

MINUTES OF JOINT MEETING OF THE MIDWAY TOWN COUNCIL AND THE MIDWAY PLANNING AND ZONING BOARD HELD ON MARCH 16, 2013 AT 9:00 A.M. IN THE CONFERENCE ROOM AT FAITH MISSIONARY ALLIANCE CHURCH IN MIDWAY, NORTH CAROLINA

CALL TO ORDER

Mayor Norman Wilkes called the meeting to order.

Councilors present were: John Byrum, Mike McAlpine, Robin Moon, Todd Nifong, and Sue Stephens.
Absent: None.

Planning Board members present were: Chairman Jackie Edwards, Lynn Griggs, Keith Leonard, Charles Waddell, and Alternate member Jamie Hester. Absent: LeeAnn Thomas.

Others in attendance were: Town Manager Ryan Ross, Town Attorney Jim Lanik, Town Planners Vagn Hansen and Andy Goodall, and Town Clerk Linda Hunt.

No members of press were in attendance.

**TOWN OF MIDWAY
PLANNING MEETING
Saturday, March 16, 2013
9:00 a.m.
Faith Missionary Alliance**

**First Four Years
From July 2006 – December 2010**

- 4,399 people with town limits
- \$944,000 in Fund Balance (2009)
- No Sewer (Line A estimated cost was almost \$1 million⁺)
- No New Business
- No new houses were constructed inside town limits between the start of 2008 and the end of 2010
- Initial contracts with The Wooten Company and Benchmark
- Contract with North Davidson Garbage
- Added streetlights on Old 52 and Hickory Tree

From January 2011-December 2012

- 4,600 Approximately in Town Limits
- \$3.1 million in Fund Balance
- Sewer line A & B Completed
- Three New Businesses (Wal-Mart, Pizza Hut, Badcock Furniture)
- Lash & Dollar General business expanded

- Potential for numerous new businesses
- Six new houses were constructed
- Added Recycling
- New Town Ordinances and Guidelines were Established
- Contracts with Benchmark & Wooten Company Extended

From January 2012 – March 2013

- 4,783 people in town limits (new estimates in July)
- \$3.5 million in Fund Balance
- Sewer line extension to Midway Town Center beginning March 21, 2013
- Three new businesses permits issued
- Dollar General completed new building
- Potential for numerous new businesses
- Eight new houses were or are currently under construction
- Established new Town ordinances and guidelines
- Contracts with Benchmark and The Wooten Company extended
- New website
- Purchase of land for future growth
- Extending streetlight project

Financial Update

- Town Fund Balance is \$3,550,243.28
- Paying approximately \$33,000 per quarter for sewer loan + \$50,000 payment to principal
- \$132,000 per year over the next 10 years
- \$1.3 million total expenditure
- \$658,500 remaining (prior to \$50,000 payment due in April)

Planning Items

- Immediate
 - March 2013 - December 2013 (Nine Month)
- Ten to Twenty-Four Months (Two Years)
 - January 2014 - March 2016
- Twenty-Five Months to Five Years +
 - April 2016 - December 2018
- Six to Ten Years (2023)

Immediate

March 2013 – December 2013

- Streetlights
 - Update – Gumtree Road, Hartman Road, North Payne Road, Norman Shoaf Road

- Gumtree Road from town limits to Business 52 – 11,460' = 58 lights - \$791.70 per month
- Midway School Road from Norman Shoaf Road to Business 52 – 7,690' = 38 lights - \$518.70 per month
- David Smith Road to Eller Road – 5,315' = 28 lights - \$382.20 per month
- North Payne Road to Hartman Road – 4,090' = 21 lights - \$286.65 per month
- TOTAL - \$1,979.25 per month = \$23,751.00 per year
- Highway 52 and Hickory Tree Road (D.O.T. lighting)
- State Legislature – Statewide Contingency Funding – Resolution
 - Stan Bingham, Jerry Dockham, Pat Ivey
- Town WiFi in Phases (Beginning Core Business Area with future extension)
- Town Hall options and needs assessment
 - Renovation of Existing House for Town Hall

Mr. Ross reported The Wooten Company has drawn the maps for the lights and Duke Energy is ready to begin once Council approves.

Planning Consultant Vagn Hansen suggested Council might want to consider using LED lights, stating they are more efficient and last longer.

The costs for the street lighting will be built into next year's budget for Council's consideration.

Mr. Ross added there is a possibility the Town could receive funds from State Legislation from the Statewide Contingency Fund to help with the costs of the large lights at the Hickory Tree Road interchange. The Town would be required to submit a request for those in writing. Mr. Ross said Senator Stan Bingham, Representative Jerry Dockham, and Highway Division 9 Engineer Pat Ivey have all indicated they would support the Town's request for funds.

Mayor Pro Tem Mike McAlpine said he would like to move faster on the lights at the interchange rather than the neighborhoods. He said he is in favor of Benchmark preparing the necessary paperwork and delivering the package to Senator Bingham.

It was the consensus of Council to move forward with the request for funds from the Statewide Contingency Fund for the large lights at the Hickory Tree Road interchange.

Mr. Ross asked Council to give some thought to the Town providing WiFi service. The initial phase would not cover neighborhoods but just the core commercial district. Mr. Ross said he believes it would promote the Town.

Councilor Byrum stated he would need more information before giving it consideration.

Planning Consultant Vagn Hansen commented that internet availability is not a problem for businesses but suggested the Council may want to consider making it available at a designated open area such as a park.

Independent Town Hall Expense
(2012: 30 year/4% Annual Interest Rate)

Mortgage Amortization
\$500,000

- Annual loan Pmts:
\$28,644.96
- Monthly Pmts: \$2,387.08
- Interest over term of loan:
\$359,348.80
- Total: \$859,348.80

Mortgage Amortization
\$1,000,000

- Annual loan Pmts:
\$57,289.80
- Monthly Pmts: \$4,774.15
- Interest over term of loan:
\$718,694.00
- Total: \$1,718,694.00

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Ten to Twenty-Four Months

- Roadway and Access Management Plan for Midway School Road
- Christmas Lights
- Land Use Plan for Thomas property
 - Trees?
 - Town Hall location
 - Park location
- Continue to contact businesses

Town Manager Ryan Ross stated the increased school traffic is creating problems for the Midway Fire Department.

Planning Consultant Vagn Hansen said a study of the intersection of Old Highway 52 and Midway School Road would cost approximately \$10,000. He said a larger study of Midway School Road outside the town limits to as far as the new middle school would also require the involvement of Davidson County, the Davidson County Board of Education, and NCDOT which could cost \$25,000 - \$40,000. Mr. Hansen said he foresees major traffic problems if, or when, a new high school is built on that same road.

Mr. Ross recommended Council consider having a master plan drawn up for the 38-acre tract of land which the Town is considering to purchase. The master plan would include the best location for a town hall and parks on the property.

Mr. Hansen told public input meetings on a master plan would be held, similar to the process followed for the Transportation and Access Management.

Councilor Stephens said she would like to get the master plan underway as soon as possible and the other Council members agreed with her.

Mr. Hansen suggested waiting until September to begin work on the plan. Summer vacations would be over and things would be settling back down.

Mr. Ross said he has talked to a contractor about renovating the house located on the property which is separate from the master plan. He said the expertise of an architect would be needed as well. The renovated house will be used as town hall for several years and the house could later be a very usable building.

Mr. Hansen pointed out that if the house is renovated, several things have to be considered such as being handicapped accessible, etc. He also recommended renovation of the house.

Mr. Ross said the septic system would need to be evaluated, the water hooked up, and a driveway permit obtained.

Councilor Moon said he wanted the Town Manager to find out what it would to close in the carport.

Two to Ten Years

- Town Hall
- Town Park
- Sewer Extension
 - West of New Highway 52 on Hickory Tree Road
 - South on Old Highway 52
 - Council considerations:
 - Why extend?
 - How far will extension go?
 - Prioritize which should come first?

West of New Hwy 52 on Hickory Tree Rd

Line A:

This line extends from the south connecting to the Davidson County sewer interceptor west of Highway 52 Bypass. It would extend long the creek channel across Eller Rd, Fieldstone Dr., Crescent CT, Little Pond Rd, and Lori Ln. It would then extend past the end of Dalby Lane along the creek channel entering the right-of-way of David Smith Rd just north of Pin Oak Dr. This line would then extend along David Smith Rd to Hickory Tree Rd where it would provide service to that intersection and end. The probable project cost opinion of this line is about **\$855,860** which covers about 1,700 feet of 12" and 5,700' of 8" sewer lines.

Line B:

This line extends from the north off a line that serves the Old Cypress Drive subdivision. This line would extend up to Hickory Tree Rd entering the right-of-way about 200' east of Tara Gail Ln. The line would then extend along Hickory Tree Rd east (south) to Hartman Rd (or past David Smith Rd if Line A is not constructed). The probable project cost opinion of this line would be about **\$1,057,290** which covers about 2,800 feet of 12" sewer and 8,400 feet of 8" sewer lines.

\$1,835,082.00 Total if run at the same time

Town Manager Ryan Ross pointed out that Line A has the most potential to make sewer available to more residents, adding that the some of the houses in that area are 30-40 years old making them more likely to begin experience septic system failure.

Planning & Zoning

Vagn Hansen & Andy Goodall

- Update on Land Use and Development Ordinance Process
- Transportation and Access Management Plan for Hickory Tree Road from Old Highway 52 to Hartman Road completed
- Possible partnership with Davidson County for Transportation and Access Management Plan on Midway School Road

Planning Consultant Vagn Hansen added there is the possibility of constructing a new road on the 38-acre tract of land to connect Gumtree Road and Country Lane. Powell Bill funds could be a source of funding the construction. It was pointed out, however, that the Town does not currently participate in the Powell Bill program.

Mr. Hansen suggested the Town provide dumpsters at a collection site for the disposal of items that cannot be disposed of through the regular garbage pickup.

Additional Discussion Items

Marketing of the Town

- New Town of Midway Sign(s)?
- (e) Newsletter?
- New Website

Town Manager Ross talked about the possibility of moving the current sign at the Hickory Tree Road-Old Highway 52 to another location and replace it with a larger sign. Mr. Ross also suggested getting a nice new sign for the new property and placed at the house site.

Council Business

- Establish a new Zoning Board of Adjustment
 - Five (5) Member Board
 - Zoning Board of Adjustment will allow independent appeal to a separate Board
- Replacement for Ann Stroud (Finance Director)

Town Manager Ryan Ross added that the contracts with Benchmark CMR, Inc., The Wooten Company, and the Town Attorney will need to be renewed for the new budget year. The contract with Benchmark for planning and code enforcement services will increase from \$19,000 to \$22,000. Mr. Ross noted that Benchmark is now providing an additional person and have increased their office hours at Town Hall. The contract with The Wooten Company is on an “as project needed” basis.

Mr. Ross said that with the resignation of Finance Director Ann Stroud, a search needs to begin for her replacement. Ms. Stroud has agreed to work through the budget and will bridge with the new employee. It was stressed that the next Finance Director be required to have governmental financing experience.

ADJOURNMENT

On motion by Councilor Todd Nifong, seconded by Councilor Sue Stephens, Council voted unanimously to adjourn the meeting.

Norman L. Wilkes, Mayor

Linda A. Hunt, Town Clerk