

MINUTES OF MIDWAY TOWN COUNCIL REGULAR MEETING HELD ON DECEMBER 1, 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 Pro Tem Mike McAlpine 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 Brock Hall, Town Clerk Ree Goodson, Finance Officer Linda Hunt 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 Keith Leonard, Council voted unanimously to approve the minutes of the October 22, 2025 Vision Session Meeting.

On motion by Councilor Jackie Edwards, seconded by Councilor Robin Moon, Council voted unanimously to approve the minutes of the November 3, 2025 Regular Town Council Meeting.

PUBLIC ADDRESS

There were none.

ADOPT AGENDA

On motion by Councilor Keith Leonard, seconded by Mayor Pro Tem Mike McAlpine, Council voted unanimously to adopt the agenda.

INAUGURATION AND ORGANIZATION OF TOWN COUNCIL

OATH OF OFFICE – TOWN COUNCIL MEMBERS

Mayor John Byrum administered the oath of office to Councilor Robin Moon with Councilor Moon's wife Gina holding the bible. Councilor Moon's four-year term will expire in December 2029.

Mayor John Byrum administered the oath of office to Councilor Jackie Edwards with Finance Officer Linda Hunt holding the bible. Councilor Edwards's four-year term will expire in December 2029.

Mayor John Byrum administered the oath of office to Councilor Keith Leonard with Councilor Leonard's wife Dawnelle holding the bible. Councilor Leonard's four-year term will expire in December 2029.

SEATING OF TOWN COUNCIL

Town Council was seated according to length of service.

ELECTION OF MAYOR PRO TEM AND OATH OF OFFICE

According to N.C.G.S. 160A-70, a Mayor Pro Tem shall be elected by the Town Council and shall have all the power and authority of the Mayor during his absence or inability to perform the duties of his office.

Mayor John Byrum called for nominations. Nominations do not need a second.

Councilor Jackie Edwards nominated Mike McAlpine.

There being no further nominations, Mayor Byrum closed nominations.

On motion by Councilor Jackie Edwards and seconded by Councilor Keith Leonard, Council voted unanimously to elect Councilor Mike McAlpine as Mayor Pro Tem.

Mayor John Byrum administered the oath of office to Mayor Pro Tem Mike McAlpine with Finance Officer Linda Hunt holding the bible.

COMMITTEE REPORTS

No Committee Reports were presented.

REGULAR BUSINESS

PRESENTATION – AUDIT REPORT FOR FISCAL YEAR ENDING JUNE 30, 2025 – TONY BREWER, CPA

Auditor Tony Brewer presented the audit report for the fiscal year ending June 30, 2025. Mr. Brewer noted that the Town received a clean, unqualified opinion indicating that the financial statements fairly represented the books and records of the Town.

Mr. Brewer stated the audit report is a public document and pointed out that pages four to eleven (4-11) provide a narrative overview and analysis of the financial activities of the Town of Midway for fiscal year ending June 30, 2025. Mr. Brewer stated these pages are written in layman's terms and encouraged readers to read the information presented in conjunction with additional information that has been furnished in the Town's financial statements.

Financial Highlights

- The assets and deferred outflows of resources of the Town of Midway exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$15,245,684 (*net position*).
- The government's total net position increased by \$983,316, due to increases in the governmental type activities net position.
- As of the close of the current fiscal year, the Town of Midway's governmental fund reported an ending fund balance of \$10,083,644 with a net increase of \$979,873 in fund balance. Approximately 3 percent of this total amount, or \$310,232, is restricted.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$9,773,411 or 619 percent of the total General Fund expenditures for the fiscal year.
- The Town of Midway's total debt decreased by \$28,384 due to an increase in accrued vacation of \$3,925 and an increase in net pension liability of \$24,460.

Mr. Brewer referenced highlights from page 34 as follows:

- Ad valorem tax collections were up \$2,937.
- Grants were down by (\$50,000).
- Local Option Sales Tax was up \$46,573.
- Interest Increase was up \$26,658.
- Expenses were down approximately \$1,580,050.
- Revenues were more than expenditures of \$979,873 versus (\$1,208,422) in 2024.

Other highlights pointed out were as follows:

- Available Fund Balance on June 30, 2025, was 619.00% of General Fund expenditures compared to 555.00% in 2024.
- On June 30, 2025, the Town's cash and cash equivalents equaled about \$9,868,403 million.
- Collection rate is still strong at 98.31% compared to the state average of 97%.
- The Town of Midway still boasts the lowest tax rate by law at .05 cents per \$100 valuation.

Mr. Brewer noted one indicator of concern related to the Finance Officer's bond. State statute requires the bond to be either \$50,000 or 10% of budgeted expenditures (capped at \$1,000,000). With budgeted expenditures of \$3,557,250, the required bond would be \$356,000, but the current bond was only \$300,000.

Mr. Brewer explained this was due to the Town budgeting significantly more than was spent (\$1.9 million under budget), which increased the bond requirement. He advised the Council would need to address this within 60 days.

A complete copy of the Audit Report for Fiscal Year ending June 30, 2025, is on file at Town Hall and on the Town's website at www.midway-nc.gov for public inspection

On motion by Councilor Robin Moon, seconded by Councilor Berkley Alcorn, Council voted unanimously to accept the Audit for Fiscal Year Ending June 30, 2025, as presented.

CALL FOR A PUBLIC HEARING – REZONING REQUEST BY JOSEPH G. THOMAS TO REZONE PROPERTY LOCATED IN THE MIDWAY TOWNSHIP, TAZ MAP 12, LOT 71 CONTAINING 0.46 ACRES MORE OR LESS. SAID PROPERTY IS LOCATED ON THE WEST SIDE OF OLD US HWY 52 APPROXIMATELY 0.16 MILES NORTH OF THE HICKORY TREE ROAD INTERSECTION. REZONING IS REQUESTED TO CHANGE FROM THAT OF CS – COMMUNITY SHOPPING DISTRICT TO THAT OF OI – OFFICE & INSTITUTIONAL DISTRICT.

Lee Crook, Planning Director from Davidson County Planning Department presented information regarding a rezoning request by Joseph G. Thomas to rezone property located at 11173 Old US Highway 52 from Community Shopping District (CS) to Office and Industrial District (OI). He explained that the request resulted from an enforcement action and was an attempt to bring the property into compliance with zoning regulations.

Mr. Crook requested that the Council set a public hearing for January 5, 2026, and forward the request to the Planning Board for their December 9th meeting so the Board can review the zoning request and make a recommendation to be presented to the Council at the January Council Meeting.

On motion by Councilor Robin Moon, seconded by Councilor Berkley Alcorn, Council voted unanimously to Call for a Public Hearing for the rezoning request for Joseph G. Thomas as presented.

CONTRACT RENEWAL – DAVID HEDGE COCK D/B/A DH CLEANING SERVICES – TOWN PARK

The Council discussed the renewal of the cleaning services contract for the Town Park. Mayor Pro Tem McAlpine suggested that the contract needed modification to include additional services that Mr. Hedgecock has been providing, such as putting up lights along the fence and around the gazebo, as well as pressure washing.

After discussion, the Council determined it would be best to approve a short-term extension of the contract and have staff prepare a more comprehensive contract that addresses these additional services.

On motion by Councilor Keith Leonard, seconded by Councilor Berkley Alcorn, Council voted unanimously to approve the temporary contract with David Hedgecock D/B/A DH Cleaning services through January 5, 2026, as presented.

CODIFICATION AGREEMENT – AMERICAN LEGAL PUBLISHING, LLC

Town Manager Brock Hall reported that he had spoken with Richard Frommeyer to clarify the agreement for codification of the Town ordinances. The proposal has been solidified and is ready for signature.

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Jackie Edwards, Council voted unanimously to authorize Town Manager Brock Hall to approve the agreement for codification of the Town ordinances with the North Carolina League and its foundation through American Legal Publishing as presented.

SOLID WASTE REQUEST FOR PROPOSALS (RFP) – BID DISCUSSION

Town Manager Brock Hall presented a summary of the bids received for solid waste and recycling collection services. Five vendors participated in the bid process, with four submitting proposals:

- Republic Services - No response (deemed too cost-prohibitive)
- GFL (current provider) - \$9.60 per household monthly plus tipping fees
- Meridian Waste - \$15.77 per household monthly (including tipping fees)
- Waste Management - \$21.90 per household monthly (including tipping fees)
- North Davidson Garbage Service - \$11.95 per household monthly plus MSW tipping fees (no recycling fees)

The Town Manager provided projected annual costs for each vendor based on 2,334 households:

- GFL: \$364,902.18
- Meridian: \$441,686.16
- Waste Management: \$613,375.20
- North Davidson: \$397,084.38

Town Clerk Ree Goodson reported that the Town receives 3-4 complaints weekly about the current provider GFL, including entire roads being skipped, damaged trash cans taking months to replace, and poor customer service. Multiple Council members shared personal experiences with service issues from GFL.

After discussing the options and considering both cost and service quality, the Council decided to move forward with North Davidson Garbage Service despite a slightly higher cost than the current provider, citing the importance of reliable service and North Davidson's previous good service record with the Town.

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Berkley Alcorn, Council voted unanimously to move forward with contract negotiations with North Davidson Garbage Services.

TOWN MANAGER'S REPORT

TOWN PARK UPDATE

Town Manager Brock Hall reported on several Town Park issues:

- The heater in the women's restroom has been malfunctioning, but they discovered it may still be under warranty. Councilor Jackie Edwards has contacted K&V Heating and Air. Councilor Edwards said K & V have ordered parts for the repair.
- Staff purchased an electric blower to replace an aging unit, as the battery replacement would have cost the same as a new blower. The electric option was chosen to reduce noise pollution around the playground.
- Staff are considering purchasing a backpack blower for the parking lot.

- Town Manager Brock Hall asked for consensus about completing a walking loop around the lower playground. Mayor Pro Tem Mike McAlpine noted this would require proper underlayment and drainage considerations. The Council reached consensus for the Town Manager Brock Hall to develop a scope of work for this project.

MONTHLY FINANCIAL REPORT

Town Manager Brock Hall reported that the Town had collected about 47% of budgeted revenues by November, which is on target for this point in the fiscal year. Expenditure was approximately 23% of budget, indicating the Town is taking in more money than it is spending.

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

November 2025		
Total Income	\$1,090,099	47.3% of overall budget
Total Expenses	\$542,468	23.5% of overall budget

REMINDER – TOWN HALL CLOSED – WEDNESDAY THRU FRIDAY, DECEMBER 24-26, 2025, FOR CHRISTMAS HOLIDAYS.

Town Manager Brock Hall reminded Council that Town Hall will be closed Wednesday through Friday, December 24-26, 2025, for Christmas Holidays.

REMINDER – TOWN HALL CLOSED – THURSDAY JANUARY 1, 2026, FOR NEW YEAR’S DAY.

Town Manager Brock Hall reminded Council that Town Hall will be closed Thursday January 1, 2026, for New Year’s Day.

ADJOURNMENT

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

John Byrum, Mayor

Ree Goodson, Town Clerk