

**MINUTES OF MIDWAY TOWN COUNCIL JOINT MEETING WITH THE MIDWAY PLANNING BOARD HELD ON TUESDAY, MARCH 31, 2015 AT 6:00 P.M. IN THE CONFERENCE ROOM AT FAITH MISSIONARY ALLIANCE CHURCH, 1078 GUMTREE ROAD IN MIDWAY, NORTH CAROLINA**

**CALL TO ORDER**

Mayor Norman Wilkes called the meeting to order.

Councilors present were: Mike McAlpine, Keith Leonard, and Todd Nifong. Absent: John Byrum and Robin Moon.

Planning Board members present were: Charles Waddell, LeeAnn Thomas, Jackie Edwards, Jamie Hester, Carl Tuttle, and James W. Smith. Absent: None.

Town Manager Ryan Ross, Town Planner Erin Burris, Town Attorney Jim Lanik, and Town Clerk Linda Hunt were present.

**ADOPT AGENDA**

The agenda was amended to add the following items: (1) Town of Midway Signage, (2) Fountain, (3) Street Lighting on Gumtree Road, (4) YMCA, and (5) Miscellaneous (Financial Update, Alcohol Sales, Sales Tax, Set Date for Budget Workshop, and to add a Closed Session in accordance with NCGS 143-318.11(a)(3) Attorney-Client Privilege.

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Todd Nifong, Council voted unanimously to adopt the agenda as amended.

**TOWN HALL RENOVATIONS**

Councilor Todd Nifong, who was appointed by Town Council to serve as the Town's representative to work with Frank Thomas of Thomas General Contractors, LLC, regarding the renovations for Town Hall, gave an update on the status of the renovations.

- Change Order 3: To paint the bricks on the exterior of the house for continuity with the addition. Color - Clay. Cost: \$4,300. It was the consensus of Council to proceed with Change Order 3.
- Interior paint color – Kilim Beige
- Baseboard molding – 4-6"
- Drywall to replace paneling
- Keep cabinets intact
- Keep stove and refrigerator. Hood over stove needs to be replaced.
- Change Order 4: To level up the floor in the carport which is to be enclosed for additional space. Estimated Cost: \$2,800 - \$3000. It was consensus of Council to proceed with Change Order 4.
- Duke Power Incentive Program - \$40.00 rebate per LED light fixtures
- Will be necessary to remove buildings on property

For information only.

**TOWN PROPERTY**

Mayor Pro Tem Mike McAlpine and Town Manager reported on the following items pertaining to the Town property:

- ❑ There will be a double parking lot at the back of Town Hall. Grading will be done by Chris Sink Hauling and Grading.
- ❑ Heat, electric and plumbing contractors have been contacted and are expected in the next week or two.
- ❑ The road into the property will have to be moved a little to accommodate the parking lots at Town Hall.
- ❑ Trees will have to be removed.
- ❑ Fence to be put up to set boundaries of property.
- ❑ Street lights needed on part of Gumtree Road, especially in front of Town Hall.
- ❑ YMCA
  - High probability a satellite of the Lexington YMCA will be located in northern Davidson County.
  - Check into the viability of a satellite YMCA by surveying the residents in northern Davidson County to see if they would support a YMCA in the area and to ascertain if sufficient funds can be raised to finance the project.

Members of the Planning Board indicated they are in favor of a YMCA in northern Davidson County. Town Planner Erin Burris commented it would be a great addition.

Mayor Norman Wilkes expressed his desire for an indoor pool at the satellite YMCA if comes to fruition, stating that in talking with educators in the area, they have expressed the need for a pool, workout area, and a gym.

#### **TOWN OF MIDWAY SIGNAGE**

Mayor Norman Wilkes presented Council with illustrations of potential designs for two new Town of Midway signs with the larger one being placed at Town Hall and the smaller one to replace the existing sign at the end of Hickory Tree Road on Old Highway 52. He proposed the existing sign be placed at another entrance location. Ebert Sign Company designed the new signs and submitted the following proposal:

- ❑ Ebert Sign Company would furnish the materials and labor necessary for the completion of a 140" x 161" aluminum arch with the Town of Midway logo illuminated with solar lighting and a smaller 72" x 120" version of the large sign. Total cost of the two signs is \$9,550.00.

Mayor Pro Tem Mike McAlpine said the Town needs to check with Pat Ivey of the North Carolina Department of Transportation (NCDOT) to get NCDOT's approval of the sign and its size prior to Council making any decision on the proposed new sign at the end of Hickory Tree Road at Old Highway 52.

Town Planner Erin Burris commented that the proposed new signs do not meet the Town's signage regulation.

Town Manager Ryan Ross suggested the Planning Board discuss the signs at their next meeting in April.

#### **PARK**

Town Manager Ryan Ross reported that building of the walking trails has been delayed pending a decision being made on the satellite YMCA.

Councilor Todd Nifong commented that people want to see some progress on the park and he believes building the walking trails is a good way to start.

Mayor Pro Tem Mike McAlpine said a farm fence needs to be put up on the back of the property to segment it for safety purposes. Town Planner Erin Burris said that anything can be put up that sets boundaries.

Ms. Burris told Council that N. C. Parks and Recreation Trust Fund (PARTF) provides dollar-for-dollar matching grants to local governments for parks and recreational projects to serve the general public. Counties, incorporated municipalities and public authorities, as defined by N.C.G.S. 159-7, are eligible applicants. PARTF sends out letters in August announcing the beginning of the funding cycle and in September, PARTF staff conducts a workshop to explain the application process. February is the deadline for applications to be submitted and the grants are awarded in July. Ms. Burris said the Town could receive significant funding from PARTF for the park.

Mr. Ross said the playground in the park is also on hold, again pending a decision on the YMCA project.

For information only.

### **FOUNTAIN PROPOSAL**

Mayor Wilkes presented a large depiction of the fountain that he proposes to be built on the exit ramp on Hickory Tree Road to northbound Highway 52.

Since the fountain would be located on the North Carolina Department of Transportation (NCDOT) right-of-way, it would be necessary to obtain NCDOT's approval before work on the project could begin. Mayor Wilkes stated he has spoken with Pat Ivey of NCDOT and he has tentatively approved the project.

The estimated cost of the fountain project is \$75,000.00, which includes the landscaping.

For information only.

### **HICKORY TREE ROAD CLEAN-UP**

Town Manager Ryan Ross stated he met with North Carolina Department of Transportation (NCDOT) officials about the possibility of cleaning up the area along Fred Sink Road which runs along the northbound exit ramp from Hickory Tree Road. Pictures were provided to illustrate what the area looks like now and what it would look like after the clean-up.

Mr. Ross advised that NCDOT has agreed to provide its services to clean up the area which includes removal of some of the trees if the Town will put up a fence. After the clean-up work is completed, the Town would install approximately 1500 feet of fencing and would assume the responsibility of maintaining the area. In return, the Town would provide NCDOT with trees taken from the Town's property on Gumtree Road that NCDOT would plant in the median area of Highway 52 near the Hickory Tree Road on and off ramps.

Mr. Ross said the clean-up area would have to be surveyed first to be sure there would be no encroachments on anyone's property on Fred Sink Road.

The Planning Board was in agreement with the concept of the project.

For information only.

### **STREET LIGHTING – HICKORY TREE ROAD**

This was discussed under TOWN PROPERTY.

**PROPOSED PERSONNEL POLICY**

Town Council had been provided the first draft of the proposed personnel policy at its last regular meeting on March 2, 2015 and was asked to review the proposed policy so they could be prepared to ask any questions they may have and to discuss the personnel policy as proposed.

Being unable to attend this Planning Workshop, Councilor Byrum had provided his copy of the policy marked up with his questions/concerns and they were addressed at the meeting. Councilor Byrum was to be informed of the answers to his questions which were easily explained.

There were no other questions from Town Council regarding the proposed Personnel Policy.

This item is to be placed on the April 5, 2015 Town Council meeting for action.

**MISCELLANEOUS – TOWN MANAGER RYAN ROSS**

**Financial Update**

Town Manager reported the Town currently has a Fund Balance of \$3.6 million.

**Alcohol**

Town Manager Ryan Ross reported on the Davidson County Board of Commissioners' recent decision to place alcohol referendum on the 2016 ballot.

- ❑ The owners of restaurant property, just south of Winston-Salem in Davidson County, has asked the City of Winston-Salem to be annexed voluntarily; however, permission from the Davidson County Board of Commissioners would be required.
- ❑ The building up for potential annexation is at 3450 Old Salisbury Road, at the corner of Old Salisbury and Friedberg Church roads.
- ❑ Teddy Kazakos, who plans to open Maxburger Bar and Grill in the former 13 Bones Restaurant's portion of the building, said he needs to be able to sell alcoholic beverages to make the restaurant work. Davidson County is a dry county and that was the reason for the request for annexation by Winston-Salem.
- ❑ The Davidson County Board of Commissioners rejected businessman Teddy Kazakos' request to be annexed by Winston-Salem.
- ❑ The issue of alcohol sales in general was put on the Board of Commissioner's agenda for discussion.
- ❑ Following debate by and between the audience and the Board of Commissioners, the Board voted 4-3 to put four referendum questions on the ballot in November 2016.
  - The sale of malt beverages both on and off-premises;
  - The sale of unfortified wine on and off-premises;
  - The operation of ABC stores in the county; and
  - The sale of mixed drinks in hotels, restaurants, private clubs, community theaters and convention centers.

Mr. Ross stated that allowing alcohol sales in Davidson County has been a contentious issue for some time and that he felt the Davidson County Board of Commissioners decided to let it go to a vote of the residents in Davidson County.

For information only.

**Sales Tax Redistribution**

Town Manager Ryan Ross said the proposal to shift sales tax dollars in North Carolina could have major impacts for several counties throughout the state. The plan aims at closing the urban and rural divide when it comes to who gets money and who does not. While some smaller cities and counties are in favor of this effort, some larger areas say it concerns them. The plan could bring big benefits to smaller communities while some larger urban areas would see a significant drop in sales revenue.

Sales tax is currently divided up largely based on where a sale takes place with some adjustment factors for certain counties to increase their payout.

This bill uses a three year transition period to move the system to be based on population of a county and removing the adjustments.

Mr. Ross informed Council that he has spoken with Senator Stan Bingham and Representative Rayne Brown to express the Town's concerns about the proposed redistribution of sales tax.

For information only.

**Set Date for Budget Workshop**

Possible dates were discussed to schedule a budget workshop to begin working on the Town's budget for Fiscal Year 2015-2016. Two dates that appeared to work for the Council members present were Monday, April 20 or Monday, April 27, 2015 at Town Hall. Tentative time to begin the workshop was 7:00 p.m.

This item will be placed on the agenda for the next regular meeting of Town Council on April 6, 2015 for action.

**RECESS TO CLOSED SESSION**

On motion by Councilor Todd Nifong, seconded by Councilor Keith Leonard, Town Council voted unanimously to recess to Closed Session in accordance with NCGS 143-318.11(a)(3) under attorney-client privilege.

**RECONVENE TO OPEN SESSION**

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

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Norman L Wilkes, Mayor

ATTEST:

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Linda A. Hunt, Town Clerk