

MINUTES OF MIDWAY TOWN COUNCIL REGULAR MEETING HELD ON APRIL 6, 2026, AT 7:00 P.M. IN THE COUNCIL CHAMBER AT MIDWAY TOWN HALL, 426 GUMTREE ROAD, MIDWAY, NORTH CAROLINA

INVOCATION AND PLEDGE OF ALLGIANCE

Senior Paster Chris Byrne with New Friendship Baptist Church 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 and Jackie Edwards. Absent: Berkley Alcorn and Robin Moon. Town Manager Brock Hall, Town Clerk Ree Goodson, Finance Officer Linda Hunt and Town Attorney Jim Lanik were present. Absent: None.

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

APPROVAL OF MINUTES

On motion by Councilor Jackie Edwards, seconded by Councilor Keith Leonard, Council voted unanimously to approve the minutes of the February 19, 2026 Vision Session meeting.

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Jackie Edwards, Council voted unanimously to approve the minutes of the March 2, 2026 Town Council Regular meeting.

PUBLIC ADDRESS

There were none.

ADOPT AGENDA

Mayor Pro Tem Mike McAlpine said the agenda needed to be amended to add a Closed Session Under VIII Town Manager's Report in accordance with N.C.G.S. 143-318.11(a)(5) matters pertaining to the acquisition of real property.

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

CALL FOR PUBLIC HEARINGS

REQUEST BY JOSEPH G. THOMAS TO REZONE PROPERTY LOCATED IN MIDWAY TOWNSHIP, TAX 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 HICKORY TREE ROAD INTERSECTION. REZONING IS REQUESTED TO CHANGE FROM THAT OF CS – COMMUNITY SHOPPING DISTRICT TO THAT OF OI – OFFICE & INSTITUTIONAL DISTRICT

Mayor John Byrum explained this is a rezoning request by Joseph Thomas for property located on the west side of Old US Highway 52, containing almost half an acre. The request is to change the zoning from CS (Community Shopping District) to OI (Office and Industrial District).

On motion by Councilor Jackie Edwards, seconded by Councilor Keith Leonard, Council voted unanimously to call for a public hearing on the rezoning request by Joseph Thomas to be held at the next regular Town Council meeting to be held on Monday, May 4, 2026, at 7:00p.m. at Town Hall.

PROPOSED TEXT AMENDMENTS TO SECTION 3.08 OF THE CORE COMMERCIAL OVERLAY DISTRICT (CCOD) OF THE TOWN OF MIDWAY ZONING ORDINANCE

Mayor John Byrum said a public hearing is needed for proposed amendments to the Core Commercial Overlay District (CCOD).

On motion by Mayor Pro Tem Mike McApline, seconded by Councilor Jackie Edwards, Council voted unanimously to call for a public hearing on the potential amendments to the Core Commercial Overlay District (CCOD) at the next regular Town Council meeting to be held on Monday, May 4, 2026, at 7:00p.m. at Town Hall.

REGULAR BUSINESS

CONTRACT RENEWAL – BUBBAJAKE INC. D/B/A ONE STEP COMPUTER SOLUTIONS

The Town currently contracts with BUBBAJAKE, Inc. D/B/A One Step Computer Solutions to provide IT Support and Management. Town Manager Brock Hall stated this arrangement helps the Town stay within budget by contracting services rather than hiring full-time employees. The current contract has expired and needs to be renewed.

Town Attorney Jim Lanik has reviewed and approved the contract.

On motion by Councilor Keith Leonard, seconded by Councilor Jackie Edwards, Council voted unanimously to approve the Contract Renewal for BubbaJake D/B/A One Step Computer Solutions with the term to expire on June 30, 2027.

INDEPENDENT CONTRACTOR AGREEMENT WITH METROPOLIS ARCHITECTURE AND PROJECT ORDINANCE FOR TOWN OF MIDWAY PUBLIC WORKS FACILITY – ORDINANCE NO. 26-01

Town Manager Brock Hall explained that staff has been working with Metropolis Architecture since November 3rd when Council first approved using this company after the RFQ issuance. The agreement covers the design, documentation, bidding, and construction amendment at a cost of \$145,400.

The Project Ordinance encumbers funds and allows for proper accounting of this capital project from the beginning. When the project reaches the construction phase, the Project Ordinance will be amended to reflect construction costs.

Town Attorney Jim Lanik has reviewed and approved the Agreement with Metropolis Architecture and Ordinance No. 26-01

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Jackie Edwards, Council voted unanimously to approve the Independent Contractor Agreement with Metropolis Architecture.

On motion by Councilor Keith Leonard, seconded by Councilor Jackie Edwards, Council voted unanimously to approve the Project Ordinance No. 26-01.

TOWN OF MIDWAY, NC
ORDINANCE NO. 26-01

Project Ordinance for The Town of Midway Public Works Facility

BE IT ORDAINED by the Governing Board of The Town of Midway, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted:

Section 1: This ordinance is to establish a budget for the construction of a Public Works facility. These funds may be used for the following categories of expenditures, to the extent authorized by state law.

1. Preliminary Design
2. Design Development
3. Construction Documentation

4. Bidding
5. Construction Administration

Section 2: Staff to include the Town Manager and Finance Officer are authorized to proceed with this project within the terms of all documents and the budget contained herein.

Section 3: The following amounts are appropriated for the project and authorized for expenditure:

Basic Services for Municipal Building/parking (traditional Construction)-	\$97,650.00
Additional Services for two picnic shelters and parking-	\$47,750.00
Total-	\$145,400.00

Section 4: The following revenues are anticipated to be available to complete the project(s):

Fund Balance:	\$145,400.00
Total:	\$145,400.00

Section 5: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the financing agreements, and state/federal regulations.

Section 6: Copies of this project ordinance shall be furnished to the Budget Officer, the Finance Officer and to the Clerk to the Midway Town Council.

The Town Council of Midway adopted this Project Ordinance No. 26-01 on the 6th day of April 2026.

TOWN MANAGER'S REPORT

TOWN PARK UPDATE

The Town Manager Brock Hall said the Town Park is experiencing its busiest time of year, with six different reservations this past weekend and seven more booked over the weekend. The Park is functioning well with no complaints from staff.

Mr. Hall stated survey work has begun at the park, with the contracted company starting work in recent days, though they are waiting for the utility contractor's response to complete that portion of the survey.

Mr. Hall updated Council on the 20th Anniversary Committee's progress, noting that the Committee has met several times, contacted vendors who have agreed to attend, ordered items, and is meeting with a potential planner the following day.

Mr. Hall said regarding the solid waste contract transition, he met with GFL to discuss the transition plan. He stated GFL's last pickup days will be April 27th, 28th, and 29th, with North Davidson Garbage taking over May 1st. North Davidson Garbage will start delivering cans to customers on April 16th, with informational notes explaining the new pickup schedule and app signup instructions. Mr. Hall said both companies are committed to ensuring a smooth transition.

MONTHLY FINANCIAL REPORT

Council was provided copies of the monthly financial reports for March 2026 as follows:

March 2026

Total Income	\$1,937,501	84.1% of overall budget
Total Expenses	\$1,031,190	44.7% of overall budget

Town Manager Brock Hall presented the financial report showing revenue of \$1,937,501 and expenditures of \$1,031,190 for the year, keeping the Town well in the black. Investment earnings totaled approximately \$155,000 this year. Most expenditures this past month were personnel and contract related, with no major purchases. Mr. Hall said he is compiling additional information on investments and accounts for the next Budget Session.

APPRECIATION DINNERS DISCUSSION – SET DATES

After discussion among Council members about availability, the Council settled on checking venue availability for May 12th and 14th, as well as June 11th and 15th.

REMINDER: BUDGET WORKSHOP THURSDAY, APRIL 16, 2026

Town Manager Brock Hall reminded Council of the Budget Work Session originally scheduled for Thursday, April 16th at 6:00 PM.

Mayor John Byrum stated there is a scheduling conflict with the Davidson County Elected Official Event and suggested the Council should change the date for the Budget Work Session.

On motion by Councilor Keith Leonard, seconded by Councilor Jackie Edwards, Council voted unanimously to change the Budget Workshop from Thursday, April 16, 2026 to Thursday, April 23, 2026 at 6:00p.m. at Town Hall.

RECESS TO CLOSED SESSION

On motion by Councilor Jackie Edwards, seconded by Mayor Pro Tem Mike McAlpine, Council voted unanimously to recess to closed session in accordance with N.C.G.S. 143-318.11(a)(5) to discuss matters pertaining to acquisition real property.

RECONVENE TO OPEN SESSION

On motion by Councilor Jackie Edwards, seconded by Councilor Keith Leonard, Council voted unanimously to reconvene to open session.

ADJOURNMENT

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Jackie Edwards, Council voted unanimously to adjourn the meeting.

Mike McAlpine, Mayor Pro Tem

Ree Goodson, Town Clerk