

**BADIN TOWN COUNCIL MEETING – REGULAR MEETING**  
October 10, 2023  
BADIN TOWN HALL

**VISITORS**

Tracey Almond, Sarah Allen, Jody Hopper, Jenny Henderson, Lenora Council, Vanessa Mullinix, Jennifer Owens, Fran Marsh, Dave Andrews, Curt Dorsey

**Council Members Present:**

Gary Lowder, Mayor  
Demar Huntley, Mayor Pro Tem  
Deloris Chambers  
Dale Ward  
Charles Council

**Staff Present:**

Jay Almond, Town Manager  
Amanda Bowers, Town Clerk  
Stephen Smith, Police Chief  
Terry Eudy, Public Works Director

Opening prayer by Deloris Chambers.

Pledge of Allegiance to the Flag recited.

**PUBLIC COMMENTS**

Tracey Almond, President of non-profit agency Love Thy Neighbor, invited everyone to a free Thanksgiving meal 11 a.m., Sat., Nov. 4<sup>th</sup> in the Isiah Westbrook Community Center.

Jody Hopper thanked Terry and the property maintenance department for town cleanup and apologized for out-of-towners taking advantage of the service by bringing in outside items.

Jenny Henderson, requested \$300 for Better Badin, Inc. for treat bags during Winterfest.

Ward, on behalf Council, presented Fran Marsh a certificate of appreciation for litter cleanup.

**CALL TO ORDER**

Mayor Lowder called the meeting to order.

**AMENDMENT(S) TO THE AGENDA**

Motion to amend page 23 of agenda to show a 4<sup>th</sup> estimate for painting town hall: Ward

Second: Council

Vote: Passed/Unanimous

**APPROVAL OF MINUTES**

Motion to approve September 12, 2023 Public Hearing regarding proposed Solar Farm

Ordinance: Ward

Second: Huntley

Vote: Passed/Unanimous

Motion to approve September 12, 2023 Regular Meeting: Chambers

Second: Council

Discussion: Council asked if part-time Officer Tim Peck was full-time. Chief Smith confirmed, not yet.

Vote: Passed/Unanimous

Motion to approve September 27, 2023 Special Called Meeting: Huntley

Second: Ward

Vote: Passed/Unanimous

### **BUSINESS**

Mayor Lowder reported on Stuart Street name change process. Planning board chair has been notified and has scheduled a meeting for 6:30 p.m., October 18, 2023 in Badin Town Hall.

Town council voted in September to adopt Resolutions of Intent to Consider Closure of three alleys and or public ways. The resolutions are prepared and ready for adoption.

Motion to adopt Resolution of Intent to Consider Closure of a portion of the alley off Field Lane between and parallel to Pine and Walnut Streets: Ward

Second: Huntley

Vote: Passed/Unanimous

Motion to adopt Resolution of Intent to Consider Closure of two portions of public streets off of and generally parallel to Valley Drive: Ward

Second: Huntley

Vote: Passed/Unanimous

Motion to adopt Resolution of Intent to Consider Closure of a portion of alley off Dewey Street between and parallel to Washington and Sumpter Streets: Huntley

Second: Council

Vote: Passed/Unanimous

West Badin Park utility project to provide water, sewer and power access for pending restroom installation was quoted between \$14,000 and \$15,000, half of which is approved for grant reimbursement by the annual Stanly County Parks and Recreation Grant. Garmon Mechanical is executing the project and drawing plans for permitting.

Mayor Lowder reported on Badin Waterfront Park (BWP) and Badin Conference Center (BCC) project pricing. Material and equipment costs, indicate BCC work will be full and complete replacement of the heating, ventilation (HVAC), and moisture control. BWP Phase 1 includes park entry from Walnut Street, patron and visitor parking, quarter-mile walking trail, civic green space, plumbed restrooms, and multi-use pavilion.

Mayor Lowder suggested sidewalk repair under street right-of-way maintenance funded through Powell Bill in the FY24 budget. Mayor Lowder spoke with H&H Tree Service for estimates. \$10,000 from Powell Bill has been budgeted for this project. Lowder is waiting for estimate for sidewalk repair and stump removal.

- Tree at 37 Willow St. – Estimated \$800
- Tree at Spruce and Willow Streets – Estimated \$800
- Another tree at Spruce and Willow Streets – Estimated \$700

Town Council budgeted and purchased 4 more electronic speed display signs. They have not yet been assigned to locations in town. Suggestions from council meeting were:

- Replace old one on Nantahala.
- Add one across from 112 Valley Drive.
- Add one on NC Hwy 740, 125 ft. from Wood St. entrance before Dogwood Lane.

Town Council would like location recommendations from Chief Smith.

Motion to replace old speed display sign on Nantahala St.: Ward

Second: Council

Discussion: Ward requested taking down all old pieces before replacing.

Vote: Passed/Unanimous

Excessive school traffic is accessing Henderson St. breaking NCDOT prescribed school drop-off traffic pattern. Town Council discussed adding a street sign at Henderson St. on Cheoah St. for “no left turn” along with NCDOT school drop-off and pick-up hours. Councilman Council wants violators cited.

Motion to add new street sign at the Henderson St. end of Cheoah St. displaying “no left turn” along with school drop-off and pick-up hours: Council

Second: Huntley

Vote: Passed/Unanimous

Town Council received 4 estimates for wallpaper removal, drywall repair, sanding, priming, two coats of wall paint and trim, painting one ceiling and restrooms in town hall. Building Maintenance/Repair line item was raised to \$10,000 for FY24 budget to fund painting and flooring in town hall, however A/C unit repair cost approximately \$1,000 leaving \$9,000. Paint estimates were: \$4,200; \$7,300; \$9,200; \$9,400. Paint Concepts submitted the \$4,200 estimate.

Motion to accept the \$4,200 estimate to start wall repairs and painting in town hall: Huntley

Second: Council

Vote: Passed/Unanimous

Mayor Lowder received a request for alley closure off Sherman St. between Grant and Lee streets. He recommended not closing the alley. Ward agreed. The section of alley requested for closure is mid-alley which wouldn't allow adjacent properties access to the back of their properties. Councilman Council won't consider at this time.

Motion to not close alley off Sherman St. between Grant and Lee Streets: Lowder

Second: Council

Vote: Passed/Unanimous

Motion to approve a total of \$800 in non-profit donations, \$500 for Red & Blue Christmas Rescue (BVFD) and \$300 to Better Badin for Christmas treat bags at Winterfest: Council

Second: Huntley

Discussion: Ward sustained [sic] from voting (recused himself) due to his Badin Volunteer Fire Department association.

Vote: Passed 4-0

### **PUBLIC WORKS:**

Eudy reported the following:

- Next limb/brush collection November 7, 2023.
- 10 Loads of Brush collected in September.
- Town Cleanup is ongoing. So far 9 loads to landfill totaling 25,040 lbs. collected.
- Leaf collection schedule has been posted to the website, and will be posted on bulletin board this week.

Ward asked about arrangements for new leaf dump. Eudy has a permit but is exploring adding pipe at the current dump site to allow for the larger truck there too.

### **POLICE REPORT:**

- Chief Smith reported 2,411 calls for service in September.

### **FINANCIAL REPORT:**

Almond presented financial report ending October 6, 2023. September revenue from property tax, sales & use tax, occupancy tax. Almond gave an update on ARPA fund expenses and engineering costs from Becker-Morgan for the grant projects.

### **MANAGER'S REPORT:**

Almond reported the following:

1. Demar Huntley will attend the Stanly County CVB meeting 8:30 a.m., Oct. 11.
2. Planning Board will meet at 6:30 p.m., Oct. 18 regarding Stuart St. name change.
3. 10 Days of Uwharrie, North Carolina's Official Outdoor Festival Oct. 20-29 includes a 5K to and from Narrows Dam Oct. 21, a fish fry downtown Oct. 22, and Historic Badin Hardaway Pow Wow Oct. 28-29. Other Oct. events include a "Dirty Dancing" film themed event in the Badin Inn Oct. 14 and Boo-Fest Oct. 31.
4. Badin Town Hall will be closed Nov. 10 in observance of Veteran's Day.
5. Badin Town Council will host a public hearing at 6:45 p.m., Nov. 14, 2023 in Badin Town Hall to receive input on alley closures.
6. Next Regular Council Meeting is 7 p.m. Tues., Nov. 14, 2023 in Badin Town Hall.
7. Councilman Council will attend Centralina COG from 5-7 p.m. Oct. 11 in Charlotte.

### **COUNCIL COMMENTS:**

Ward is almost finished measuring streets for patching.

Huntley said we need to be specific so residents understand what's allowed for town cleanup. Lowder said new call system "RAVE" is implemented and requested everyone to sign up on the website to receive important updates and alerts in Badin.

Councilman Council recommended funding a mailer to residents about the new call system. He also mentioned the list of surplus vehicles, which is still being gathered. Councilman Council thanked Lenora Council for meeting paint contractors for estimates.

Lowder requested council members mention anything they would like to see on the town's website during council comment section of meeting.

Councilman Council suggested bringing code enforcement in-house. Chief Smith said a code enforcement officer would need to learn from Tim Swaringen. Councilman Council thanked Chief Smith for his success with door notices.

Motion to enter closed session pursuant to NCGS 143-318.11(a) to discuss matters pursuant to NCGS 143-318.11(a)4: Huntley

Second: Chambers

Vote: Passed/Unanimous

Council re-entered regular session.

**ADJOURNMENT:**

Motion to adjourn October 10, 2023 Regular Meeting: Council

Second: Huntley

Vote: Passed/Unanimous

Minutes approved November 14, 2023.

Minutes prepared by Amanda Bowers.