

BADIN TOWN COUNCIL MEETING – REGULAR MEETING

August 12, 2025

BADIN TOWN HALL

VISITORS

Valerie Tyson, Senora Boulware, Jenny Henderson, Sarah Allen, Tonya Gelbach, Jane Rife, Frances Whalen

COUNCIL MEMBERS PRESENT:

Demar Huntley, Mayor

Charles Council, Mayor Pro Tem

Deloris Chambers

Dale Ward

Gary Rife

STAFF PRESENT:

Jay Almond, Town Manager

Amanda Bowers, Town Clerk

Stephen Smith, Police Chief

Jim Miller, Public Works Laborer

Opening prayer by Dale Ward.

Pledge of Allegiance to the Flag recited.

Councilmember Rife presented a certificate of appreciation to Jody Hopper for her service in the community, volunteering in Badin Elementary School and being available when needed.

PUBLIC COMMENTS

Sarah Allen said 324 Grant St. isn't maintained, deer are gathering, and it needs attention.

Senora Boulware said she spent \$1500 on plumbing for a drainage issue. Drainage needs addressing. She said she wants a library in West Badin, children shouldn't have to cross the highway to visit Stanly County Library - Badin Branch which has no black books.

CALL TO ORDER

Mayor Huntley called the meeting to order.

AMENDMENT(S) TO THE AGENDA

None.

APPROVAL OF MINUTES

Motion to approve July 8, 2025 Public Hearing minutes on Falls Road Parking: Ward

Second: C. Council

Vote: Passed/Unanimous

Motion to approve July 8, 2025 Regular meeting minutes: C. Council

Second: Rife

Vote: Passed/Unanimous

BUSINESS

Town council requested estimates for sidewalk repair and associated tree work. Vendors have called and one submitted an estimate. Huntley suggested a submittal deadline.

Motion to set a deadline of 12 p.m. Aug. 22, 2025 and Almond notify vendors: Rife

Second: C. Council

Vote: Passed/Unanimous

Motion to adopt Resolution Adopting the Cabarrus Stanly Union 2025 Regional Hazard Mitigation Plan: C. Council
Second: Ward
Vote: Passed/Unanimous

Motion to approve 2025 Municipal Audit Engagement Letter and Contract from Strickland Hardee PLLC certified public accountants: Rife
Second: C. Council
Vote: Passed/Unanimous

Council discussed an update/redesign of the town website and migrating all town applications and forms to online fill and submittal. Huntley would like online payments.

Motion to seek website redesign bids including a Webmaster for updates: C. Council
Rife suggested council check out other town's websites and develop a scope of work before seeking bids. Almond will get information.
C. Council rescinded his motion.

PUBLIC WORKS:

Miller reported the following:

- Next limb/brush collection September 2, 2025.
- 9 Loads of brush for August.
- Boom mowing and spraying is ongoing.
- NCDOT contractor's leftover debris at the ballfield has been cleaned up.
- No Parking signs are installed on Falls Road.
- Repairs complete at curve of Tallassee/Cheoah streets.

Chambers mentioned receiving complaints Mayo Street needs spraying.

POLICE REPORT:

- Chief Smith reported 2,135 calls for service in July.
- No parking signs on Falls Rd have been effective. Only gave one parking ticket.

Ward asked if police are walking through the conference center after the water leak. Almond said is doing it weekly. Ward's opinion is it should be done daily by the police department.

FINANCIAL REPORT:

Almond presented financial reports ending August 8, 2025. July revenues from property tax, sales & use tax and occupancy tax. Ward asked if gravel has been purchased through the alley maintenance line item from FY ending June 30, 2025. Almond will check on it.

MANAGER'S REPORT:

Almond reported the following:

1. Huntley will attend the Stanly County CVB 8:30 a.m. Wed., Aug. 13.
2. Badin Waterfront Park still awaiting PARTF approval of scope revision before construction can continue. Should hear in a week to 10 days. Rife asked what can be done to make it usable now. Almond said it is a construction site and insurance won't treat it as a park yet. Huntly asked about materials lists from the contractors. Ward said he is disappointed in their communication. Council discussed Phase 1 and PARTF requirements. Rife requested the PARTF letter. Almond will email it.
3. Stormwater projects: Tallassee/Cheoah curve, Walnut/park driveway, and Stanly St. are complete. Sherman/Lincoln is delayed by rain but is next. Ward said riprap needs to be added to Walnut. The board discussed needs for Sherman/Lincoln project. Ditches need reshaping and pipe needs to be replaced.

4. Stanly County COG meeting will be hosted by the Village of Misenheimer, 6:30 p.m., Aug. 26. RSVP to Almond by Friday, Aug. 15. Ward and Rife will attend.
5. Badin Town Hall will be closed Monday, Sept. 1 for Labor Day.
6. Almond attended the RRRPO TCC meeting by Zoom Sept. 9. Nothing reported on Falls Road repaving project but there's a possibility of adding a project request to NCDOT to connect sidewalk, and add a crosswalk from Nantahala along NC740.
7. Next Regular Council Meeting 7 p.m. Tues., Sept. 9, 2025 in Badin Town Hall.
8. Council will enter closed session pursuant to NCGS 143-318.11(a)1 to discuss matters pursuant to NCGS 143-318.11(a)4.

COUNCIL COMMENTS:

Chambers said there will be a Badin Project Revival Sept. 5, 6, and 7 in Badin Elementary School and the public is invited. A sign at Lincoln and Dewey needs straightening.

Rife asked for an update on scheduling a meeting with utility companies. Almond said there may need to be separate meetings as schedules are not all aligning. Council consensus is to schedule them individually if needed. Huntley suggested NCDOT and Duke to be invited to the next council meeting. Rife would like something soon if they can't make the meeting.

Ward said someone volunteered to take down the panel box in the field next to the conference center where Duke disconnected power and made a motion to allow a volunteer to take down panel box. Almond asked about insurance. Council said public works employees should remove the panel box.

C. Council said Rife built a handicap bridge and they installed it at West Badin Park. Town council and Jody Hopper served breakfast to teachers at Badin Elementary School Friday.

Motion to enter closed session pursuant to NCGS 143-318.11(a)1 to discuss matters pursuant to NCGS 143-318.11(a)4: C. Council

Second: Ward

Vote: Passed/Unanimous

Mayor Huntley called for a 5 minute recess before beginning closed session.
Council re-entered regular session.

C. Council said there is a lot of public discussion about property revaluation. He asked if we could cut the tax rate. Ward said we're losing tax base with demolition in Badin Business Park and we need more business in town before considering lowering the tax rate. Almond mentioned the town is also appropriating significant funds to cover projects.

ADJOURNMENT:

Motion to adjourn August 12, 2025 Regular Meeting: C. Council

Second: Ward

Vote: Passed/Unanimous

Minutes approved September 9, 2025.

Minutes prepared by Amanda Bowers.