

**MINUTES OF MIDWAY TOWN COUNCIL VISION SESSION HELD ON OCTOBER 22, 2025,
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.

Councilors present were: John Byrum, Mike McAlpine, Robin Moon, Keith Leonard, Jackie Edwards and Berkley Alcorn Absent: None. Town Manager Brock Hall, Town Consultant Hank Perkins, Town Clerk Ree Goodson, and Finance Officer Linda Hunt were present.

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

ADOPT AGENDA

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Jackie Edwards, Council voted unanimously to adopt the agenda as presented.

CONTRACT FOR SOLID WASTE

Town Consultant Hank Perkins discussed the contract for solid waste services, noting that it was a holdover from a previously postponed Vision Session. He explained that the current agreement with GFL will expire at the end of April 2026. Mr. Perkins stated that after calling various waste management companies to gauge interest in providing service to Midway, he received varied responses. Republic Services indicated they could provide service if selected, while Triad Recycling and Container Services do not typically do curbside collection and would need to purchase equipment and hire drivers. Town Manager Brock Hall stated Triad Recycling and Container Services stated they might work with North Davidson Garbage on a potential bid. Mr. Hall has not contacted Waste Management, which currently serves Wallburg.

Town Manager Brock Hall asked the Council if there had been any indication of substandard service from GFL that would warrant changing providers. The consensus from Council members was that service issues with GFL warranted looking for another provider. Councilor Berkley Alcorn noted that residents have experienced poor customer service and lack of response to emails in the last two years.

Mr. Hall indicated he would work on preparing a Request for Proposals (RFP) to present for Council approval at the November meeting. If approved, the RFP would be issued immediately with a 30-day response period. The Council might need to hold a special meeting due to the December holiday schedule, potentially deciding in January.

Mayor Pro Tem Mike McAlpine mentioned that a resident who works for Republic Services told him GFL had been buying out smaller companies and might be preparing to sell. He also noted that Waste Management is one of the largest providers nationally. Mayor Pro Tem Mike McAlpine stated that Wallburg has had good service from Waste Management and suggested Mr. Hall contact their Town Manager for more information.

Mr. Hall also raised the possibility of a Regional Cooperative agreement with Wallburg, though their contract does not expire until 2027.

The Council agreed to move forward with the RFP process.

PUBLIC WORKS BUILDING DISCUSSION

Town Consultant Hank Perkins reported that the Request for Qualifications (RFQ) for the Public Works Building closed on October 17th, with eight submissions received. The committee, consisting of Hank Perkins, Brock Hall, Mike McAlpine, and Keith Leonard, James Smith and alternate Jackie Edwards, was scheduled to meet the following morning to review the submissions, with a final meeting set for October 31st. The Committee's recommendation will be presented to the Council at the November meeting.

If the Council approves the Committee's recommendation, Town Manager Brock Hall will be authorized to negotiate a proposal with the selected architectural firm, which would be brought back for approval at the December meeting.

Mr. Perkins explained that the project would include an initial phase during which the firm would provide a preliminary building design and cost estimate. The Council would then have the opportunity to authorize proceeding with additional phases, culminating with construction administration. Mr. Perkins noted that the entire project timeline could span 18 months to 2 years or longer.

POLICY ON USE OF THE PAVILION

Mayor John Byrum introduced this item, explaining that he had received complaints from residents about the enforcement of rules at the Park Pavilion. Mr. Byrum shared two specific incidents:

- A resident complained that her grandson was told he could not play with a ball on the playground swings and was directed to the grassy area.

Town Clerk Ree Goodson clarified that she had reviewed the playback of the incident and provided additional context. Ms. Goodson explained that two teenage girls were initially throwing a soccer ball back and forth while smaller children were running around. The Park employee addressed the teenagers, not the small child. One of the girls then gave the ball to the little boy who was swinging, which led to the complaint.

- A second incident involved a group who were asked to leave the Pavilion because they did not have a reservation. They were merely seeking shade while taking a break from playing.

Mayor Pro Tem Mike McAlpine mentioned another incident where a Park employee was preparing to call the police regarding teenagers playing with a ball in the playground area near an infant seat. Mr. McAlpine had advised against calling the police and suggested using discretion.

Town Consultant Hank Perkins noted that he had recently had the same conversation with Park Supervisor Danny Mizell, about using discretion. Mr. Byrum emphasized that staff should exercise more discretion and sometimes "let things go," particularly when it comes to children seeking shade or playing in ways that are not creating safety hazards.

Mayor Pro Tem Mike McAlpine explained that the minimum group size of ten requiring a reservation was established to prevent people from monopolizing the pavilion with extensive setups (like crockpots). However, he agreed that for informal uses and brief breaks, more flexibility was needed.

The Council reached a consensus that Mr. Mizell should be instructed to direct staff to use more discretion in distinguishing between formal events requiring reservations and informal use of the Pavilion, especially when considering the needs of young children.

PARK RULES REVIEW AND DISCUSSION

The Council reviewed the existing rules for the Gazebo and Pavilion. Councilor Jackie Edwards stated that she believed the rules have worked well, with only a few issues that needed addressing.

Town Consultant Hank Perkins mentioned that apart from the Pavilion issues previously discussed, he had not heard many complaints about the park rules themselves.

Councilor Berkley Alcorn raised the possibility of adding another sunshade to the park, noting that many people have requested this. Town Manager Brock Hall was advised by Council to contact Creative Landscapes about pricing for additional sunshades, primarily for the playground area.

The Council discussed adding more shade trees throughout the park, though they would need to be strategically placed to avoid obstructing security cameras. Mayor Pro Tem Mike McAlpine also mentioned the possibility of wooden arbors with wisteria growing on them as another shade option.

The Council reached a consensus to maintain the current park rules while pursuing the addition of sunshades.

BROOKE ADAMS – DAVIDSON COUNTY SENIOR SERVICES EVENT

Mayor John Byrum presented a request from Brooke Adams of Davidson County Senior Services to use the Town Pavilion for a two-hour event on Wednesday, May 27, 2026. Ms. Adams has asked for a waiver of the facility fees.

Councilor Robin Moon suggested that rather than simply waiving fees, the Council should formally sponsor the event as a community service. He noted the importance of distinguishing between community service organizations like Senior Services versus private organizations or companies that have the resources to pay for facility use.

The Council agreed that Senior Services, as a County agency serving the elderly population, would be an appropriate organization to support. The Council decided to place formal approval on the November agenda, where they would pass a motion to sponsor the event and waive the facility fees.

The Council discussed the need to formalize the committee structure and membership. Hank explained that committees have not been formally structured or documented well in the past.

The Council identified the current committees and their members:

- Town Hall Building Committee: Berkley Alcorn, Jackie Edwards, and James Smith (from Planning Board)
- Public Works Building Committee: Mike McAlpine, Keith Leonard, and James Smith, with Jackie Edwards as an alternate.
- Park Committee: Jackie Edwards and Mike McAlpine, along with several community members
- Personnel Committee: Keith Leonard and Jackie Edwards
- Grant Committee: Mike McAlpine and Jackie Edwards

Council discussed the role of Committees, with Interim Town Consultant Hank Perkins emphasizing that committees should gather information, discuss options, and then bring recommendations back to the full Council for decision-making. Town Manager Brock Hall clarified that Council committees should focus on policy while staff handles implementation.

The Council decided to add a "Committee Reports" section to their regular meeting agenda. The Council also agreed that Committee appointments should be formalized every two years after elections, either in December when new Council members are sworn in or at the January meeting. This would provide an opportunity to evaluate whether Committees are still needed and to make any necessary changes to Committee structure or membership.

COUNCIL OPEN DISCUSSION – SETTING PRIORITIES

The Council discussed various priorities for the next one, three, or five years:

- Sunshades for the park.
- Pickleball courts – Councilor Berkley Alcorn shared his positive experience with the sport and noted increasing public interest.
- Track maintenance – Councilor Berkley Alcorn suggested addressing recurring washout areas with more permanent solutions like asphalt or concrete.
- Master planning for the twenty acres of undeveloped Town property – potentially including disc golf, pickleball, additional parking off Country Lane, and small shelter areas.
- Land acquisition for future needs – The Council emphasized the importance of looking for available properties as land prices continue to increase.

The Council discussed the possibility of assigning the Park Committee to scout potential properties for future acquisition rather than creating a new committee for this purpose.

TRANSPORTATION PLANNING NEEDS DISCUSSION (MPO)

Town Consultant Hank Perkins explained the importance of identifying transportation priorities well in advance of Metropolitan Planning Organization (MPO) calls for projects. He encouraged the Council to think about areas of concern related to traffic, intersections, or multi-modal transportation needs so the Town would be prepared when funding opportunities arise.

Mayor John Byrum mentioned ongoing work on Midway School Road traffic issues, noting that the Department of Transportation (DOT) had hired a firm to address the congestion problems caused by having three schools, a fire department, and a railroad crossing all on the same road. Mr. Byrum added that the firm was developing plans that included restructuring the elementary school parking lot to get cars off Midway School Road.

Councilor Jackie Edwards expressed concern about Hickory Tree Road, noting that the timeline for improvements keeps getting pushed back. The road was originally scheduled for improvements in 2021-22 but has now been delayed to around 2028-32. She mentioned that speeding is a significant problem on this road.

Mr. Perkins explained that projects can move up or down in priority during the state's re-prioritization process, and that projects in years 6-10 of a plan are not guaranteed.

CODIFICATION DISCUSSION

Town Consultant Hank Perkins briefly mentioned that the codification proposal would be on the Council agenda for November. He had previously sent an email to the Council regarding ongoing calls for codification and asked if there were any questions, but none were raised.

COMPREHENSIVE PLAN UPDATE DISCUSSION

Town Consultant Hank Perkins noted that many Towns update their comprehensive plans every five years, with the frequency depending on the Town's growth rate. Midway's current comprehensive plan was completed in 2021, so it would be approaching five years old next year.

Councilor Robin Moon expressed support for revisiting the plan due to the time that has passed since its creation. The Council discussed timing and decided to include funding for a comprehensive plan update in the 2026-2027 budget, with work to begin in July 2026 and completion expected in 2027.

Town Manager Brock Hall mentioned that there are multiple options for who could conduct the update, including Piedmont Triad Regional Councils of Government (COG), private planning organizations, or consultants like Benchmark Planning, who prepared the current plan.

PRELIMINARY DISCUSSION ON UPCOMING FISCAL YEAR BUDGET 2026/2027

The Council briefly discussed the upcoming budget cycle. Council noted that significant expenditures for the Public Works Building project would need to be considered in the next fiscal year budget.

Town Manager Brock Hall suggested handling the building project through a separate project ordinance rather than including it in the regular budget. This approach would allow the Council to collect the necessary funds from the Town's fund balance without being tied to the fiscal year timeline.

Council mentioned that the Town has approximately \$8.7 million in assets and that upcoming projects like the building, sunshades, pickleball courts, and potential land acquisition would require substantial funding.

OTHER ITEMS FOR DISCUSSION

Several additional topics were discussed:

- CCOD (Corridor Commercial Overlay District) – Town Consultant Hank Perkins mentioned that the Planning and Zoning Board was working on draft #3, with Town Attorney Jim Lanik involved in the process.
- Town Contracts – Town Consultant Hank Perkins presented a list of all Town contracts, highlighting those that needed renewal:
 - DH Cleaning Services (expires October 2025)
 - David Warden (expired February 2025)
- The Council directed staff to obtain renewal proposals from these Contractors. The Council also decided to work toward aligning all contract renewal dates with the fiscal year, setting June 30 as the end date for all contracts and July 1 as the renewal date. This would allow for better budget planning and reduce administrative workload throughout the year. Additionally, the Council discussed the possibility of offering multi-year contracts to vendors with established relationships with the town, as this might result in more favorable pricing.
- Health Insurance for Town Manager Brock Hall – Town Consultant Hank Perkins explained that there was a challenge with providing Health Insurance for the Mr. Hall. The Town's Health Insurance plan requires a minimum of two enrollees, but with Town Clerk Ree Goodson on Medicare, there is only one potential enrollee (Brock Hall). Mr. Hall shared that he and his family had been counting on having insurance coverage starting with his employment but discovered there was no plan in place. Mr. Hall stated the earliest a plan could be activated would be December 1. The Council discussed possible solutions, including having a Council member join the plan. Councilor Keith Leonard expressed willingness to explore this option. The Council directed Mr. Hall to continue investigating options and to present a recommendation at the November meeting.

- Overflow Parking – Town Consultant Hank Perkins reported that the overflow parking area at the park is being used on busy Saturdays, Mr. Perkins stated that Park Supervisor Danny Mizell told him that half of it had been filled during a recent weekend.

ADJOURNMENT

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Berkley Alcorn, Council voted unanimously to adjourn the meeting at 8:45 p.m.

John Byrum, Mayor

Ree Goodson, Town Clerk