

**MINUTES OF MIDWAY TOWN COUNCIL REGULAR MEETING HELD ON APRIL 7, 2025,
AT 7:00 P.M. IN THE COUNCIL CHAMBER AT MIDWAY TOWN HALL, 426 GUMTREE
ROAD, MIDWAY, NORTH CAROLINA**

INVOCATION AND PLEDGE OF ALLGIANCE

James Wayne Smith (Planning Board Member) gave the invocation and led in the Pledge of Allegiance prior to the opening gavel.

CALL TO ORDER

Mayor John Byrum called the meeting to order.

Councilors present were: John Byrum, Mike McAlpine, Keith Leonard, Jackie Edwards, Robin Moon and Berkley Alcorn. Absent: None. Town Manager Nicholas Smith, Town Clerk Linda Hunt, Deputy Clerk Ree Goodson and Town Attorney Jim Lanik were present.

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

APPROVAL OF MINUTES

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Robin Moon, Council voted unanimously to approve the minutes of the February 27, 2025 Vision Session as presented.

On motion by Councilor Jackie Edwards, seconded by Councilor Keith Leonard, Council voted unanimously to approve the minutes of the March 3, 2025 Regular Town Council Meeting as presented

PUBLIC ADDRESS

James Sink, 5065 Ridge Road, Winston Salem, addressed the Council regarding issues with his building project. He explained that he had obtained permits from the county but was later informed by the Town of Midway that he needed to halt construction. Mr. Sink expressed confusion about the permitting process and requested guidance on how to proceed with completing his building project.

Mayor Pro Tem Mike McAlpine offered to meet with Mr. Sink after the meeting to discuss the situation further. He explained that a variance would be needed and that an architect would be required to submit plans to the Planning and Zoning Board.

Mr. Sink expressed concerns about the cost of hiring an architect and the potential for legal issues. Mayor Pro Tem Mike McAlpine and Town Manager Nicholas Smith offered to assist Mr. Sink in navigating the process and finding a resolution.

ADOPT AGENDA

On motion by Councilor Jackie Edwards, seconded by Councilor Berkley Alcorn, Council voted unanimously to adopt the agenda as presented.

PROCLAMATIONS

SPRING LITTER SWEEP

Mayor John Byrum proclaimed April 12-26, 2025 as Spring Litter Sweep time in Midway and encouraged citizens to take an active role in making their communities cleaner.

56th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK -MAY 4 – 10, 2025

Mayor John Byrum read a proclamation recognizing May 4-10, 2025, as Professional Municipal Clerks Week. The proclamation acknowledged the contributions of Professional Municipal Clerk Linda Hunt. Council members expressed their appreciation for the Clerk’s hard work.

Town Clerk Linda Hunt also recognized Deputy Clerk Ree Goodson who has taken on a lion’s share of the work of the Clerk.

REGULAR BUSINESS

AWARD BID – TOWN PARKING LOT CONSTRUCTION – BRAD COE

Brad Coe presented information on two bids received for the parking lot addition project. He provided details on the bidding process and answered questions from council members.

The following bids were received:

Thomas General Contractors, LLC	\$200,000.00
L.T. Hedrick Construction Company, Inc.	\$241,313.00

Mayor Pro Tem Mike McAlpine inquired about the contractors and their qualifications. Brad Coe explained that both bidders met the necessary requirements, including having unlimited general contractor licenses.

Council members discussed the increase in costs from the original estimates, particularly due to the rise in rock prices. Brad Coe stated that in his opinion, the lower of the two bids was appropriate given the increased costs and additional oversight required.

Town Attorney Jim Lanik pointed out that this was just a bid, not the contract. Mr. Lanik stated he is working on the contract.

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Keith Leonard, Council voted to accept the bid from Thomas General Contractors for a total cost of \$200,000 by a 4-1 split vote. Voting in favor were Councilors McAlpine, Moon, Leonard and Edwards. Voting against was Councilor Alcorn. The motion passed.

Town Manager Nicholas Smith and Town Attorney Jim Lanik were authorized to handle the contract details.

DISCUSSION ON PARK RULES

Town Manager Nicholas Smith presented potential new rules for the Town Park, including a dress code and restrictions on private businesses using the pavilion for profit-generating activities.

Council members discussed the practicality of enforcing such rules and expressed concerns about over-regulation.

Mayor John Byrum, while not voting, shared his opinion against implementing the proposed rules, stating that he believed the park should remain accessible to all users within reason.

Councilor Jackie Edwards suggested clarifying the rental policy to specify that renting the Pavilion or Gazebo does not grant exclusive use of the entire park.

No formal action was taken on the proposed rules. The Council agreed to continue monitoring the situation and address specific issues as they arise.

DISCUSSION OF DECORATIVE SIGNAGE – CHANGE ORDER

Town Manager Nicholas Smith presented information about a change order request from Rite Lite for \$2,625.00 to modify three signs to meet NCDOT gateway signage requirements. He explained that John Barnes has offered to cover 50% of the change order cost making the Town’s portion \$1,312.50.

Council members discussed the timeline of events leading to the change order and the reasons for the additional costs.

Town Attorney Jim Lanik advised that while there may have been miscommunication between parties, fighting over the relatively small amount would likely delay the project further.

On motion by Councilor Keith Leonard, seconded by Councilor Berkley Alcorn, Council voted unanimously to accept the change order and to authorize the Town Manager to proceed with a 50% cost share as proposed, with a limit of \$1,500 for the Town's portion.

The motion passed unanimously.

TOWN MANAGER’S REPORT

Town Manager Nicholas Smith reported that Park operations were going well, with no significant issues.

He mentioned the installation of eight (8) bluebird houses along the rear fence line, completed with the help of Councilman Keith Leonard and volunteers.

MONTHLY FINANCIAL REPORT

Council was provided copies of the monthly financial reports for March 2025 as follows:

March 2025		
Total Income	\$1,884,245	89.7% of overall budget
Total Expenses	\$874,385	24.6% of overall budget

Town Manager Nicholas Smith reported that the Town has collected 89.7% of its revenue and expended 24.6% of its budget, indicating a strong financial position.

UPDATE ON DAVIDSON COUNTY SOLAR ZONING TEXT ADMENDMENT

Town Manager Nicholas Smith informed the Council about Davidson County's recent update to their zoning ordinance regarding solar collectors and small-scale solar arrays. He suggested that the Town might consider similar updates in the future, pending changes to state law that would allow for tightening zoning restrictions.

APPRECIATION DINNERS – MONDAY, MAY 19, 2025, 6:00PM and MONDAY, JUNE 16, 2025, 6:PM

Town Manager Nicholas Smith reminded Council about the Appreciating Dinners for Monday, May 19, 2025, 6:00pm and Monday, June 16, 2025, 6:00pm.

REMINDER: BUDGET WORKSHOP MEETING #2- THURSDAY APRIL 24, 2025, 6:00PM AT TOWN HALL

Town Manager Nicholas Smith reminded Council about the second upcoming Budget Workshop on Thursday, April 24, 2025, 6:00pm at Town Hall.

RECESS TO CLOSED SESSION in accordance with N.C.G.S. 143-318.11(a)(6) to discuss matters pertaining to personnel.

On motion by Councilor Keith Leonard, seconded by Councilor Jackie Edwards, Council voted unanimously to recess to close session in accordance with N.C.G.S. 143-318.11 (a)(6) to discuss matters relating to personnel.

RECONVENE TO OPEN SESSION

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Keith Leonard, Council voted unanimously to Reconvene to Open Session.

ADJOURNMENT

On motion by Councilor Robin Moon, seconded by Councilor Jackie Edwards, Council voted unanimously to adjourn the meeting.

John Byrum, Mayor

Ree Goodson, Deputy Clerk