

MINUTES OF MIDWAY TOWN COUNCIL VISION SESSION HELD ON SEPTEMBER 22, 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, Keith Leonard and Jackie Edwards. Absent: Berkley Alcorn and Robin Moon. Town Manager Brock Hall and Town Clerk Ree Goodson and Finance Officer Linda Hunt were present. Absent: None

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

ADOPT AGENDA

Councilor Mayor Pro Tem Mike McAlpine stated the agenda needs to be amended to add:

1. Update on Public Works Building – Marty Marion with Metropolis item 1. Under III. VISION SESSION.
2. Closed Session Under III VISION SESSION 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 as presented.

UPDATE ON PUBLIC WORKS BUILDING – MARTY MARION – METROPOLIS ARCHITECTURE

Marty Marion with Metropolis Architecture gave an update on the Public Works Facility and the park development including the multi-purpose building, picnic shelters, specifications, and geotechnical services.

Mr. Marion presented the status of the Public Works Facility project.

- The mixed-use/multi-purpose building design has been substantially developed, with structural consultation underway through engineer Charles Bowman. The bearing height is being held at 14 feet to accommodate 12-foot garage doors. Construction document production is approximately 50% complete.
- Picnic shelters (approximately 30 by 40 feet, roughly 1,200 sq. ft., with an estimated occupancy of 80) were presented with renderings previously emailed to Council. The shelters are proposed to feature scissor trusses, a wood ceiling consistent with the existing main shelter, steel columns, rafter tails, and a gutterless roof detail with ground drains to be confirmed by the civil designer.
- Specifications are approximately 50% complete.
- Geotechnical services have been narrowed to Certerra Southern Engineering. The geotechnical report is expected in 3–4 weeks and is the primary outstanding item blocking structural finalization for foundations and columns.
- Mr. Marion projected that once all data is received, construction documents for all components could be finalized within 8 to 12 weeks, followed by a public bid period of at least 30 days.

Mayor John Byrum stated the wood elements on the existing main pavilion have experienced visible UV fading on sun-exposed sides and requested that maintenance recommendations be explored in parallel with ongoing design work. Mr. Marion confirmed the new buildings would use Hardie Panel-type cement board for wall panels, which is far more durable.

Council expressed strong satisfaction with the design process. Town Manager Brock Hall said the geotechnical services agreement was near finalization.

Council indicated its intent to bring the public works facility design to a formal vote at the next regular Council meeting on October 5th. Mr. Marion confirmed this timeline was workable given ongoing tasks.

Mr. Marion said once site placement of shelters and all other park elements are finalized, the information would be forwarded to the surveyor to update the master site plan, including utility and fiber optic infrastructure planning for future phases.

SHORT TERM RENTALS

Town Manager Brock Hall presented this item for Council's direction, summarizing the research conducted to date, including a legal analysis by Town Attorney Jim Lanik, a review of applicable court cases, examples from other municipalities, and data on identified short-term rental properties within Midway obtained from Airbnb.

Of the short-term rental properties identified, two had generated complaints: one on Kanah Court (in the Palace Acres development), with no new complaints, and one on Old Highway 52, which was subject to a prior rezoning denial. The Old Highway 52 property appears to have ceased Airbnb activity as of August 31st, with the property potentially being listed for sale.

Council discussion centered on several key themes:

- The majority of resident complaints relate to noise and parking issues that are more properly addressed through law enforcement and general ordinances than through zoning regulation.
- The other identified short term rental properties on Claratom Dr, Norman Shoaf Rd, Evergreen Dr, and Gardner Court have had no complaints.
- Council members expressed a desire to protect property owners' rights to use their properties as income-generating rentals, noting that Midway is not a tourism destination and that many properties are operating responsibly.
- Mr. Hall said Airbnb's appeared responsive to complaints from residents and was holding property owners accountable.
- Mr. Hall said he has confirmed a forthcoming call with an Airbnb representative to establish a relationship and gather further information.
- Council acknowledged the substantial staff and attorney resources already invested in this research and expressed a desire to be able to document that due diligence if challenged by residents.
- Council asked whether the Town had adopted a noise ordinance or relied on the Davidson County ordinance. Mr. Hall committed to verifying this and reviewing applicable provisions, including Davidson County's disturbing the peace ordinance (§130.01). Council agreed no further expenditure with the Town Attorney Jim Lanik on this topic was warranted at this time.

The consensus of the Council members present was to suspend further active work on short-term rental regulations, while retaining the research on record. Mr. Hall was asked to verify the status of noise ordinance applicability within Town limits and proceed with the scheduled Airbnb contact call.

INVESTMENTS

Town Manager Brock Hall presented a comparative review of the Town's investment accounts, comparing balances and interest rates as of March 31st versus August 31st of the current year.

Key updates and actions discussed:

- First National Bank remains the Town's primary banking relationship, holding the main checking and money market accounts. Following a conversation with First National Bank, the money market interest rate increased from 2.73% to 3.6%. Mr. Hall stated the Town maintains approximately \$500,000 in the checking account and the remaining balance into the money market to maximize interest earnings.
- Home Trust Bank holds a CD of approximately \$1.1 million maturing in December 2027, as well as a \$750,000 CD (now \$757,448) recently renewed for six months at approximately 3.94%, and a money market account at 3.0%.
- Encore Bank has been identified as having a problematic relationship. The local branch has closed, the nearest branch is in Charlotte, and service calls are routed to Charleston. Encore Bank representatives were unfamiliar with public funds requirements and collateralization. The Town holds approximately \$240,000 in an Encore money market account and an IntraFi (ICS) cash sweep account, both earning 2.7%.
- NC Capital Management Trust holds approximately \$11,941 and currently earns 3.6%, tracking the Federal Reserve rate. Council had previously received a presentation from Capital Management Trust representative Terra Greene.

Mr. Hall recommended moving the Encore funds to the First National Bank Money Market account, which would yield the same 3.6% rate. Council members expressed unanimous support for exiting Encore, citing the service difficulties and the inferior rate. The First National Bank relationship was praised for its responsiveness and ease of fund transfers.

Council directed Mr. Hall and Finance Officer Linda Hunt to close the Encore Bank accounts and transfer funds to the First National Bank Money Market account, where the Town would achieve a higher rate of return and maintain consistency with its primary banking relationship. No formal motion was recorded; direction was given by consensus.

Mr. Hall said the Town has already earned over \$50,000 in interest income through September of the current year, attributing much of the improvement to the decision to move idle checking balances into the money market.

CEMETERY – HEBRON CHURCH

Town Manager Brock Hall presented background on a proposal brought to the Town Council meeting on September 8, 2026, by the Hebron Church Cemetery Committee, requesting that the Town of Midway assume ownership and management of the cemetery.

Council discussion was substantive and reflected general reluctance to take on the responsibility:

- The cemetery remains open and active, meaning ongoing management, including grave sales, plot surveying, grave preparation coordination, headstone placement, and record-keeping would be required. Councilor Jackie Edwards gave a detailed account from a current cemetery manager describing the multi-step process for each interment, emphasizing the operational demands.
- Council members stated the Town does not have the internal capacity to manage cemetery operations and would need to contract the work out entirely, raising the question of why the current committee could not similarly contract a third-party manager.
- Concerns were raised about precedent: accepting this cemetery could invite similar requests from other churches or private cemetery boards in the future.
- The long-term nature of the commitment described as permanent with no clear exit mechanism was a significant concern. Council questioned what would happen if a future Council wished to end the agreement of the property.
- Council members expressed sympathy for the aging committee's situation and acknowledged the historical and community significance of the site but concluded that the operational and administrative burden was not appropriate for the Town to absorb.
- Mayor John Byrum suggested that rather than recommending an alternative path to the committee, the Town should simply be direct that this is outside its operational scope.

Mayor John Byrum said since Councilor Berkley Alcorn and Councilor Robin Moon were absent and had not had an opportunity to weigh in, he recommended the item be placed on the next regular Council meeting agenda in October to allow full Council participation before any formal response is communicated to the committee. It was agreed that the manner of delivering the Council's likely decline should be decided collectively, with Councilor Berkley Alcorn who serves on the Cemetery Board.

Council asked staff to place the Cemetery – Hebron Church item on the October Regular Council meeting agenda for a final full Council discussion and decision on how to formally respond to the committee.

OPEN DISCUSSIONS

Council briefly discussed the importance of having the architect update the park master plan once all building and shelter site placements are finalized. Anticipation was expressed for future phases, including the potential addition of a disc golf course (18-hole) and outdoor pickleball courts. Council members emphasized that any pickleball facility should be designed with intentionality, blending visually into the natural landscape rather than presenting as fencing structures. Council suggested engaging a disc golf specialist for the future phase when that time comes.

Mayor Pro Tem Mike McAlpine stated given increasing development pressure in and around Midway and Davidson County, it is time to conduct a review of the Town's subdivision ordinances particularly major subdivision provisions to ensure clarity and currency. The concern was raised that vague or outdated language could complicate future decisions, particularly as large-scale residential development continues to move southward from Forsyth County.

Councilor Jackie Edwards said she had concerns about the frequency of Planning and Zoning Board meeting cancellations. Town Manager Brock Hall said that when there are no applicant-submitted agenda items, the meetings are often canceled. Councilor Edwards stated those sessions could be productively used for ordinance review, training, or self-directed board work. Council directed staff to engage the Planning Board with a request from the Town Council to undertake a systematic review of the subdivision ordinances, with staff providing guidance and support on a section-by-section basis.

Councilor Jackie Edwards asked Town Manager Brock Hall about the proposed transportation improvements at the Gumtree Road and US-52 intersection. Mayor John Byrum and Town Manager Brock Hall stated they had met with Hunter Staszak from the Transportation Advisory Committee and reviewed preliminary plans. Mr. Hall stated he and Mayor Byrum communicated a strong preference against any roundabout design at that location, citing the disruption and impact on surrounding businesses. The Transportation Advisory Committee representative was receptive. Any turn-lane improvement scenario was also noted as potentially impacting adjacent business parking, and Council expressed that the Town should not be an active supporter of any intersection improvement project at this time given its effect on existing businesses. It was noted that any such project would realistically be 10–20 years out.

RECESS TO CLOSED SESSION

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Keith Leonarsd, 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

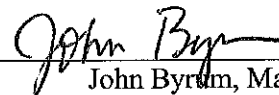
On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Keith Leonard, Council voted unanimously to reconvene to open session.

ADJOURNMENT

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Keith Leonard, Council voted unanimously to adjourn the meeting at 9:15p.m.



Ree Goodson, Town Clerk



John Byrum, Mayor