

**MINUTES OF MIDWAY TOWN COUNCIL REGULAR MEETING HELD ON JULY 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

Mayor John Byrum 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: Mayor John Byrum, Mike McAlpine, Keith Leonard, Jackie Edwards, Robin Moon and Berkley Alcorn. Absent: None. Interim Town Manager Hank Perkins, Finance Officer Linda Hunt, Town 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 Berkley Alcorn, Council voted unanimously to approve the minutes of the June 2, 2025 regular Town Council meeting.

PUBLIC ADDRESS

Ervin Lekaj – 11464 Old US Hwy 52 Winston Salem, NC spoke to the Council and stated he is representing CK Auto Sales, he discussed issues with remodeling their car lot. He expressed frustration with the process and asked for guidance on how to proceed with the renovations of the car lot.

Erinol Lala – 11464 Old US Hwy 52 Winston Salem, NC, representing CK Auto Sales, provided more details about their building renovation project. He explained that they were fifty-six square feet over the allowed stucco coverage of and asked for assistance in resolving the issue.

Davidson County Planning Officer John Wheeler addressed the concerns raised by CK Auto Sales. Mr. Wheeler explained the Core Commercial Overlay District (CCOD) requirements and the limitations staff face in granting exceptions. Mr. Wheeler outlined the current situation and the next potential steps for CK Auto Sales to comply with the ordinance.

Davidson County Planning Director Lee Crook further elaborated on the CCOD requirements and potential long-term solutions, such as expanding areas for grandfathered buildings.

Mayor John Byrum acknowledged the situation and expressed a desire to find a resolution that honors the Council's decisions while not alienating business owners.

Tenae' Clodfelter, Principal at North Davidson Middle School – 333 Critcher Drive Lexington, NC – Ms. Clodfelter stated she was not coming to ask anything of the Town of Midway but just to bring words of thanks. Ms. Clodfelter said she wanted to express her sincere gratitude for the Town of Midway's incredible impactful STEAM grant. This generous support was truly transformative for the students' learning experience. Ms. Clodfelter said the Town's commitment that ignited the students' passion for science, technology, engineering, arts, and mathematics is truly appreciated. Ms. Clodfelter said students are now engaging and exploring and creating in ways they never thought possible. She thanked Council for believing in the potential of the students and for fueling their curiosity.

ADOPT AGENDA

Council Keith Leonard said the agenda needs to be amended to add Closed Session under Regular Business 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 Mayor Pro Tem Mike McAlpine, Council voted unanimously to adopt the agenda as amended.

APPOINTMENT OF REE GOODSON AS TOWN CLERK

Mayor John Byrum introduced the appointment of Ree Goodson as Town Clerk, noting that she had met all the qualifications and is fully equipped for the role. Mayor Byrum stated it is up to the Council to appoint Ms. Goodson as the Town Clerk.

On motion by Councilor Jackie Edwards, seconded by Councilor Robin Moon, Council voted unanimously to appoint Ree Goodson as the new Town Clerk.

OATH OF OFFICE

Mayor John Bryum stated it is time for Ree Goodson to take her oath of office to be the Town Clerk.

Linda Hunt administered the oath of office to Ree Goodson, with Ms. Goodson's husband, Craig Goodson, holding the Bible. After the oath, Mayor Byrum congratulated Ree Goodson.

Mayor Byrum thanked Linda Hunt for her endless contributions to the Town. Mayor Byrum said even though she is no longer the Town Clerk, it does not mean that she is not going to have a presence with the Town.

RESOLUTION ADOPTING DAVIDSON - RANDOLPH REGIONAL HAZARD MITIGATION PLAN – RESOLUTION NO. 04-25

Mayor John Byrum introduced Resolution No. 04-25 Adopting Davidson – Randolph Regional Hazard Mitigation Plan. Mayor Byrum asked if there were any comments from staff. Since there were no comments, Mayor Byrum asked for the Council's decision.

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Keith Leonard, Council voted unanimously to adopt the Davidson-Randolph Hazard Mitigation Plan – Resolution No. 04-25.

RESOLUTION NO 04-25
ADOPTING DAVIDSON-RANDOLPH REGIONAL
HAZARD MITIGATION PLAN

WHEREAS, the citizens and property within the Town of Midway are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and

WHEREAS, the Town of Midway desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the

responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency pursuant to the Disaster Mitigation Act of 2002, P.L. 106-390, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS, the Town of Midway has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management.

WHEREAS, it is the intent of the Town Council of the Town of Midway to fulfill this obligation in order that the Town will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the Town;

NOW, THEREFORE, be it resolved that the Town Council of the Town of Midway hereby:

1. Adopts the Davidson-Randolph Regional Hazard Mitigation Plan.
2. Vests Davidson County Emergency Services with the responsibility, authority, and the means to:
 - (a) Inform all concerned parties of this action.
 - (b) Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map and identify floodplain areas, and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts.
3. Appoints Davidson County Emergency Services to assure that the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the Town of Midway Town Council for consideration.
4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this the 7th day of July, 2025

DISCUSSION OF PARK AND PART TIME PARK ATTENDANT

Mayor Pro Tem Mike McAlpine said he and Councilor Jackie Edwards met with Park Supervisor Danny Mizell a few weeks ago. Mayor Pro Tem McAlpine stated at the regular Council meeting in June the Council approved hiring a new park attendant. He said the new attendant has started working in the park two days a week. Mayor Pro Tem McAlpine said from what he understands, Mr. Mizell has an individual that he would really like to have on his staff. Mayor Pro Tem McAlpine said there are two older

gentlemen that are getting near 80 years old, and they are wanting to pull back on their hours. Mayor Pro Tem McAlpine said that is why Mr. Mizell is requesting another park attendant to fill the void at the park. Mayor Pro Tem McAlpine stated the decision to hire a new park attendant is a Council decision.

On motion by Councilor Jackie Edwards, seconded by Councilor Keith Leonard, Council voted unanimously to approve an additional Part Time Park Attendant.

DISCUSSION TO SET DATE FOR VETERAN'S MEMORIAL MONUMENT DEDICATION CEREMONY

Mayor John Byrum stated the Council needs to discuss setting the date for the Veterans Memorial Monument Dedication Ceremony. Mayor Byrum stated September 19th POW Day and November 11th Veterans Day were the dates discussed at the regular Council meeting in June. After a brief discussion, the Council agreed to have the Ceremony on Friday September 19th at 10:00am.

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Berkly Alcorn, Council voted unanimously to set Friday, September 19, 2025, at 10:00am for the Veteran's Memorial Monument Ceremony.

TOWN MANAGER'S REPORT

MONTHLY FINANCIAL REPORT

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

June 2025		
Total Income	\$2,457,251	117,0% of overall budget
Total Expenses	\$1,488,557	41.8% of overall budget

RECESS TO CLOSED SESSION

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

RECONVENE TO OPEN SESSION

On motion by Councilor Berkley Alcorn, seconded by Councilor Keith Leonard, Council voted unanimously to Reconvene to Open Session.

Following Closed Session, the following action was taken.

APPOINTMENT OF INTERIM TOWN MANAGER

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Berkley Alcorn, Council voted unanimously to appoint Hank Perkins as the Interim Town Manager.

ADJOURNMENT

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

John Byrum, Mayor

Ree Goodson, Town Clerk