

MINUTES OF MIDWAY TOWN COUNCIL BUDGET WORK SESSION HELD ON APRIL 15, 2019 AT 6:00 P.M. IN THE CONFERENCE ROOM AT MIDWAY TOWN HALL, 426 GUMTREE ROAD, MIDWAY, NORTH CAROLINA

CALL TO ORDER

Mayor John Byrum called the meeting to order and welcomed everyone present.

Councilors present were: John Byrum, Mike McAlpine, Jackie Edwards, Keith Leonard, Robin Moon and Todd Nifong (arrived 7:14). Absent: None. Town Manager Tammy Michael, Town Clerk Linda Hunt, and Deputy Clerk Tammy Robertson were present.

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

No members of press were in attendance.

AMENDMENT TO CONTRACT WITH RICHARD IDOL GRADING, INC. – TOWN PARK WALKING TRAILS

At the Regular Town Council meeting held on April 1, 2019, Council approved a contract with Richard Idol Grading Company, Inc. for \$243,000 for the construction of the Town Park Walking Trails. Since that time, it was discovered that the Bonding Company, in error, had written the bond for \$242,000 instead of the contracted price of \$243,000. Town Attorney Jim Lanik wanted the bond amount increased to a level to protect the Town providing for unseen circumstances. An estimate of \$18,000 was added to the bond total for this allowance.

Town Attorney Jim Lanik drafted an amendment to the original contract for the construction of the Town Park Walking Trails with Richard Idol Grading Company Inc. for \$243,000 as follows:

- A. Total Contract for the Lump Sum Price of: \$ 243,000
- B. An Estimated Unit Price Allowance total of: \$ 18,000
 - Adjusting Undercut: \$13,000
 - Erosion Control Seeding: \$ 5,000
- D. Thus, the total Contract Price equals: \$ 261,000

On motion by Councilor Keith Leonard, seconded by Councilor Jackie Edwards, Council voted unanimously to amend the Contract with Richard Idol Grading Company, Inc. for a total cost of \$243,000 for the construction of the Town Park Walking Trails and to grant the Town Manager the authority to adjust the contract numbers by +/- \$5,000 without additional approval.

BUDGET WORK SESSION

In November 2017, the Town entered into a contract with Retail Strategies, a Marketing Research Company from Birmingham Alabama, to aid in economic development for the Town. Council received an update via conference call from Jordan Williams and John Ruzic from Retail Strategies on the progress that Retail Strategies has had in securing new business for the Town.

Seventy regional and national retailers have been targeted since November 2017 with eleven being viable prospects for the Town including:

Biscuitville

Salon Users

Bojangles	AT &T
Coaches	Dairy Queen
Factory Connection	Sprint
O'Reilly Auto Parts	Cricket Wireless
Firehouse Subs	

Mr. Ruzic stated that freeing up second generation spaces in Town Commons would be beneficial for the Town. Second generation spaces are buildings that have been previously occupied but for whatever reason the tenant left the market, allowing for the empty space to be rented to another tenant.

Mayor Pro Tem Mike McAlpine stressed to Mr. Williams and Mr. Ruzic that the number one desire that residents have is a grocery store to be located in the Town. Mr. Williams said that he has spoken with an IGA grocery representative that typically operates in a 12,000 to 14,000 square foot retail space. This could possibly be a potential tenant for the Town.

An incentive for new businesses coming to Midway would be the new sixteen acre Town Park that will be under construction within the next thirty days, the widening of Hickory Tree Road in the next few years to alleviate congestion and Egger Wood Products moving to Lexington and creating new jobs for the area.

For information only.

PROPOSED DRAFT BUDGET FOR FISCAL YEAR 2019-2020

Town Council held a Budget Workshop on March 28, 2019 to discuss and plan for the fiscal year 2019-2020 budget. From that meeting, there were items and adjustments that needed additional discussion. Town Manager Tammy Michael presented the proposed draft budget for fiscal year 2019-2020.

As proposed, the tax rate will remain the same at five cents per one hundred dollar valuation.

Revenues are figured conservatively at \$1,337,800.

After review and discussion of the expenses as proposed, the following adjustments and notations were made:

Administration

- Increase Grants from \$10,000 to \$12,000. To amend guidelines to limit applicants to one grant per fiscal year.
- Contracted Services
 - Website Development \$7,500 for year one – Obtain a second quote
 - Warren Hill – Litter Control (\$1,600/quarter) – Review Contract
 - Town Hall Generator – Obtain a second quote

Public Works

- Contracted Services – North Davidson Garbage - Increase from \$300,000 to \$350,000

Cultural, Recreation, Economic Development

- Increase Grants from \$3,600 to \$6,000 and rename as the Carl Tuttle S.T.E.A.M. Grant

Town Manager Tammy Michael will incorporate these changes into the proposed budget and present the final draft at their next regular meeting on Monday, May 6, 2019 at 7:00 p.m. at Town Hall.

ADJOURNMENT

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Robin Moon, Council voted unanimously to adjourn the meeting at 8:19 p.m.

John E. Byrum, Mayor

Tammy H. Robertson, Deputy Clerk