

MINUTES OF MIDWAY TOWN COUNCIL REGULAR MEETING HELD ON OCTOBER 5, 2015 AT 7:00 P.M. IN THE MEETING ROOM AT THE MIDWAY FIRE AND RESCUE BUILDING, 228 MIDWAY SCHOOL ROAD, MIDWAY, NORTH CAROLINA

CALL TO ORDER

Mayor Pro Tem Mike McAlpine called the meeting to order and welcomed everyone present.

Councilor Todd Nifong introduced Pastor Jonathan Goodman of First Baptist Church in Welcome, North Carolina, who gave the invocation and led in the Pledge of Allegiance prior to the opening gavel.

Councilors present were: Mike McAlpine, John Byrum, Keith Leonard, Robin Moon, and Todd Nifong
Absent: Mayor Norman L. Wilkes. Town Manager Ryan Ross, Town Attorney Jim Lanik, and Town Clerk Linda Hunt were present.

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

No members of press were in attendance.

APPROVAL OF MINUTES

On motion by Councilor John Byrum, seconded by Councilor Todd Nifong, Council voted unanimously to approve the minutes of the September 8, 2015 Town Council Regular Meeting as presented.

On motion by Councilor Todd Nifong, seconded by Councilor John Byrum, Council voted unanimously to approve the minutes of the September 14, 2015 Town Council Special Meeting as presented.

PUBLIC ADDRESS

Gloria Miller, 303 Edgewood Lane, addressed Council to complain about the empty lot next door to her property and said nothing has been done even though she has complained multiple times about the piles of wood from the trees that were cut down by her neighbor.

Town Manager Ryan Ross told Ms. Miller that while he understood her frustration, there is nothing the Town can do about the situation as this is a wooded lot and there is no ordinance that covers this issue.

ADOPT AGENDA

The agenda was amended to **ADD** the following items under **VII. REGULAR BUSINESS**:

- Item 4. Town Hall Update
- Item 5. Land Development Ordinance
- Item 6. Park Committee

and to **DELETE** the following item under **VIII. TOWN MANAGER'S REPORTS**:

- Item 1. Land Development Ordinance.

On motion by Councilor Keith Leonard, seconded by Councilor Robin Moon, Council voted unanimously to adopt the agenda as amended.

OPENING REMARKS BY MAYOR

There were none.

REGULAR BUSINESS

AUDIT REPORT – EDDIE CARRICK, CPA

Town Manager Ryan Ross introduced Mr. Eddie Carrick, CPA who presented the Town's Annual Audit Report for fiscal year ending June 30, 2015.

The Town of Midway adopts an annual budget for its General Fund, as required by the General Statutes. The budget is a legally adopted document that incorporates input from the citizens of the Town, the management of the Town, and the decisions of the Board about which services to provide and how to pay for them. It also authorizes the Town to obtain funds from identified sources to finance these current period activities.

Financial Highlights

- The assets of the Town of Midway exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$5,026,026 (net position).
- The government's total net position increased by \$420,239, due to increases in the governmental type activities net position.
- As of the close of the current fiscal year, the Town of Midway's governmental fund reported an ending fund balance of \$3,817,355 with a net increase of \$166,446 in fund balance. Approximately 4 percent of this total amount, or \$154,251, is restricted.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$2,346,204, or 216 percent of the total General Fund expenditures for the fiscal year.
- The debt for the Town decreased by \$125,000 due to principal payment of \$125,000.

Presentation only. This item will be placed on agenda for the November 2, 2015 Town Council regular meeting for action.

CONTRACT – WARREN D. HILL – ROAD CLEANUP

At the last Town Council regular meeting on September 7, 2015, Warren D. Hill, 494 Jones Drive, Winston-Salem, North Carolina submitted a contract based on his proposal for trash removal along the following roadways on a monthly basis at a cost of \$1,600 per month:

1. All of Old Highway 52 at Home Trust Bank down to stoplight at Midway School Road
2. Old Highway 52 at Midway School Road to Norman Shoaf Road
3. Old Highway 52 at Hickory Tree Road ending at North Payne Road
4. Old Highway 52 at Gumtree Road ending at Norman Shoaf Road.

Town Attorney Jim Lanik stated that the current paperwork turned in for a contract needs more specific terms and conditions and also will need insurance provisions. Mr. Lanik said he would be able to put a formal contract together.

Town Manager Ryan Ross had spoken with Mr. Hill and addressed these contract concerns with Mr. Hill; however, nothing more formal was submitted.

Councilor McAlpine suggested a trial basis cleanup to evaluate the quality of the work performance. Mr. McAlpine asked Town Attorney Jim Lanik to draw up a contract for the parade and to include the clean up the roads in the proposal from Mr. Hill. If accepted by Mr. Hill, the Town Council will make a decision after the parade cleanup regarding regular road cleanup going forward.

This item will be placed on the agenda for the November 2, 2015 Town Council regular meeting agenda.

TRANSPORTATION IMPROVEMENT PLAN

Town Manager Ross informed Council the Town's roundabout project did not make the State Transportation Improvement Plan (STIP) list this year. Mr. Ross stated there is another opportunity to apply for similar project funding next June or July and he will continue to pursue this option. The only other option would be for the Town to fund the project which is estimated to cost between \$750,000 - \$1,000,000 per roundabout.

For information only.

TOWN HALL UPDATE

This item was added to the agenda.

Councilor Todd Nifong said the work on the Town Hall building is progressing well and they are winding down the work on the inside. General Contractor Frank Thomas has been unable to get a firm date for delivery on the granite top ordered at this time. Mr. Nifong said the Committee is prepared to move ahead on the following list of issues if the Council is in agreement:

1. Furniture in the waiting area
2. Window blinds/treatment in the Council Room
3. Chairs for the Council Room
4. Seating in the main Council Room and the overflow room
5. Office furniture in 2 offices
6. Clock for front of the building at a cost estimate of \$2,200 - \$2,500, plus the cost of an electrician

All the Council members were in agreement to let the Committee proceed with taking care of these items as long as the Committee works with any staff member who will be using or working with these items.

There was some discussion on the cost and availability of stackable or folding chairs and availability and use of dollies to move the chairs out of the room and into storage when not being used. Consideration of the size of the elevator would have to be given in determining the transfer of the chairs for storage downstairs.

There was also discussion on the office furniture to be used and the importance to make sure the furniture chosen is purchased using input from staff members using the furniture to make sure what is chosen is user-friendly for those using it on the most regular basis.

Councilor McAlpine said there needs to be a decision made as to what will go in the empty space above the lettering on the front exterior of the building. It was the consensus of Council to proceed with having a clock installed in that spot above the lettering.

Councilor Nifong told Council the lettering for the wording on the front of the building is ready for installation and just waiting for Council to set the date. It was determined that the wording would be one of the last things to put on the building, as it was felt when the wording was in place it would possibly signify for the citizens that the new Town Hall is now open and ready for business.

LAND DEVELOPMENT ORDINANCE (LDO) WORKSHOP

This item was added to the agenda.

Councilor Byrum suggested there should be at least one more workshop for the Council to have the opportunity to ask any other questions and to discuss any other concerns they may have prior to finalizing the Land Development Ordinance for review and public input.

On motion by Councilor John Byrum, seconded by Councilor Todd Nifong, Council voted unanimously to hold another Town Council Workshop on Thursday, October 15, 2015, at 6:00 p.m. at Town Hall, 125 Gumtree Road in Midway for further discussion of the proposed Land Development Ordinance.

PARK COMMITTEE UPDATE

This item was added to the agenda.

Mayor Pro Tem McAlpine commented that the trees on the Town property should be being cleared in the next couple of months and he suggested Council begin the process of putting together names of residents who might be interested in serving on a Park Committee and then selecting a Committee from those names submitted.

Councilor John Byrum said he has been in touch with several people who have expressed an interest in serving on the Park Committee. Mr. Byrum said there are other things that also need to be kept in mind, such as the appearance of the park, security, etc.

Councilor Keith Leonard asked how large this committee should be, to which Councilor Byrum commented maybe 8 to 12 people with a variety in demographics from the community.

Mayor Pro Tem McAlpine then commented that maybe Council should propose names for consideration to serve on the Park Committee and then move forward on putting this Committee together after December.

Councilor Byrum suggested that each Council member come to the November meeting with at least 3 or 4 names so the names could be put together for consideration.

This item will be put on the agenda for the November 2, 2015 Town Council regular meeting.

TOWN MANAGER'S REPORTS

LAND DEVELOPMENT ORDINANCE

This item was removed from the Town Manager's Reports to Regular Business for discussion and Town Manager Ryan Ross said he had nothing additional to report that had not already been discussed at tonight's meeting.

ADJOURNMENT

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

Mike McAlpine, Mayor Pro Tem

Linda A. Hunt, Town Clerk