

**MINUTES OF MIDWAY TOWN COUNCIL REGULAR MEETING HELD ON AUGUST 3, 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

Councilor Robin Moon 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, Robin Moon, Jackie Edwards and Berkley Alcorn. Absent: Mayor Pro Tem Mike McAlpine and Councilor Keith Leonard. Town Manager Brock Hall, Finance Officer Linda Hunt and Town Attorney Jim Lanik were present. Absent: Town Clerk Ree Goodson.

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 July 13, 2026 Town Council Regular meeting.

PUBLIC ADDRESS

There were none.

ADOPT AGENDA

On motion by Councilor Robin Moon, seconded by Councilor Berkley Alcorn, Council voted unanimously to adopt the agenda as presented.

PROCLAMATION – FALL LITTER SWEEP – SEPTEMBER 12-26, 2026

Mayor John Byrum read the Proclamation proclaiming September 12 through September 26, 2026, as Fall Litter Sweep and encouraged citizens to take an active role in making their communities cleaner.

PROCLAMATION

FALL 2026 LITTER SWEEP

WHEREAS, the North Carolina Department of Transportation organizes an annual Fall statewide roadside cleanup to ensure clean and beautiful roads in North Carolina; and

WHEREAS, the FALL LITTER SWEEP roadside cleanup encourages local governments, communities, civic and professional groups, businesses, churches, schools, families, and individual citizens to participate in the N. C. Department of Transportation clean up by sponsoring and organizing local roadside cleanups; and

WHEREAS, Adopt-A-Highway volunteers, Department of Transportation employees, Public Safety – Division of Adult Corrections inmates, community service organizations, businesses, churches, schools, and environmentally concerned citizens conduct annual local cleanups during FALL LITTER SWEEP and may receive certificates of appreciation for their participation; and

WHEREAS, the great natural beauty of our state and clean environment are sources of great pride for all North Carolinians, attracting tourists and aiding in recruiting new industries; and

WHEREAS, the FALL LITTER SWEEP cleanup will be a part of educating the children of this great state regarding the importance of a clean environment to the quality of life in North Carolina; and

WHEREAS, I, John Byrum, Mayor of the Town of Midway does hereby proclaim September 12-26, 2026, as “**FALL LITTER SWEEP**” time in Midway and encourage citizens to take an active role in making their communities cleaner; and

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of the Town of Midway this the third of August in the year of our Lord two thousand twenty-six.

Adopted this the 3rd day of August, 2026.

COMMITTEE REPORT

There were none.

REGULAR BUSINESS

CLINE’S FLOATS – CHRISTMAS PARADE – FLOAT SELECTION

Mayor John Byrum asked the Council for their preferences on which float to select for the Christmas parade from the options provided in their packet. After a brief discussion from Council, Council decided to select Cline’s Christmas float number 8.

On motion by Councilor Robin Moon, seconded by Councilor Berkley Alcorn, Council voted unanimously to select Float Number 8 for the Christmas Parade.

CREATIVE PLAYSCAPES – QUOTE FOR PLAYGROUND TOPCOAT RESURFACING

Town Manager Brock Hall discussed with the Council the need for topcoat maintenance on the urethane surfaces of the playground. Mr. Hall said a quote for the work was obtained from Creative Playscapes. He said to complete the maintenance work, the playground must be closed for three days. The weather must be warm also to ensure proper curing.

Mr. Hall said Park staff have requested to have the work completed after Labor Day once school is back in session to minimize the impact on park operations.

On motion by Councilor Jackie Edwards, seconded by Councilor Berkley Alcorn to approve the quote from Creative Playscapes for urethane topcoat maintenance in the amount of \$15,465.00 and authorize staff to coordinate completion of this project.

AMENDMENT TO BUDGET FOR FISCAL YEAR 2026-2027 – BUDGET ORDINANCE NO. 27-01

Town Manager Brock Hall stated as previously discussed, the property revaluation moratorium had no direct impact on the Town’s adopted budget. Mr. Hall said the budget was prepared in anticipation of such a moratorium. Revenue projections were sufficiently conservative and no changes to the total overall budget calculations are proposed.

Mr. Hall said it was recommended by the NC League of Municipalities, however, that any reference to the updated tax levy be addressed in the form of a budget amendment.

Mr. Hall said staff proposes the following amendments to the adopted budget ordinance:

- Ad Valorem tax levy base value changed from \$657,006,471 to \$397,500,885
- Removal of the revenue neutral tax rate
- Change Ad Valorem projection from \$284,000 to \$188,000
- Change Sales Tax projection from \$1,737,000 to \$1,833,000

TOWN OF MIDWAY, NC
ORDINANCE NO. 27-01

AMENDMENT TO TOWN OF MIDWAY ANNUAL BUDGET FOR FISCAL YEAR
BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

ORDINANCE NO. 26-02 AMENDED AUGUST 3, 2026

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	\$188,000.00
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	\$212,300.00
<u>Other Taxes and Licenses</u>	
Sales and Use Tax	\$1,833,000.00
Solid Waste Disposal Tax	\$3,500.00
ABC Revenue	\$18,000.00
Other	\$0.00
Total Other Taxes and Licenses	\$1,854,500.00
<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 **\$397,500,885**. Revenues are projected at a collection rate not to exceed the latest audited percentage.

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. AMENDED August 3, 2026.

On motion by Councilor Robin Moon, seconded by Councilor Berkley Alcorn, Council voted unanimously to approve the Amendment to Budget for Fiscal Year 2026-2027 – Budget Ordinance No. 27-01 as presented.

TOWN MANAGER'S REPORT

TOWN PARK UPDATE

Town Manager Brock Hall provided an update on the playground resurfacing project just approved. Mr. Hall said staff intends to schedule the urethane topcoat work to coincide with the previously approved replacement of swing set chains. One set of chains remains on back order. Mr. Hall confirmed he had spoken with Creative Playscapes on the preceding Friday, and they prefer to complete both tasks simultaneously. The target window is the week of or the week after Labor Day, contingent on favorable weather, as the application requires warm, dry conditions.

Mr. Hall said the project will take approximately three days of playground closure while the topcoat cures. He said that schools will be back in session and Park staff anticipate minimal public impact during that period.

Mr. Hall also reported that Finance Officer Linda Hunt had recently identified that the Town's existing pest control contract with Bug Out does not include a provision for termite prevention. Bug Out inspected Town Hall and the Pavilion and submitted a quote of \$4,825.00 for the initial installation of bait stations around the perimeter of both buildings, with an annual maintenance fee of \$723.00 thereafter. Council discussed the quote, with some Council members expressing that the initial cost seemed high. There was no evidence of active termites at either facility, and the proposed treatment involves perimeter bait stations with no drilling or liquid injection into the foundation.

Town Council agreed it would be prudent to obtain a second quote before proceeding. Mayor John Byrum indicated he knew of another pest control company with which he had positive experience and offered to provide their contact information to Town Manager Brock Hall. Mr. Hall stated he will gather additional information and report back to Town Council.

MONTHLY FINANCIAL REPORT

Town Manager Brock Hall provided a financial update. Mr. Hall stated the final figures from fiscal year 2026 placed net revenue at approximately \$1,058,150.00, representing roughly a 9.5 percent increase over the prior fiscal year.

For the current fiscal year, net revenue for the month of July came in at \$89,581, which was slightly below the same time period last year. Mr. Hall stated there were two factors: investment income for July had not yet been posted but was expected imminently, and a \$15,000 payment to Thomas General Contractors for the previously approved parking lot project was charged in the same period. Mr. Hall said taking those factors into account, revenues were described as comparable to the prior year, and the Town remained well within budget after one month of the new fiscal year.

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

July 2026		
Total Income	\$176,818	7.5% of overall budget
Total Expenses	\$87,237	3.7% of overall budget

REMINDER – TOWN HALL CLOSED MONDAY SEPTEMBER 7, 2026 – LABOR DAY

Town Manager Brock Hall reminded Council that Town Hall will be closed on Monday September 7, 2026 for Labor Day.

REMINDER – TOWN COUNCIL MEETING WILL BE HELD TUESDAY, SEPTEMBER 8, 2026

Town Manager Brock Hall reminded Council that the next Town Council meeting will be held on Tuesday September 8, 2026 at 7:00pm.

ADJOURNMENT

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

John Byrum, Mayor

Linda Hunt, Finance Officer