2017 following the call for a public hearing on the proposed Town of Midway Subdivision Ordinance.

On motion by Councilor Robin Moon, seconded by Councilor Keith Leonard, Council voted unanimously to call for a public hearing to amend the Town of Midway Zoning Ordinance (Ordinance No. 17-03) Article IX Section 9.02 definition of minor and major subdivisions to be held on September 5, 2017 at 7:00 p.m. at Town Hall 426 Gumtree Road in Midway North Carolina.

DISCUSSION – MIDWAY ELEMENTARY SCHOOL GRANT REQUEST

This item was moved from Town Manager's Reports to Regular Business.

The Midway Elementary PTO has submitted a grant request to the Town for financial support for a special project in celebration of "Ten Decades of Midway School History." The total project/program cost is estimated to be \$8,866 - \$9,266, depending on the number of boards, size and color usage. The PTO is requesting the Town contribute \$4,500 towards the project which will cover the costs of display boards, books, entertainment, refreshments, photographer and Saturday entertainment. The PTO plans to raise money for the event through sponsorships, raffles, t-shirts sales, PTO contributions, event vendors and the selling of commemorative books.

Ashley Widener Midway School PTO member and resident of Midway gave a brief history of Midway School and the community celebration planned in April of 2018. Ms. Widener stated that the PTO wants to honor and build on the legacy of the school by planning a weekend of events that will unify the residents. The PTO is asking the Town Council to fund the April 20, 2018 Friday night event that will enable alumni, principals, teachers, representatives from the Town Council and the Davidson County Historical Museum to come together to share history about the school.

On Saturday April 21, 2018, the celebration will continue with a community event hosting vendors and building an art project.

Rosa Otero PTO President presented a display panel highlighting the 1960's decade of the school. Ms. Otero said that 15 or 16 panels will be displayed during the community event highlighting decades of history behind Midway School. Ms. Otero has started a facebook page entitled the *Ten Decades of Midway School History* that gives history of the school and allows for community involvement. Ms. Otero stated that the facebook page has over 300 followers and reaches as many as 8,000 people. Ms. Otero said the community event will take place exactly 25 years after Midway School hosted a Community Awareness week in April of 1983. After the community event, all the documents will be placed in the Davidson County Historical Museum for public viewing.

On motion by Councilor Robin Moon, seconded by Councilor Keith Leonard Council voted unanimously to support and approve the grant request and to award funding in the amount of \$5,000 for the Midway PTO special project in celebration of "Ten Decades of Midway School History" reflecting an increase of \$500 over the requested amount.

SCHEDULE VISION WORKSHOP MEETING

This item was added to the agenda.

It was the consensus of Council to schedule a Vision Workshop on Tuesday August 15, 2017 at 6:00 p.m. at Town Hall 426 Gumtree Road in Midway, North Carolina to discuss business items including the State Economic Development Grant, Town website, and the appointment terms for the Planning Board/Board of Adjustment.

DISCUSSION – NORMAN SHOAF STREETLIGHTS

This item was moved from Town Manager's Reports to Regular Business.

Keith Wingler of Energy United was present at the meeting.

At the July 17, 2017 Town Council regular meeting, Town Manager Gary Looper informed Council that he had received a quote from Keith Wingler with Energy United for the installation of nine streetlights from Midway School Road to Riggins Lane, using five existing poles from Spry Road to Riggins Lane, and adding four poles from Spry Road to Midway School Road. The total monthly lease cost is \$195.76 or \$2,349.23 annually. Additionally, a one-time fee of \$150.00 would be charged for installation of one pole along a curve on Midway School Road.

At that time, Mayor Pro Tem Mike McAlpine noted that the Town is currently paying \$11.60 per month per streetlight on Hickory Tree Road and the current quote for the streetlights on Norman Shoaf Road would be approximately \$21.00 per light. Mr. McAlpine asked for some explanation on the cost difference and it was suggested to invite Mr. Wingler to the August 7 Town Council meeting to further explain the costs involved with adding the proposed nine streetlights along Norman Shoaf Road.

Mr. Looper stated that per Mr. Wingler, the cost is different on Norman Shoaf Road than Hickory Tree Road because Norman Shoaf Road will need five new poles added and electrical run to the poles. Also, Mr. Wingler priced LED lights instead of sodium phosphate lights because LED offer a wider distribution of light.

Mr. Wingler stated that Energy United does not have the advantage of all the poles being along the street and, therefore, they will have to go through some property lines and obtain permission from the homeowners to add the new poles. Mr. Wingler said the Town already has some LED lights on Midway School Road using existing poles and that LED lights offer the most efficient lighting with lower energy costs. There is also less maintenance involved with LED lights.

Councilor Robin Moon asked Mr. Wingler how many new poles would need to be installed and if the installation would be \$150.00 per pole. Mr. Wingler stated that four new poles would be added. The \$150.00 would be charged for one pole only that would be added along a curve on Midway School Road where more evenly dispersed lighting is needed. There would not be any charge for using an old pole without a light installed on it.

Mr. Wingler anticipates the project taking 30-60 days to complete.

It was the consensus of Council to allow Energy United to proceed with the proposal for nine streetlights to be added from Midway School Road to Riggins Lane at a total monthly lease cost of \$195.76, or \$2,349.23 annually, plus \$150 for the addition of one pole along a curve on Midway School Road as indicated in the proposal.

TOWN PARK UPDATE

Mayor Pro Tem Mike McAlpine gave an update on the progress of developing a portion of the thirty-seven acres of land owned by the Town for the first phase of a Town park. Mr. McAlpine stated that Council directed Heritage Oaks Farms this spring to remove the trees from the land and place them in holding beds. Chris Sink with Chris Sink Hauling and grading will work to put the farm land back into the tree holes within the next week.

Mr. McAlpine stated that the target date for hydro seeding the land is September 1, 2017. Mr. McAlpine said the land will need a good foundation of standing grass before beginning with the first phase of the Town park that includes walking trails and picnic shelters.

For information only.

DISCUSSION – WEBSITE MEETING

This item was removed from the agenda and will be discussed at the Vision Workshop on Tuesday, August 15, 2017 at 6:00 p.m. at Town Hall 426 Gumtree Road in Midway.

APPOINTMENT TERMS OF PLANNING BOARD/BOARD OF ADJUSTMENT

This item was removed from the agenda and will be discussed at the Vision Workshop on Tuesday, August 15, 2017 at 6:00 p.m. at Town Hall 426 Gumtree Road in Midway.

TOWN MANAGER'S REPORTS

CONTRACT – CANNON AND COMPANY

Town Manager Gary Looer stated that the contract with Cannon and Company for the Town's accounting services for \$800.00 per month has been renewed for fiscal year ending June 30, 2018. There will not be any change in the scope of services that Cannon and Company provides for the Town.

For information only.

CONTRACT – CLINE'S FLOATS

The Town has been contracting with Cline's Floats, Inc. for the past several years to construct and decorate a float for the Town's use in the annual Christmas Parade. The float will be approximately 28 feet long, 8 to 14 feet wide, and 12.5 feet high with the Town's name on each side of the float in regular block letters.

Cline's Floats has submitted a contract for Council consideration to furnish a decorated float for this year's Christmas Parade scheduled for Saturday, November 25, 2017 at a cost of \$460.00.

It was the consensus of Council to choose float number 37 with red, white, green and gold Christmas Bells.

Town Attorney Jim Lanik recommended amending the terms of the contract by paying one half of the contract price of \$460 for the initial order of the float and the other one half upon acceptance of the float and attaching Cline's Floats contract to the Town's Standard Independent Contractor's Agreement for insurance purposes.

On motion by Councilor Jackie Edwards, seconded by Councilor Keith Leonard, Council voted unanimously to attach Cline's Floats Inc. contract as Exhibit A to the Town's Standard Independent Contractor's Agreement for a decorated float for the Christmas Parade at a total cost of \$460.00.

FINANCIAL REPORT

Town Manager Gary Looper provided Council with monthly financial reports for June 30, 2017 and July 31, 2017 as follows:

JUNE 30, 2017

Total Income	\$1,428,315	118.6% of overall budget
Total Expenses	\$990,108	61.7% of overall budget

JULY 31, 2017

Total Income	\$92,689	7.2% of overall budget
Total Expenses	\$107,338	7.2% of overall budget

For information only.

REMINDER: TOWN HALL WILL BE CLOSED ON MONDAY SEPTEMBER 4, 2017 IN OBSERVANCE OF LABOR DAY

Town Manager Gary Looper reminded Town Council that Town Hall will be closed on Monday September 4, 2017 in observance of Labor Day.

NEXT TOWN COUNCIL MEETING – TUESDAY SEPTEMBER 5, 2017

Town Manager Gary Looper stated that he has received the North Carolina Department of Transportation (NCDOT) paving schedule and that Council may want to consider adding discussion of that schedule to their Vision Workshop on August 15 since the due date for adding any roads for consideration of paving is due back to the NCDOT on September 1, 2017.

ADJOURNMENT

On motion by Councilor Jackie Edwards, seconded by Councilor Robin Moon, Council voted unanimously to adjourn the meeting at 7:57 p.m.

Mike McAlpine, Mayor Pro Tem

Tammy H. Robertson, Deputy Clerk