

MINUTES OF MIDWAY TOWN COUNCIL REGULAR MEETING HELD ON JULY 13, 2026, AT 7:00 P.M. IN THE COUNCIL CHAMBER AT MIDWAY TOWN HALL, 426 GUMTREE ROAD, MIDWAY, NORTH CAROLINA

INVOCATION AND PLEDGE OF ALLEGIANCE

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, Robin Moon, Jackie Edwards and Berkley Alcorn. Absent: None. Town Manager Brock Hall, Town Clerk Ree Goodson and Associate Jack O'Neal with Town Attorney Jim Lanik's office were present. Absent: Finance Officer Linda Hunt.

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

APPROVAL OF MINUTES

On motion by Councilor Jackie Edwards, seconded by Councilor Robin Moon, Council voted unanimously to approve the minutes of the June 1, 2026 Town Council Regular meeting.

PUBLIC ADDRESS

Marilyn Sheridan- 137 Kanah Court Winston Salem, NC 27107 - addressed the Council regarding her concerns with the Airbnb property at 134 Kanah Court in Palace Estates. Ms. Sheridan stated that the property had hosted over 300 strangers in the cul-de-sac within the past year, with persistent issues including infrequent lawn mowing, no regular garbage service, and unauthorized parties. She said there was a recent event that drew overflow crowds, resulting in guests parking on neighbors' lawns and blocking driveways.

Ms. Sheridan asked the Council to consider a proactive enforcement approach, whereby the Town could notify the property owner that, absent proof of a lawn maintenance contract, the Town would mow the lawn as needed and place the cost and associated fine as a lien on the property rather than waiting through repeated notice cycles.

Ms. Sheridan also said North Carolina Senate Bill 382, enacted in 2024, which she stated restricts municipalities' ability to regulate land use that technically complies with existing zoning regulations, and asked whether this would limit the Town's ability to regulate short-term rentals.

Mayor John Byrum acknowledged the concern and asked that the discussion be continued with the Town's legal counsel and Town Manager Brock Hall.

Arnold Bridge 3rd – 156 Kanah Court Winston Salem, NC 27107 – Mr. Bridge stated he has the same concerns as Ms. Sheridan. He said there are safety issues for his young grandchildren in the cul-de-sac due to speeding or inattentive guests.

ADOPT AGENDA

Mayor Pro Tem Mike McAlpine said the agenda needed to be amended to add a Closed Session following 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 McAlpine, seconded by Councilor Jackie Edwards, Council voted unanimously to adopt the amended agenda.

COMMITTEE REPORT

Town Manager Brock Hall directed the Council's attention to a first 3D architectural rendering of the proposed new public works building, which had been placed at each seat. Mr. Hall said the Building Committee intended to provide the architect with a few additional comments before final approval, after which work would begin on shelter renderings. The next step would be geotechnical soil testing. No formal action was taken.

REGULAR BUSINESS

PRESENTATION – THE NORTH CAROLINA CAPITAL MANAGEMENT TRUST – TERRA GREENE, VICE PRESIDENT

Terra Greene, Vice President of Capital Management of the Carolinas, presented an overview of the North Carolina Capital Management Trust (NCCMT), a local government investment pool in which the Town of Midway is already a participant.

Ms. Greene explained that the NCCMT was established in 1982 under former State Treasurer direction to provide a safe, competitive investment vehicle for local government public funds. Key points included:

- The NCCMT is the only local government investment pool in the nation registered with the SEC, subjecting it to rigorous standards of accountability, liquidity requirements (25% of the portfolio maturing daily, 50% within a week), and ongoing oversight.
- The portfolio is managed by Fidelity Investments and invests exclusively in U.S. Treasuries and Treasury-backed agencies, earning a Triple-A rating from both S&P and Moody's.
- Over 851 participants statewide invest with the NCCMT, including all 100 North Carolina counties and 465 Cities and Towns. The NCCMT manages a portfolio of over \$20 billion.
- There are no minimum account balances, no transaction fees, and no minimum fees. The sole cost is a management fee of 0.205%, which is deducted before the quoted rate.
- As of the date of the presentation, the one-day yield was 3.51%, with a compounded equivalent of approximately 3.60%.
- The NCCMT operates as an investment tool only and does not replace a municipality's operational bank account. Funds are transferred via wire between the Trust account and the town's operating account.
- Ms. Greene noted that some municipalities direct their sales tax and utility distributions straight into their NCCMT account to begin earning interest immediately.

Councilor Robin Moon asked if there was an investment risk. Ms. Greene stated that in over 40 years of operation, the NCCMT has never lost a dollar, and that its exclusive investment in U.S. Treasuries represents the highest level of safety on the investment spectrum. No formal action was taken. Ms. Greene invited the Council to contact her or work with Town Manager Brock Hall to explore additional uses of the NCCMT.

CAPITAL MANAGEMENT
OF THE CAROLINAS, L.L.C.

distributors of
The North Carolina
Capital Management Trust 

Presentation for

Town of Midway

Town Council Meeting
July 13, 2026

Terra Greene
Vice President | Registered Principal

The North Carolina Capital Management Trust

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Capital Management Trust 

NCCMT Overview

- Created by Treasurer Harlan Boyles in 1981 to provide a safe, liquid investment for local governments
- Regulated by the Securities Exchange Commission (SEC)
- Local government investment pool certified by Local Govt Commission
- Investment in the fund is authorized by the General Assembly
- Does not take the place of your bank
- An additional investment option allowed under North Carolina statutes for short -term cash management needs
- AAAM rated by S&P and AAAMf by Moody's

The North Carolina Capital Management Trust is managed by Fidelity Management & Research Company and distributed by Capital Management of the Carolinas, LLC.

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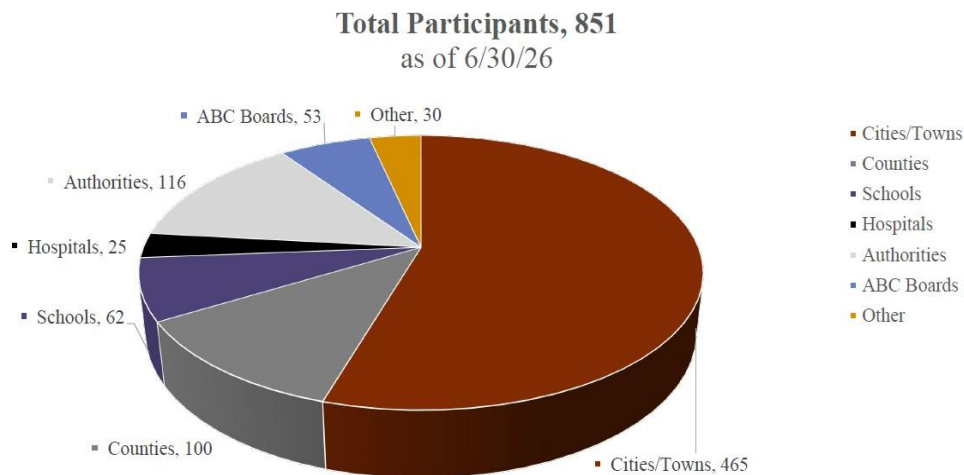
NCCMT Overview (Cont.)

- Same-day availability of funds (liquidity)
- All participants receive the same rate of return regardless of account size
- No minimum account size, no transaction fees
- Competitive, market-based rates of return
- Accounts are used by NC Office of State Controller for state-wide distributions to local governments (sales taxes; Powell bill; debt setoff)

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Prioritization

1. Safety
2. Liquidity
3. Yield

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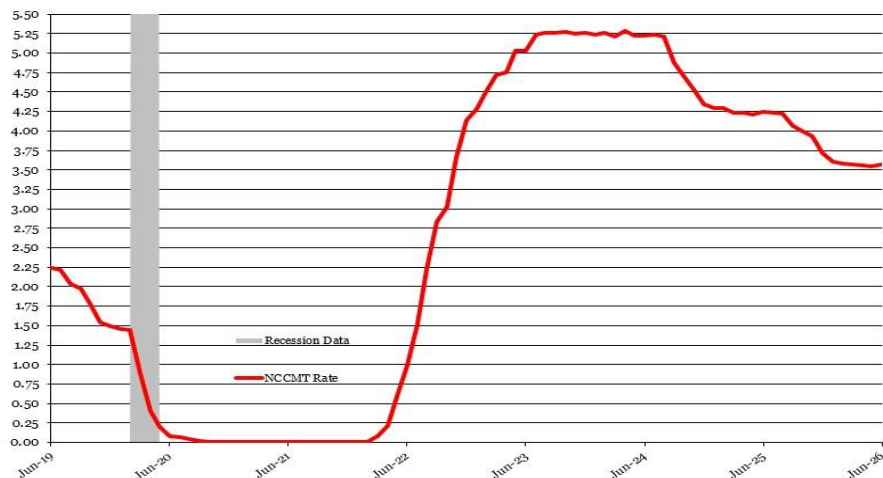
As of 6/30/26 Govt. Portfolio Current 1-day yield 3.57%

Current 30-day yield 3.55%

Compound Effective Yield 3.63%

■ = Recession

NCCMT Rate
(Monthly Net Yield, as of end-of-month)



An investment in a money market fund is not insured or guaranteed by the FDIC or any other government agency. Although money market funds seek to preserve the value of your investment at \$1.00 per share, it is possible to lose money by investing in these funds. The North Carolina Capital Management Trust is managed by Fidelity Management & Research Company and distributed by Capital Management of the Carolinas, LLC. Before investing in any mutual fund, please carefully consider the investment objectives, risks, charges and expenses. For additional information on the North Carolina Capital Management Trust, contact Capital Management of the Carolinas, LLC (800-222-3232 or 704-377-3335) for a free prospectus. Read it carefully before you invest.

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NCCMT Summary & Conclusion

- The NCCMT Government Portfolio invests in:
 - Short-term U.S. Treasury and agency debt
 - Repurchase agreements fully collateralized by U.S. Treasury securities
- Interest rate sensitivity is limited to 60 days by the SEC
- At least 25% of the portfolio matures daily and 50% weekly
- The NCCMT is an investment and therefore cannot be insured
- Only bank deposits are insured through the FDIC
- FDIC insurance is backed by the Deposit Insurance Fund (DIF) which is required to be invested in securities like the NCCMT

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NCCMT Summary & Conclusion

- NCCMT has been serving eligible investors in North Carolina since 1982
- The portfolio has been managed by Fidelity Investments since inception
- NCCMT has been consistently delivering its investment objectives of safety and liquidity for over 40 years
- NCCMT has a dedicated client service team that can process your trading activity or establish online access to the trading website

The North Carolina Capital Management Trust is managed by Fidelity Management & Research Company and distributed by Capital Management of the Carolinas, LLC.

DECLARATION OF SURPLUS PROPERTY - DISCUSSION

Town Manager Brock Hall explained to the Council that N.C. State Statute 160A-266 requires the Council to formally declare surplus any Town-owned property before it can be disposed of. The property in question consisted of America 250 decorations purchased for the Town's 20th Anniversary celebration. Since the decorations are specific to the America 250 commemoration and cannot be repurposed in future years, staff requested the Council to declare them with zero value, authorizing Town Manager Brock Hall to dispose of them accordingly. Mr. Hall said there had been some public interest in individuals keeping items as mementos, which would be permissible following the formal declaration.

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Robin Moon, Council voted unanimously to declare the America 250 banners purchased for the Town's 20th Anniversary celebration as surplus property with zero value, and to authorize Town Manager Brock Hall to dispose of the banners in accordance with N.C. General Statute 160A-266 as presented.

JONES COE LAND SURVEYING INVOICE APPROVAL

Town Manager Brock Hall stated Jones Coe Land Surveying PLLC completed a survey of the Town Park Property. Mr. Hall said the total cost for the work is \$9,200.00.

On motion by Councilor Keith Leonard, seconded by Councilor Berkley Alcorn, Council voted unanimously to approve Jones Coe Land Surveying invoice in the amount of \$9,200.00 as presented.

THOMAS GENERAL CONTRACTOR INVOICE APPROVAL

Town Manager Brock Hall stated Thomas General Contractors LLC completed the work on the new parking lot addition and the final invoice needs to be paid.

Mr. Hall stated the original contract amount with Thomas General Contractors was \$200,000 of that amount \$185,000 has been paid. The final amount due is \$15,000.

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Jackie Edwards, Council voted unanimously to approve the payment of \$15,000.00 to Thomas General Contractor invoice as presented.

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

Town Manager Brock Hall stated a revised version of the independent contractor agreement for David Hedgecock D/B/A DH Cleaning Services has been distributed to each Council member. The revision clarified language in Section #3 regarding the maximum number of hours the contractor may work per day and the method of compensation for work performed beyond standard restroom cleaning and pressure washing duties.

David Hedgecock D/B/A DH Cleaning Services has submitted the following proposal to continue the annual agreement.

DH Cleaning Services will provide cleaning services each day of the week and up to three times per day as needed for the following:

Restrooms:

- Clean mirrors and bright work (faucets, etc.)
- Clean and sanitize sinks
- Clean and sanitize toilets (inside and out)
- Empty trash receptacles
- Remove collected trash to designated area
- Fill soap, towel, and toilet dispensers
- Fully sweep and damp mop floors wall to wall
- Clean tile walls weekly or more often as needed

Pavilion, gazebo and recreational areas:

- Monitor cleanliness each day and after rented events
- Empty trash receptacles
- Wash/clean picnic tables off it needed and concrete areas
- Patrol areas to ensure cleanliness
- Clean grills and grill area

All services will be provided at an hourly rate of \$26.00 per hour. The Town of Midway will furnish all paper products, cleaning supplies and cleaning equipment.

Pressure washing gazebo, pavilion and parking lot/sidewalk concrete surfaces will be provided at an hourly rate of \$75.00 per hour. This includes pressure washer/equipment, cleaning chemicals and labor.

Mr. Hall stated Town Attorney Jim Lanik has reviewed the revision and approved the Independent Contractor's Agreement with David Hedgecock D/B/A DH Cleaning Services.

On motion by Councilor Keith Leonard, seconded by Councilor Berkley Alcorn, Council voted unanimously to approve Contract Renewal – David Hedgecock D/B/A DH Cleaning Services as presented.

CONTRACT RENEWAL – WILLIAM Z. DILLON D/B/A DILLON OUTDOORS - LANDSCAPING

William Z. Dillon D/B/A Dillon Outdoors has submitted the following proposal to continue the annual agreement.

Town Park Area \$55.00 per hour

Town Hall Office Area \$45.00 per hour

Plant Installation

Plant Pruning

Mulching Plant Beds

Fertilization of Landscape Plants

Spraying Weeds in Lawn and Plant Beds

Blowing Parking Lot and Walkways Clear of Debris

Fred Sink Road – Along fence line \$45.00 per hour plus materials at cost

Plant installation and maintenance

Town Hall Parking Lot \$85.00 per hour

Snow removal

Town Attorney Jim Lanik has reviewed and approved the Independent Contractor's Agreement with William Z. Dillon D/B/A Dillon Outdoors.

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Robin Moon, Council voted unanimously to approve Contract Renewal – William Z. Dillon D/B/A Dillon Outdoors as presented.

CONTRACT RENEWAL – WARREN D. HILL – TRASH REMOVAL

Town Manager Brock Hall stated a correction from the agenda packet: the per-occurrence rate for trash removal services had increased from \$3,500 to \$3,800 for the upcoming contract term. Councilor Jackie Edwards raised a concern that following the most recent Christmas parade, trash removal had not been completed in a timely manner. Councilor Edwards requested that the scheduled removal dates be coordinated around specific Town events, specifically ensuring service is performed prior to the annual crosswalk event and aligned with the Christmas parade schedule. Mr. Hall confirmed that service is performed four times per year and committed to scheduling those occurrences in coordination with the relevant events.

Warren D. Hill has submitted the following proposal to continue the annual agreement.

Trash removal – Once a Quarter for Town of Midway \$3,800.00 per Removal

Locations

Old US Hwy 52 from Davidson County/Forsyth County Line
Midway School Road
Midway School Road from Old US Hwy 52 to Norman Shoaf Road
Hickory Tree Road from Old US Hwy 52 to N. Payne Road
Gumtree Road from Old US Hwy 52 to Norman Shoaf Road

Trash removal & Disposal

Town Attorney Jim Lanik has reviewed and approved the Independent Contractor's Agreement with Warren D. Hill.

On motion by Councilor Keith Leonard, seconded by Councilor Berkley Alcorn, Council voted unanimously to approve Contract Renewal – Warren D. Hill as presented.

CONTRACT RENEWAL – PINWILZ INC. - WEBSITE

Pinwilz Inc. has submitted the following proposal to continue the annual agreement

<u>SEO Program software (Annual)</u>	<u>\$365.00</u>
SEO + Application – Subscription – Annual	

<u>Antivirus Protection software (Annual)</u>	<u>\$456.25</u>
WordPress Security Program 2025 – WordFence app, ongoing updates, monitoring, regularly schedule virus scans, firewall protection, webmaster support, antivirus protection, brute force detection, and countermeasures.	
Annual Service	

<u>Annual or Recurring Services Total</u>	<u>\$821.25</u>
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<u>Webmaster retainer 12 hours (renews at Town's request)</u>	<u>\$1,140.00</u>
We track time used and provide an itemized report prior to requesting a new retainer.	

Town Attorney Jim Lanik has reviewed and approved the Independent Contractor's Agreement with Pinwilz Inc.

On motion by Councilor Jackie Edwards, seconded by Councilor Robin Moon, Council voted unanimously to approve Contract Renewal – Pinwilz Inc. as presented.

SET DATE FOR FALL VISION SESSION

Mayor John Byrum asked the Council to review monthly calendars that are in their packet for August through October and select a date for the Fall Vision Session. Town Manager Brock Hall stated the previous year's session had originally been scheduled for September 25th before being rescheduled to October 22nd.

Following brief discussion among Council members, the date of Tuesday, September 22nd at 6:00 PM at Town Hall was agreed upon.

On motion by Councilor Keith Leonard, seconded by Councilor Jackie Edwards, Council voted unanimously to approve Tuesday, September 22, 2026, 6:00pm for the Town Council Vision Session as presented.

TOWN MANAGER'S REPORT

TOWN PARK UPDATE

Town Manager Brock Hall reported the following updates on Town Park operations:

- The Park recorded 24 reservations in June and 9 in July, with the lower July figure attributed to typical summer slowdown due to heat and vacations. Year-over-year reservations are up overall.
- Replacement playground equipment has been ordered and will be installed upon arrival.
- Landscaping contractor Zach Dillon provided a preliminary cost estimate of approximately \$3,650 to complete the previously discussed track extension around the playground. He will perform the work with the assistance of David Warden.

MONTHLY FINANCIAL REPORT

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

June 2026		
Total Income	\$2,583,910	112.1% of overall budget
Total Expenses	\$1,449,031	62.9% of overall budget

Town Manager Brock Hall provided a preliminary year-end summary for Fiscal Year 2026, noting that the official figures would be confirmed upon completion of the annual audit. Key highlights included:

- Expenditure was down approximately 3% compared to the prior fiscal year, and revenues were up approximately 3%, resulting in a net revenue increase of roughly 12%.
- Projected net revenue for FY2026 is approximately \$1,058,150.
- Pavilion rentals increased approximately 18% year-over-year, and Gazebo rentals increased approximately 150%, which Mr. Hall attributed in part to the relative value offered by that rental option.
- The solid waste contract, representing approximately 25% of annual expenditure, declined from \$372,285 in the prior year. With the new service provider averaging approximately \$30,000 per month, projected savings for the upcoming year are estimated to bring the total cost down to approximately \$360,000.
- The Town has engaged auditor Mr. Tony Brewer, who will meet with the Town's bookkeeper and Finance officer within the coming weeks to begin the audit process. The audit presentation is anticipated in December, consistent with the prior year's timeline.

Town Manager Brock Hall also provided an update on the short-term rental issue raised during Public Address. He stated that after consultation with Town Attorney Jim Lanik, the recommended next step is to hold a public Town Hall meeting open to all residents, existing short-term rental, and the general public to gather input on the scope of any potential regulation. Mr. Hall also indicated he plans to make a presentation to the Planning Board at its next meeting, sharing research findings, examples of short-term rental ordinances from other jurisdictions, and the Town Attorney's recommendations. He identified approximately 6 to 8 short-term rentals currently operating within Town limits.

Mayor Pro Tem Mike McAlpine suggested that the short-term rental issues be placed on the agenda for the Fall Vision Session, stating that the Council should consider a multi-faceted approach that coordinates Planning and Zoning efforts with the County Sheriff's Department and examines how neighboring municipalities with higher concentrations of short-term rentals, such as those near High Rock Lake, have addressed similar challenges. Mayor Pro Tem McAlpine acknowledged that recent state legislation has constrained some local regulatory tools, making a comprehensive, coordinated strategy more important.

RECESS TO CLOSED SESSION

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

RECONVENE TO OPEN SESSION

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

ADJOURNMENT

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

John Byrum, Mayor

Ree Goodson, Town Clerk