

**MINUTES OF MIDWAY TOWN COUNCIL VISION SESSION HELD ON FEBRUARY 19, 2026,
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: Mayor John Byrum, Mayor Pro Tem Mike McAlpine, Robin Moon, Keith Leonard, Jackie Edwards and Berkley Alcorn Absent: None. Town Manager Brock Hall and Town Clerk Ree Goodson were present. Absent: Finance Officer Linda Hunt.

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.

POLICY ON USE OF PAVILION (SUNNYSIDE MINISTRIES)

Town Manager Brock Hall presented a request from Sunnyside Ministries in Winston Salem to hold an event at the Town Park on July 25th from 5:00 to 7:00 PM. Mr. The event is part of their Bluegrass series that aims to raise awareness for services they provide to Northern Davidson County residents, including food assistance, crisis support, and financial education. He said the organization had initially described it as a food drive but later indicated they would like to bring in food trucks and have amplified acoustic music and information tables.

Mr. Hall explained that while Sunnyside Ministries indicated they would follow all the park rules, the inclusion of outside vendors such as food trucks requires Council approval according to Town policy. Council discussed whether to allow food trucks, which would serve as an attraction to bring people to the event rather than as a fundraising mechanism for the ministry.

The Council expressed concerns about the timing of the event for Saturday July 25, 2026, from 5:00 to 7:00 PM, questioning how successful a food drive would be during that time frame and noting that food trucks are not currently allowed under park rules.

Mayor Pro Tem Mike McAlpine acknowledged the worthiness of Sunnyside Ministries, noting his church's involvement with them, but expressed uncertainty about whether a two-hour evening event in this location would be successful compared to similar events in urban Winston Salem settings. He noted that significant publicity would be needed to attract attendees to the park.

The Council discussed limiting the number of food trucks and their placement. Council members suggest restricting the number to one or two food trucks and requiring them to be set up in the gravel parking lot rather than the concrete lot near the pavilion, to minimize potential issues such as grease spills. Mr. Hall agreed to communicate these parameters to Sunnyside Ministries.

The Council also discussed whether to waive the pavilion rental fee for this nonprofit ministry event. Mr. Hall stated the organization had not requested a fee waiver; however, the Council agreed it would be a nice gesture given the ministry's service to the community, including assistance with homelessness and other needs. Council reached consensus that waiving the fee for this ministry would be appropriate.

Mr. Hall indicated he would contact the organization to confirm their interest under these conditions: a maximum of three food trucks as they had requested, placement in the gravel parking lot, compliance with all other park rules, and waiver of the pavilion rental fee. Council expressed support for the event under these terms, with the understanding that all decisions would need to be communicated clearly to Sunnyside Ministries and that proof of insurance would be required.

CCOD UPDATE

Town Manager Brock Hall presented the most recent draft of the Core Commercial Overlay District (CCOD) ordinance, which had been reviewed with the Town's attorney Jim Lanik. Several substantive changes were highlighted that warranted bringing the document back to Council before scheduling a public hearing.

Mr. Hall stated the first highlighted change addressed the definition of "minor alterations" on page one. Mr. Lanik felt the ordinance needed a clearer definition of what constitutes a minor alteration. Mr. Hall noted that leaving some interpretation to Council's discretion might also be appropriate. This issue remained unresolved pending further discussion.

Mr. Hall stated a significant change on page two shifting approval authority from the Planning Board to the Town Council. Previously, all approval authority rested with the Planning Board, but the revised version gives the Planning Board a recommendation role with final approval by Council. Mr. Hall emphasized this is the appropriate structure, with the Planning Board serving as an advisory board rather than the final decision-maker.

Mr. Hall stated on page four that the expiration period for site development approval was reduced from two years to one year if no work has been done. Mr. Hall stated he recommended this change, feeling two years without any construction progress was overly generous. The one-year timeframe is more typical in land use ordinances, though if progress is being made, the approval remains valid indefinitely.

Mr. Hall said on page eight, two graphics needed to be addressed. One diagram was unclear and would be removed entirely, as neither Attorney Jim Lanik nor himself could determine what it was attempting to illustrate. The second graphic showing a 150-foot radius was drawn from a bird's-eye view extending into the skyline rather than a top-down view and would be corrected.

Mr. Hall said on page twenty-two language was added to clarify that screening requirements are not necessary on property lines abutting wooded tracts that already provide natural screening equal to or greater than what would be required by plantings.

Mr. Hall said on page thirty-three it addresses architectural materials, specifically requiring hard fire (kiln-fired) brick rather than faux brick products like "quick brick" or thin brick veneer. However, under the exceptions section, Council could potentially approve alternative materials on a case-by-case basis.

Mr. Hall said extensive work was done on the appendices starting at page forty-three, adding numerous example photographs of development that meets the ordinance standards. Mr. Hall acknowledged the file size is large due to the photos but noted these could be reformatted later as that would be a formatting rather than content change.

The consensus of the Council was for Mr. Hall to work with Town Attorney Jim Lanik and potentially the County Planning and Zoning Department to develop appropriate language before bringing the document back to Council.

Mr. Hall indicated that once the graphics are corrected and the minor alteration language is refined, the document would go back to the Planning Board for their review of the substantive changes, then return to Council for a public hearing.

20TH ANNIVERSARY CELEBRATION DISCUSSION

Town Manager Brock Hall stated that 2026 marks the Town's twentieth anniversary and opened discussion on how Council wishes to acknowledge this milestone, stating that funds were set aside in the budget last year, but no concrete plans had been made.

Mayor Pro Tem Mike McAlpine said that he and Councilor Jackie Edwards met with Donna Alwine, the clerk/admin from the Town of Wallburg, who had organized Wallburg's twentieth anniversary celebration. The Town of Wallburg held their event on a Saturday morning from approximately 10:00

AM to 2:00 PM, though attendance was affected by rainy weather. Ms. Alwine provided materials and recommendations based on her experience, which Councilor Jackie Edwards adapted into a preliminary planning document for the Town of Midway.

Mayor Pro Tem McAlpine stated Wallburg's event included various activities such as fire department demonstrations, law enforcement displays, informational tables, and meal tickets for hot dogs with one or two food vendors. He stated Wallburg also gave out twentieth anniversary medallions and had a banner that attendees signed. Mayor Pro Tem McAlpine stated that Ms. Alwine indicated she would be willing to assist Midway with planning if desired.

The Council discussed several key decisions needed for the event. Regarding the date, the Council has decided Saturday, June 27th, 2026, from 11:00 AM to 2:00 PM, giving a three-hour window over lunch.

The Council discussed food service options which led to consensus around using food trucks rather than managing cooking on-site. The Council felt this would be simpler logistically and allow vendors to manage their own inventory and service. Suggestions include having four or five food trucks representing several types of food: barbecue, sandwiches, pizza, hot dogs, and desserts—to provide variety. Councilor Jackie Edwards suggested using local Midway caterers such as Kevin's Catering and Shanna's Catering.

Mayor John Byrum suggested whether to hire an event coordinator. Mayor Byrum suggested that Donna Alwine from the Town of Wallburg could potentially be hired to coordinate, as she has recent experience with this type of event and works part-time. Council also mentioned Paula Hill. Council recognized that staff would have significant responsibilities leading up to and during the event, and having a coordinator to delegate tasks and manage day-of logistics would be valuable. Brock Hall said he would speak with Wallburg's Town Manager Mark Swaim about potentially contracting with Town Clerk Donna Alwine for event coordination.

Mr. Hall stated the budget discussion confirmed approximately \$20,000 had been allocated for the event.

The Council identified several early action items: ordering banners and commemorative items, purchasing a PA system that can pair with Bluetooth, securing caterers/food trucks, developing invitation lists for elected officials and county representatives, and potentially having background music or entertainment at the gazebo.

The Council discussed having informational tables with Town history materials, photographs, and the "Homespun" book available for viewing inside Town Hall as part of a building tour option. Council discussed whether to set up historical displays and how to manage seating.

Mayor John Byrum wanted to be thoughtful about how widely to advertise, learning from Wallburg's experience where limited promotion kept the event manageable. Mayor Byrum suggested using banners in Town about three weeks before the event, notifying the Chamber of Commerce and doing in-person outreach to local businesses, but avoiding extensive social media promotion that might draw large crowds from outside the area. The goal was to keep the celebration primarily for Midway residents and nearby neighbors without being overwhelmed.

Council also briefly discussed invitations to County Commissioners, Municipal Officials, the Sheriff, and others, noting that these could help spread word, but attendance would depend partly on proximity to elections.

Mr. Hall said he would follow up with Wallburg regarding potential event coordination assistance and would bring back additional details at the next meeting.

PUBLIC WORKS BUILDING DISCUSSION

Town Manager Brock Hall presented to Council the most current draft proposal from Metropolis, the architectural firm, for the public works building. The documents included the scope of work and fee schedule, with compensation options shown on page four. Two fee structures were presented: one for

traditional construction and one for a pre-engineered metal building, though the fees were not significantly different.

Mr. Hall said the construction estimates were not yet included in the proposal, explaining that architects can sometimes be far off in their estimates. Given that the architectural fees for the two construction approaches were similar and recalling that the committee had been leaning toward traditional construction anyway, Mr. Hall recommended proceeding with the traditional building design rather than the pre-engineered metal building option.

Additional fees for two additional shelters were noted as separate line items, with construction estimates and legal fees still to be determined.

Mr. Hall stated the next step would be for Metropolis to draft an AIA (American Institute of Architects) agreement, which he would bring back to Council for approval. Once the design process begins and moves forward, the Building Committee would meet more frequently to review design progress and obtain construction cost estimates.

Mr. Hall recommended that once cost estimates are available, Council should adopt a project ordinance rather than funding the project through annual budget ordinances. A project ordinance would be preferable because it remains in effect for the life of the project across multiple fiscal years, commits and encumbers the funds in a separate project account rather than keeping them in fund balance, and demonstrates to the Local Government Commission that the Town is actively using its fund balance for capital projects. This approach is cleaner than trying to estimate and appropriate funds year by year through the regular budget process.

Mayor Pro Tem Mike McAlpine had previously asked about the park survey that was discussed in the past, and Mr. Hall confirmed the Town had received a quote of \$6,500 from Christian Jones with Jones-Coe Land Surveying, PLLC in November to survey the existing Park property. Mr. Hall indicated he would move forward with authorizing that survey work, as it would be important for future Park development planning, and Council expressed no objection.

PRELIMINARY DISCUSSION ON COUNCIL PRIORITIES AND UPCOMING FISCAL YEAR BUDGET 2026/2027

Town Manager Brock Hall presented a very preliminary draft budget for fiscal year 2026-2027. He emphasized this was an early draft with conservative revenue projections and elevated expenditures, which he described as the appropriate approach at this stage. The revenues shown were slightly less than what was approved for the current fiscal year, but felt the numbers were very manageable and conservative.

Mr. Hall stated the revenue breakdown showed the Town continues to derive approximately 75% of its revenue from sales tax, 10-12% from property tax, with the remainder split between intergovernmental revenue and other sources such as investment returns and pavilion rentals. The draft included charts showing the last two fiscal years plus current year-to-date figures as of February 6th, with projections for next year in green highlighting.

Mr. Hall explained that the League of Municipalities does not typically provide sales tax projections for the next fiscal year until after March, as they want at least six months of data before making projections. Early indications suggested a possible 1.5% to 3% increase in sales tax revenues.

Mr. Hall stated he and Finance Officer Linda Hunt had initially reviewed the revaluation numbers and found only a modest increase, approximately \$800 or reaching about \$194,000 at a 98% collection rate. Mr. Hall stated this was not significant enough to substantially change the revenue-neutral tax rate, which remains around five cents. However, Mr. Hall noted he had spoken with Wallburg's Town Manager Mark

Swaim, who indicated Wallburg was seeing a more significant property tax increase. Mr. Hall said this prompted him to schedule a follow-up call to ensure Midway's numbers were being interpreted correctly.

Mr. Hall said the expenditure side showed increases in most functions except for the Parks, which decreased slightly. Mr. Hall stated the budget ordinance would include authority for the finance officer to move money between line items as needed, up to approximately \$5,000, providing operational flexibility.

Mr. Hall stated one item that needed to be changed was the "Community Development" function label, which Mr. Hall understood was previously called "Cultural and Economic Development." Mr. Hall indicated he would change it back to that designation, like "Community Development", which could be confused with Planning and Zoning functions.

Mayor John Byrum raised cybersecurity as a priority for the upcoming budget. Mayor Byrum explained that both Davidson County and the City of Thomasville had been victims of professional cyberattacks, with Thomasville describing their recovery as "a marathon" as they continue rebuilding their computer networks. Mayor Byrum had learned from Senator Steve Jarvis that the state government has established a service for municipalities to help identify cybersecurity weak spots and make recommendations for strengthening systems. Mayor Byrum felt that with the state already willing to deploy resources to help Cities and Towns protect against cyberattacks, Midway would be wise to take advantage of these services.

Town Manager Brock Hall agreed cybersecurity was important and shared his experience from Yadkin County, where the email servers had been compromised and were found for sale on the dark web. The Secret Service and National Guard had arrived to shut down all systems, leading to a complete overhaul including hiring cybersecurity staff, implementing two-factor authentication, and conducting monthly training. Mr. Hall said that Yadkin was extremely locked down as a result.

Mr. Hall also mentioned he had been contacted by a vendor called CWIT, recommended through the League, which provides IT services to small municipalities and counties across the state. They had offered to do a free risk assessment, and had already conducted one on his PC, though results were not yet available. Mr. Hall noted that while the Town contracts all IT work through John Estep's One Step Computer Solutions and uses Microsoft Office 365, he was not certain what kind of firewall protection was in place or what other security measures existed.

The Council discussed that more information would be needed to determine an appropriate budget amount for cybersecurity improvements but agreed to keep it as a priority. Mr. Hall indicated that the expenditure side of his preliminary budget was inflated enough to absorb initiatives like cybersecurity easily, and that revenue numbers would likely improve once updated projections came from the League.

Mr. Hall asked Council members to think about other priorities between now and the next budget work session in about a month, including: whether the current fee schedule needs updating, whether compensation for council and Planning and Zoning Board members is still sufficient, personnel costs and benefits, whether to offer 401(k) matching to part-time staff (which is now allowed), cost of living adjustments for staff, and any equipment needs.

Councilor Robin Moon mentioned future park development, specifically discussing disc golf and pickleball additions that had been mentioned in previous discussions. Mayor Pro Tem Mike McAlpine stated that Christian Jones of Jones-Coe Land Surveying had provided preliminary plats for the additional twenty (20) acres behind the existing park, and there is enough room for an 18-hole disc golf course if designed to certain standards.

Mayor Pro Tem Mike McAlpine raised important considerations about parking and access. He wondered about creating parking off Country Lane to disperse congestion from the main parking area, though safety concerns might make that difficult. An alternative would be to extend access past the future public works building and create a dogleg entry back to the disc golf course.

Council discussed different options. An 18-hole disc golf course would consume considerable land and limit future expansion possibilities, while a 9-hole course would leave more flexibility. Pickleball courts were also discussed, with reference to Wallburg's four courts. Mayor Pro Tem McAlpine stated that pickleball particularly tends to have users who want to stay late and are difficult to clear from parks at closing time, based on conversations with Danny Mizell about issues he has when he was working at Triad Park. Mr. Mizell also mentioned that disc golf can attract travel groups from other areas like Salisbury who would come to play as teams.

Council discussed needing professional input from someone experienced with disc golf course design. Mayor Pro Tem Mike McAlpine said he had spoken with a younger individual who plays at a national level and could provide expert guidance once preliminary concepts are developed. Council discussed the ongoing maintenance requirements, particularly mowing and trimming for an 18-hole course.

The consensus was that council needs to decide on the overall vision for the twenty (20) acres: whether to pursue a full 18-hole disc golf course plus pickleball, a 9-hole course plus pickle ball with other amenities, or other configurations. Councilor Jackie Edwards emphasized that Midway's park property is unique and pleasant, and if properly developed and promoted, would attract significant use.

The Council agreed that the Town would need to get surveying work completed on all the property, including identifying utility easements for light poles, power lines, and fiber optics.

Mr. Hall stated that he is working to get what is needed to get preliminary design concepts developed, it would be valuable to get input from someone with disc golf expertise to ensure proper course flow and layout. Council did not make final decisions but agreed this remained a priority for future discussion.

OTHER ITEMS FOR DISCUSSION

SOLID WASTE

Town Manager Brock Hall reported that earlier in the week, the Town received a complaint about a duplex on Kanah Court where residents were having difficulty obtaining trash cans from GFL. This complaint, along with previous issues, raised a broader question about the Town's solid waste policy regarding multi-family properties.

Mr. Hall stated the staff discovered the Town currently provides trash service to several duplexes throughout Town—on Country Lane behind Cagney's Kitchen, in front of the car wash, on Hickory Tree Road, beside the bridge, and two on Willard Road. Mr. Hall said the Town has been paying for these duplexes for many years. Mr. Hall also stated the staff also discovered the Town is currently paying for apartment complexes, including one on Hickory Tree Road and another on Hebron Church Road.

Mayor Pro Tem Mike McAlpine explained that in looking back at the 2008 minutes when the original solid waste service was authorized through North Davidson Garbage, the intent was to provide service to residential properties but not to businesses or apartment complexes. However, the policy regarding duplexes versus apartment complexes had become unclear over time.

Mr. Hall stated the situation with Hebron Church Road apartments was particularly confusing. In April of last year, these apartments were added to the Town's GFL account, and the Town has been paying for approximately fifteen (15) cans. The cost has roughly been \$150 per month or \$1,800 annually. Staff could not find clear documentation of why this apartment complex was added to the Town's account, though they did find one email indicating someone from the Town had instructed GFL to add it.

Mr. Hall noted the difficulty of removing services once provided, stating "once you give somebody something, it is nearly impossible to take it back." The Town could decline to add any new apartment complexes going forward, but removing service from existing properties would be more problematic.

From a land use perspective, Mr. Hall explained that duplexes are typically treated under the same zoning guidelines as single-family residences, making it reasonable to extend curbside pickup to duplexes. Apartment complexes, however, are more clearly commercial businesses, and traditionally the property owner or landlord would be responsible for providing dumpster service rather than the town paying for individual cans.

Mr. Hall stated that in the GFL contract, the only relevant language states service is provided "for each residential unit," without distinguishing between single-family, duplex, or multi-family units, leaving the interpretation open.

Councilor Berkley Alcorn suggested that if Council wanted to make a change, the appropriate time would be when the Town switches from GFL to North Davidson Garbage on May 1st. Letters could be sent to apartment complex owners notifying them that effective May 1st, the Town would no longer provide trash service to their properties, giving them time to make alternative arrangements and adjust rents if necessary.

Mayor John Byrum urged Council to carefully consider the ramifications of cutting off service. Mayor Byrum questioned whether the amount of money saved would be worth the negative reaction and pointed out that the Town already provides the service. He noted residents of apartments are still Town residents.

Councilor Berkley Alcorn acknowledged Mayor Byrum's point about avoiding unnecessary controversy but also emphasized the principle that apartment complexes are commercial businesses and managing their waste should be the property owner's responsibility, not the town's. He particularly felt the Hebron Church Road complex was clearly a commercial business operation.

Town Manager Brock Hall agreed that apartment complexes like the one on Hebron Church Road are businesses in the traditional sense, different from a single-family rental home. He suggested the Town could establish a policy moving forward not to add any new apartment complexes, while continuing service to existing locations.

Council also discussed the practical distinction that residents of apartments contribute to the Town primarily through sales tax rather than property tax, and for a duplex worth \$300,000-\$400,000, the Town pays more for garbage service (two cans) than it receives in property tax at the 5-cent rate.

Mayor Pro Mike McAlpine suggested the Town needed to draw a clear line to prevent future issues, particularly if large apartment developments were to be built, such as the 600-unit development that was proposed for the Nifong property. The conversation referenced height restrictions in the CCOD that prevented one apartment complex from being built in town.

Mayor Pro Tem Mike McAlpine planned to search for the missing page from February 2008 minutes to determine exactly what Council decided originally regarding service to multi-family properties. He would also like to contact North Davidson Garbage to learn about their experience serving apartment complexes in their other contracts.

The consensus of the Council was to add this topic to the next regular Council meeting agenda for formal discussion and decision-making, after obtaining the historical information and giving Council time to consider the policy implications.

Town Manager Brock Hall spoke to Council about an issue with Airbnb properties in response to a complaint received this week about a house on Kanah Court being used as an Airbnb rental. Mr. Hall stated a resident across the street was upset because college kids from Winston-Salem had rented the property for a weekend party with loud music, approximately fifteen (15) cars, people standing on cars, excessive drinking, and disruptive behavior. The Sheriff's Department had to respond to break up the party. The complainant was particularly frustrated that the property owner lives in Kernersville and is never on-site, essentially operating a party house rental.

Mr. Hall stated there was a similar issue to a previous complaint about an Airbnb on Highway 52. Mr. Hall explained that from a code enforcement standpoint, there is not much that can be done if the property is in compliance with County regulations, but it raised the question of whether the Town wants to regulate Airbnb's to prevent these situations.

Mr. Hall stated the Town's zoning ordinance currently has a section addressing traditional bed and breakfasts, which includes standards requiring that the use must be operated by the landowner, the landowner or manager must reside on the property, adequate screened parking must be provided, structures must blend with existing architecture, and the use cannot constitute a nuisance regarding noise, lights, vibration, or traffic.

Mr. Hall suggested making a text amendment to the ordinance that these bed and breakfast guidelines also apply to Airbnb's. The key provision would be requiring the property owner or manager to be on-site, which would prevent the party house scenario. Mr. Hall said the nuisance provisions would also allow the Town to address violations of the zoning ordinance.

Mr. Hall also acknowledged that noise ordinances are difficult to enforce as they tend to be subjective, depending on individual officer's discretion. He noted from his law enforcement experience that determining excessive noise without a decibel meter often comes down to rules of thumb like whether music can be heard a block away.

Councilor Jackie Edwards supported the idea of updating the ordinance to address Airbnb's, noting that when the bed and breakfast section was written, Airbnb did not exist, so this would bring the ordinance up to date with current technology and usage patterns.

Mr. Hall emphasized this was just for Council's consideration and no decision was needed immediately but wanted to raise the issue since it had just come up. He noted his preliminary thought was to keep things simple by extending existing bed and breakfast standards to cover Airbnb's rather than creating entirely new, complex regulations. Council could choose to make no changes at all if they preferred.

ADJOURNMENT

On motion by Councilor Berkley Alcorn, seconded by Councilor Keith Leonard, Council voted unanimously to adjourn the meeting at 8:45 p.m.

John Byrum, Mayor

Ree Goodson, Town Clerk