

MINUTES OF MIDWAY TOWN COUNCIL REGULAR MEETING HELD ON JUNE 1, 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

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: John Byrum, Mike McAlpine, Keith Leonard, Robin Moon, Jackie Edwards and Berkley Alcorn. Absent: None. Town Manager Brock Hall, Town Clerk Ree Goodson, Finance Officer Linda Hunt and Associate Jack O'Neal with Town Attorney Jim Lanik's office 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 April 23, 2026 Budget Work Session meeting.

On motion by Councilor Robin Moon, seconded by Mayor Pro Tem Mike McAlpine, Council voted unanimously to approve the minutes of the May 4, 2026 Town Council Regular meeting.

PUBLIC ADDRESS

There were none.

ADOPT AGENDA

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

PUBLIC HEARINGS

BUDGET FOR FISCAL YEAR 2026-2027 – ORDINANCE NO. 26-02

Mayor John Byrum opened the public hearing.

There being no one wishing to speak, Mayor John Byrum closed the public hearing.

Town Manager Brock Hall stated the budget had been thoroughly covered at the previous meeting, no questions had been received, and no public comments had been submitted to Town Hall.

The public hearing was advertised in The Dispatch on May 19, 2026, as required by law.

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Jackie Edwards, Council voted unanimously to approve the Budget for Fiscal Year 206-2027 Ordinance No. 26-02.

TOWN OF MIDWAY, NC
ORDINANCE NO. 26-02

BUDGET ORDINANCE FOR THE TOWN OF MDWAY GENERAL FUND
FOR FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

BE IT ORDAINED by the Town Council of the Town of Midway, North Carolina, at a regular meeting on the 1st day of June 2026 at 7:00 p.m. that the following departmental expenditures and anticipated fund revenues, together with certain restrictions, are adopted.

Section I.

General Fund Appropriations

The following amounts are hereby appropriated in the General Fund for operation of the Town government and its activities for the fiscal year beginning July 1, 2026 and ending June 30, 2027.

	Budget FYE 6/30/27
Governing Board	\$63,600.00
Administration	\$578,000.00
Public Safety	\$80,000.00
Public Works	\$545,000.00
Parks & Recreation	\$995,000.00
Planning & Zoning	\$39,000.00
Community & Economic Development	\$67,000.00
Total General Fund Appropriations	\$2,367,600.00

Section II.

Anticipated General Fund Revenues

The following revenues are estimated to be available in the General Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027.

	Budget FYE 6/30/27
<u>Ad Valorem Taxes</u>	
Taxes - Ad Valorem - Current	\$284,000.00
Taxes - Ad Valorem - Prior	\$3,000.00
Motor Vehicle Tax	\$23,000.00
Penalties & Interest	\$800.00
Discounts	-\$2,500.00
Refunds	\$0.00
Total Ad Valorem Taxes	\$308,300.00
<u>Other Taxes and Licenses</u>	
Sales and Use Tax	\$1,737,000.00
Solid Waste Disposal Tax	\$3,500.00
ABC Revenue	\$18,000.00
Other	\$0.00
Total Other Taxes and Licenses	\$1,758,500.00
<u>Intergovernmental</u>	
Utility/Franchise Taxes	\$140,000.00
Total Intergovernmental	\$140,000.00
<u>Other Revenue</u>	
Investment Earnings	\$150,000.00
Pavilion Rental	\$10,000.00
Gazebo Rental	\$800.00
Other (SCIF/Directed Grants)	\$0.00
Permits and Fees	\$0.00
Tap Fee and Capital Recovery	\$0.00
Total Other Revenues	\$160,800.00
Total Recurring Revenue	\$2,367,600.00
Fund Balance Appropriated	\$0.00
Total General Fund Revenues	\$2,367,600.00

Section III.

Ad Valorem Taxes

An ad valorem tax rate of \$0.05 per \$100 at full valuation is hereby established as the official tax rate for the Town of Midway for the fiscal year ending June 30, 2027. The rate shall be levied on the estimated tax base value of \$657,006,471. Revenues are projected at a collection rate not to exceed the latest audited percentage.

State law requires the units of local government , including public authorities, publish a revenue-neutral tax rate in the budget immediately following the completion of the general reappraisal of real property. The purpose of the revenue-neutral tax rate is to provide citizens with comparative information. The revenue neutral tax rate, as defined by G.S. 159-11(e) is the rate that is estimated to produce revenue for the next fiscal year equal to the revenue for the current fiscal year if no reappraisal had occurred. The revenue neutral tax rate for the Town of Midway in fiscal year 2027 is \$0.03 per \$100 at full valuation.

Section IV.

Finance Officer Transfer Authority

The Finance Officer is hereby authorized to transfer appropriations within a fund as contained herein under the following conditions:

- a. That the Finance Officer may transfer amounts up to \$5,000 between objects of expenditures within a department or between departments of the same fund with a report being submitted at the next regularly scheduled meeting of the Town Council.
- b. That the Finance Officer may not transfer any amount between fund accounts nor from contingency appropriations without prior approval of the Town Council.
- c. That the Town Council shall receive a written request for authorization of funds to other agencies.
- d. That the Finance Officer shall provide a monthly report of expenditures and revenues.

Section V.

Budget Ordinance Copies

Copies of the Budget Ordinance shall be furnished to the Finance Officer, the Budget Officer, and the Tax Supervisor of this Town for their direction in carrying out of their duties.

ADOPTED this the 1st day of June, 2026.

FEE SCHEDULE FOR FISCAL YEAR 2026-2027 – ORDINANCE NO. 26-03

Mayor John Byrum opened the public hearing.

There being no one wishing to speak, Mayor John Byrum closed the public hearing.

The public hearing was advertised in The Dispatch on May 19, 2026, as required by law.

On motion by Councilor Keith Leonard, seconded by Councilor Robin Moon, Council voted unanimously to approve the Fee Schedule for Fiscal Year 2026-2027 – Ordinance No. 26-03.

TOWN OF MIDWAY, NC
ORDINANCE NO. 26-03

FEE SCHEDULE ORDINANCE FOR THE TOWN OF MIDWAY FOR FISCAL YEAR BEGINNING
JULY 1, 2026, AND ENDING JUNE 30, 2027

BE IT ORDAINED by the Town Council of the Town of Midway, North Carolina that this schedule of fees is hereby approved for the Town of Midway's operations for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027.

Town of Midway Schedule of Fees 2026-2027

Administration

Returned Check Fee	\$25.00
Copies—Per Page	\$0.10

Town Park Rental Fees*

Pavilion — ¼ Pavilion for three-hour block	\$100.00
Pavilion — ½ Pavilion for three-hour block	\$250.00
Pavilion — Full Pavilion for three-hour block	\$500.00
Gazebo — Full Gazebo for three-hour block	\$100.00

*All reservations require a refundable deposit equal to rental fee.

Sewer Fees

Zoning Designation	Tap Fee	Sq. Footage Fee	Acreage Fee	Residential Capital Recovery Fee
Residential	\$1,500.00	\$0.00	\$0.00	\$3,500.00
Commercial and Industrial	\$4,000.00	\$0.75/sq. ft.*	\$3,000.00	\$0.00

*The square footage fee shall be calculated using the subarea totals as shown on the Davidson County tax appraisal card for the relevant property.

ADOPTED this the 1st day of June, 2026.

COMMITTEE REPORT

Town Manager Brock Hall reported that the Twentieth Anniversary Celebration committee will be meeting again this week to finalize plans for the June 27th celebration. Mr. Hall said that most things have been ordered and scheduled, and that committee members and staff will be wearing new blue shirts for the event to show unified support.

Mayor Pro Tem Mike McAlpine reported on two items discussed by the Park Committee following a recent site visit with staff. Mr. McAlpine stated the first item of concern is the creation of a connecting trail segment at the lower playground area, which would allow walkers to remain on the park trail while monitoring children on the playground. Mr. McAlpine said that this work could be done in-house using granite dust and specified aggregate materials, and that he would be providing a material list to staff for bidding purposes.

Mr. McAlpine stated the second item pertains to leaking water faucets inside the pavilion. He described them as an unusual square-key style fixture, noting that all four interior faucets require attention while the exterior bathroom fixtures are functioning properly. Mr. McAlpine requested a referral for a qualified plumber.

PROCLAMATION

Mayor Byrum read the Proclamation declaring Sunday, June 14, 2026, as Flag Day.

**PROCLAMATION
FLAG DAY 2026
SUNDAY, JUNE 14, 2026**

WHEREAS, Americans will observe Flag Day on Sunday, June 14, 2026, a traditional time to honor our nation's symbol of freedom and democracy; and

WHEREAS, the Flag Resolution of 1777 determined that the flag of the then-thirteen United States would bear thirteen stripes, alternating red and white, with a blue field filled with thirteen white stars; the first celebration of the American flag's birthday was held in 1877, on the 100th anniversary of its inception; and

WHEREAS, in 1916, this anniversary became a nationally observed event through a proclamation by President Woodrow Wilson, and in 1949, June 14 was designated National Flag Day by the United States Congress; and

WHEREAS, today, Flag Day is celebrated with parades, essay contests, ceremonies, and picnics sponsored by veterans' groups and other organizations to recognize the traditions, history, pride, and respect that Old Glory represents; and

WHEREAS, on Flag Day, we honor the servicemembers and veterans of the United States Armed Forces who have made sacrifices to protect the freedoms that are symbolized by the American Flag; and

WHEREAS, the Town of Midway joins the nation in celebrating Flag Day and commemorating our nation's flag for the hope it inspires in the American people;

NOW, THEREFORE, I, John Byrum, Mayor of the Town of Midway, do hereby proclaim Sunday, June 14, 2026, as "FLAG DAY" in the Town of Midway, and commend its observance to all citizens.

Proclaimed this 1st day of June 2026

REGULAR BUSINESS

APPROVAL OF ENGAGEMENT LETTER – WALDREP WALL BABCOCK & BAILEY PLLC

Town Manager Brock Hall stated Town Attorney Jim Lanik has requested an updated Engagement Letter for his law firm Waldrep Wall Babcock & Bailey PLLC. Mr. Lanik is requesting a rate increase from his current rate of three hundred dollars (\$300.00) per hour to three hundred seventy-five dollars (\$375.00) per hour, which is less than half of his standard rate.

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Jackie Edwards, Council voted unanimously to approve the Engagement Letter with Waldrep Wall Babcock & Bailey PLLC.

DISCUSSION - CREATIVE PLAYSCAPES UPPER PLAYGROUND SWINGS REPLACEMENT

Town Manager Brock Hall presented a quote from Creative Playscapes to fully replace the swings and chains at the upper playground, including the handicap swing and the co-parent swing, at a total cost of eight thousand five hundred dollars (\$8,500).

Mr. Hall explained that replacing entire swing seats and the chains is more cost-effective than ordering chains alone, and that this replacement is recommended by the Town's insurance provider every three to five years. Mr. Hall said that the quote originated from the park supervisor's request and that the work would be performed and warranted by Creative Playscapes staff, keeping liability with the contractor rather than Town staff.

Mr. Hall said the handicap and co-parent swings were found to be in better condition during the inspection, though the buckle on the handicap swing is currently damaged and non-functional.

Mayor Pro Tem Mike McAlpine questioned the quote's expiration date of May 26th, and Mr. Hall confirmed that the vendor had indicated as of that morning that they were still honoring the quote.

Mayor Pro Tem Mike McAlpine emphasized the importance of proactive maintenance, noting that playgrounds and parks represent a significant liability exposure for municipalities, and expressed appreciation for staff diligence in staying ahead of potential failures.

On motion by Councilor Robin Moon, seconded by Mayor Pro Tem Mike McAlpine, Council voted unanimously to approve Creative Playscapes Upper Playground Swings Replacements.

TOWN MANAGER'S REPORT

TOWN PARK UPDATE

Town Manager Brock Hall provided an update on park operations and maintenance. He stated that in addition to the swing replacement just approved, the rubberized surface in the playground needs repair.

Mr. Hall stated he had a meeting with the park supervisor and Creative Playscapes about the repair schedule. The plan is to delay that work until after Labor Day, when school is back in session and park usage is lower. He said the anticipated approach is to close only the playground area for approximately three days to allow the rubberized surface to be applied and cured before reopening for the weekend. The estimated cost for that project is approximately sixteen thousand dollars (\$16,000), and a final quote along with a formal request for approval will be brought to Council closer to the time of the work.

Mr. Hall also highlighted strong park utilization, reporting twenty-two (22) reservations in May and forty-four (44) already booked for June which is a doubling of reservations month over month. He said park revenue is up approximately twenty (20) percent compared to the same period last year, with one month remaining in the fiscal year.

Mr. Hall also commended the park staff, particularly for their response to a heavy rainstorm prior to the Davidson County Senior event held at the park. The pavilion had flooded overnight, and park staff spent several hours clearing standing water, mulch, and gravel before the group's arrival at 9:00 AM.

Mr. Hall said there were approximately one hundred ten (110) of the one hundred fifty (150) registered participants that attended, with some discouraged by the recent rain. Mr. Hall stated the group was appreciative of the Town's hospitality and was encouraged to return next year.

MONTHLY FINANCIAL REPORT

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

May 2026

Total Income	\$2,310,169	100.2% of overall budget
Total Expenses	\$1,339,953	58.1% of overall budget

Town Manager Brock Hall explained that the Town currently maintains two separate sets of books, one for regular operating funds and one for grant-related funds that had historically been required to be kept separate. After consulting with the Finance officer, the Town's accountant, and the Auditor, it was determined that maintaining two separate ledgers is no longer necessary. Mr. Hall said effective July 1, the books will be consolidated into a single report, which Mr. Hall noted will provide Council with a clearer and more accurate picture of the Town's financial position on a month-to-month basis. Mr. Hall clarified that this is a bookkeeping consolidation only and stated no bank accounts are being merged or moved.

Mr. Hall reported that net revenue for the current fiscal year stands at nine hundred seventy thousand two hundred sixteen dollars (\$970,216), an increase from both the prior month and the prior year. He stated that final revenue figures for the fiscal year will not be complete until September, as ABC revenue, one additional quarter of utility tax revenue, and the final quarter of sales tax receipts are still outstanding.

Mr. Hall said investment earnings have exceeded the budgeted amount of one hundred sixty thousand dollars (\$160,000), with one hundred ninety-two thousand dollars (\$192,000) collected to date, which is a significant increase from the prior year. Mr. Hall explained that quarterly spikes in the investment earnings graph correspond to CD interest deposits.

Mr. Hall stated the Town recently moved one million dollars (\$1,000,000) from its checking account into its highest-yielding savings account, bringing that account to approximately five million dollars (\$5,000,000), and that the bank responded by granting an additional .8 percent interest rate on the account as a loyalty benefit.

Mr. Hall and Finance Officer Linda Hunt have completed meetings with all banks under consideration and are preparing a recommendation for Council on a strategy to maximize investment earnings and liquidity while prioritizing local financial institutions where possible.

REMINDER: APPRECIATION DINNER

Town Manager Brock Hall reminded Council about the Appreciation Dinner on Thursday, June 11, 2026, 6:00pm at Chop House in High Point.

RECESS TO CLOSED SESSION

On motion by Councilor Keith Leonard, seconded by Councilor Robin Moon, 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 Mayor Pro Tem Mike McAlpine, seconded by Councilor Robin Moon, Council voted unanimously to reconvene to open session.

ADJOURNMENT

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

John Byrum, Mayor

Ree Goodson, Town Clerk