

**BADIN TOWN COUNCIL MEETING – REGULAR MEETING**

November 12, 2024

BADIN TOWN HALL

**VISITORS**

Jane Rife, Gary Rife, Sarah Allen, Valerie Tyson, Lenora Council, David Gallimore, Trish Gallimore, Emelia Ireland, Ryan Montroy, Remy Montroy, Vaughn Montroy, Jenny Henderson, Tonya Gelbach, Butch Huneycutt, Irene Huneycutt

**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  
Daniel Brabaw, BPD Officer/Interim Sergeant  
Terry Eudy, Public Works Director

Opening prayer by Deloris Chambers.

Pledge of Allegiance to the Flag recited.

**PUBLIC COMMENTS**

None.

**CALL TO ORDER**

Mayor Lowder called the meeting to order.

**AMENDMENT(S) TO THE AGENDA**

Motion to add 8(a) Discuss Badin Elementary School teachers' duty-free lunch: C. Council

Second: Lowder

Vote: Passed/Unanimous

Motion to add 8(b) Parking restrictions on Falls Rd. discussion: C. Council

Second: Ward

Vote: Passed/Unanimous

**APPROVAL OF MINUTES**

Ward said he made comments in the October 8 Regular meeting he wants added to the minutes about leaves and grass clippings in rights-of-way, mowing, and code enforcement per ordinance.

Motion to approve October 8, 2024 Regular meeting minutes pending addition of Ward's

comments: Chambers

Second: Huntley

Vote: Passed/Unanimous

Motion to approve October 22, 2024 Special Called meeting minutes: Chambers

Second: C. Council

Vote: Passed/Unanimous

## **BUSINESS**

Matthew Rea of the Institute for Building Technology and Safety (IBTS) shared minimum housing ordinance findings and recommendations for revisions. He recommended updating nuisance language, eliminating over-specific descriptions, revising text so one citizen may file a complaint, adding a time limit for boarded structures, creating a case tracking system, a registry of property violations, and a responsible code enforcement agency. IBTS will enforce for \$60/hr.

Badin Town Council presented certificates of appreciation to the following:

- C. Council honored Vaughn Montroy for helping with the powwow.
- Ward honored Tonya Gelbach for helping beautify the community.
- Lowder honored Tim Irvin in absentia for the Celtic Festival. Tammy Irvin accepted.
- Huntley honored Reba Smith in absentia.
- Chambers honored Church of the Living God Bishop Roy Washington in absentia.

C. Council mentioned this will be Mayor Lowder's last meeting presiding. He said Lowder has done a great job and should be recognized. Lowder commented one man can't do anything by himself and he appreciates all the help he had from the council.

The board discussed volunteering in Badin Elementary. C. Council said the PTO is planning a teacher's luncheon 10:30 a.m. - 1:30 p.m. Nov. 25 where volunteers cover 45 minute shifts in the lunchroom assisting students, giving teachers duty-free lunches. C. Council encouraged council and staff to volunteer. Council consensus was to allow any staff volunteers to receive pay.

The board discussed Falls Rd no-parking. Ward offered 3-hour parking instead of no-parking for contractor parking while mowing. The board discussed enforcement challenges and contractor use of traffic cones. Almond said NCDOT would make all determinations. Ward said 12 homes are affected and 4 park on-street. C. Council proposed requesting no-parking and leave it to DOT.

Motion to request NCDOT set no-parking on Falls Rd. from Maple St. to Spruce St.: Ward  
Second: C. Council

Discussion: Almond said NCDOT would likely consider no-parking only in an extended stretch of road rather than parking, no-parking, then parking again. Ward added Falls is no-parking on the hill. Lowder said town doesn't have the staff to enforce time restricted parking all day.

Vote: Passed/Unanimous

The board considered traffic changes for Badin Waterfront Park on Walnut St. since one-way was started a few years ago for Tho Pizza & Hot Subs restaurant parking and the restaurant moved. Badin Waterfront Park main entrance was added to Walnut St. between Falls Rd. and Field Lane. Park exit traffic will be forced left toward residences. Council consensus to keep one-way traffic. Ward said they may add a second street light at the park entrance.

Town staff hosted a preproposal meeting to address inquiries related to the storm water project. Attendees requested a professional scope of work to properly respond. Two agencies attended, Thompson Grading for construction and Chambers Engineering. Others showed email interest but didn't attend the meeting. Lowder proposed council choose the two attending vendors.

Motion to accept Chambers Engineering and Thompson Grading: Ward  
Second: C. Council

Vote: Passed/Unanimous

Town of Badin needs a civil engineering firm for construction, electrical, and plumbing details for West Badin Park restroom and wastewater tap. Lowder said a grant deadline looms and requested Chambers Engineering be chosen for the drawing.

Motion to contact Chambers Engineering for the West Badin Park restroom designs: C. Council  
Second: Chambers  
Vote: Passed/Unanimous

Mayor Lowder, Mayor Pro Tem Huntley, and Almond met with realtor Candice Lowder to discover repair needs for Badin Conference Center to be marketable for office and event space lease/rental. New carpet or flooring, wall repair, wall painting, new window treatments, clean ceiling tile, and full lighting function were reported as minimum necessary features to be marketable. Staff is working on a Rural Economic Development grant, but there is no other funding. C. Lowder said she can be ready to take on the property in January. Mayor Lowder said they found moisture problems likely from stopped gutters, cracked wainscoting, and doors need rekeying. Huntley said if the town could get grants to repair the meeting room that could be rented for event space. Ward said there will be ADA requirements.

Town of Badin Planning Board and Board of Adjustment members are appointed annually by Town Council in December. Council needs to nominate members. Gary Rife is planning board chair, but was elected to Town Council, so his planning seat must be filled. Ward suggested Sawyer Wyrick, a former Council candidate. Chambers suggested Valerie Tyson, who declined.

#### **PUBLIC WORKS:**

Eudy reported the following:

- Next limb/brush collection December 3, 2024.
- 16 Loads of brush for November.
- Town Cleanup collection totals:
  - 59,280 lbs. collected
  - 21 Tires
  - 24 truckloads to landfill
  - \$67 received for recycled metal
- Leaf pickup is on schedule
- Property Maintenance has been clearing brush in rights-of-way.

Ward mentioned standing water after the rain on Wood/Lee streets and a spot on Lincoln Street.

#### **POLICE REPORT:**

- Officer Brabaw reported 2,226 calls for service in October.

#### **FINANCIAL REPORT:**

Almond presented financial report ending Nov. 8, 2024. October revenue from property tax, sales & use tax, occupancy tax. He said the police department needs a new in-car radar unit and may need to replace an aging patrol vehicle in the FY26 budget.

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

Almond reported the following:

1. Almond to meet Seven Oaks Door & Hardware on Conference Center access control.
2. Rock work on Spruce St. ditch nearly complete. Staff expects final invoice soon.
3. Grills, trash cans, benches, picnic tables, and playground equipment being compiled for installation in Badin Waterfront Park. Bicycle racks secured at no charge. Huntley said

- we need to narrow it down. Lowder mentioned people are wanting to donate items to the park. Almond said council can meet with Jake McClellan for PARTF approved items.
4. Deloris Chambers to attend Stanly County CVB meeting 8:30 a.m., Nov. 13.
  5. C. Council to attend TAC meeting 6-8 p.m., Nov. 21, SPCC, Raye Boardroom, Polkton.
  6. City of Albemarle will host the Stanly County COG meeting 6:30 p.m., Nov. 26 in the Pfeiffer University Center for Health Sciences, 245 E. Main St., Albemarle.
  7. Love Thy Neighbor will host its annual Community Thanksgiving Dinner Nov. 16 in Westbrook Community Center.
  8. Badin Town Hall will close Nov. 28-29 in observance of the Thanksgiving holiday.
  9. Lighting of the Town Christmas Tree is December 3.
  10. Next Regular Council Meeting is 7 p.m. Tues., December 10, 2024 in Badin Town Hall.

**COUNCIL COMMENTS:**

C. Council asked if they voted on moving town mulch at the ballfield. Lowder said it was discussed but not voted on. C. Council recommends new mulch go to an alternate location. Lowder said new mulch will be placed in a different location.

Lowder said there was a request to donate a bench in honor of Carl Grier. There will have to be a background check like anyone else would require. Council consensus to have Almond request the background check for Grier.

Ward said he appreciates getting our right of ways opened back up.

Lowder said there have been complaints about trucks parking in Alcoa parking lot. Randy Bush said he'll work with council on allowing it or not. Lowder congratulated Huntley and Rife on the election. Spruce St. milling is done and paving should finish tomorrow. Matthew Salyer should be here in the morning to start library work.

C. Council said there need to be restrictions on town cleanup. Lowder said it's tough to enforce. Chambers said town cleanup is a service we provide, we need it, but we do need to take action.

**ADJOURNMENT:**

Motion to adjourn November 12, 2024 Regular Meeting: Huntley

Second: C. Council

Vote: Passed/Unanimous

Minutes approved December 10, 2024.

Minutes prepared by Amanda Bowers.