

BADIN TOWN COUNCIL MEETING – SPECIAL MEETING

September 16, 2025
BADIN TOWN HALL

VISITORS

Jane Rife, Senora Boulware, Valerie Tyson, Brenda Goode, Tito Thomas, Dan Dalton, J. Burch, Gray London, Tim McClellan

COUNCIL MEMBERS PRESENT:

Demar Huntley, Mayor
Charles Council, Mayor Pro Tem
Dale Ward
Gary Rife

STAFF PRESENT:

Jay Almond, Town Manager
Amanda Bowers, Town Clerk

Mayor Huntley called the meeting to order.

PUBLIC COMMENTS

Better Badin President Jane Rife shared a prepared statement on behalf of Better Badin regarding the organization's Loch Badin Celtic Festival application. She said festival chair Tim Irvin was unable to attend, and thanked the council for consideration of their request to host the Celtic Festival on the third week of September from 2026 forward. The request was for the council to consider approving the Celtic Festival for the same day as West Badin Festival in hopes that both events might benefit from larger shared crowds in town. She reported Better Badin rescheduled the Celtic Festival to the third weekend in September due to vendor and entertainment availability on that weekend. Based on previous conflicts, current policy prohibits hosting two events in town on the same day. She said Better Badin is requesting the council revisit the policy to allow the current request, and provide pathways to prevent future situations similar to this one.

Better Badin Board Chair Dan Dalton said the Celtic Festival is Better Badin's sole revenue source. He said event conditions make the date non-negotiable for it to be viable, and in his estimation the Celtic Festival would not interfere negatively with West Badin Festival.

West Badin Festival organizer Tito Thomas said he supports Better Badin, he is a member, and his wife is on their board of directors. He hopes to bring Badin together and is concerned Celtic Festival approval on the third weekend in September would be irreparably divisive.

BUSINESS

The council discussed existing policy. August 15, 2023 meeting minutes state:

"Town Council discussed reserving specific dates/weekends for annual events that happen at the same time every year including, West Badin Festival on the 3rd Saturday in September, Historic Badin Hardaway Powwow on the last weekend in October, Winterfest on the 1st Saturday in December, and Juneteenth on the 3rd weekend in June. Motion to lock-in or hold these dates for annual events every year: Chambers. Second: Huntley. Discussion: Councilman Council asked if that means no other events may take place at the same time. Ward said the locked-in events should have priority. Vote: Passed/Unanimous."

C. Council described what he called a debacle when a 2nd and even 3rd event were approved for the same day and that's why this policy was set. It was a nightmare for the town and for business owners. He said he was not happy having to make this decision and feels the council is supportive of nonprofits. Council member Gary Rife said it's not a good situation for anyone, and recused

himself from voting. Huntley asked Almond if a vote was needed. Almond said not voting would uphold the policy and the event would remain unapproved, and a motion and a vote to disapprove the event would accomplish the same outcome. Council took no action and did not approve the event application for the Badin Celtic Festival on the same date as the West Badin Festival.

Council and staff discussed Badin Waterfront Park progress with park construction contractor Miles-McClellan. Almond explained why scope revision for the waterfront park was needed for PARTF reimbursement. London requested direction from council on restroom inclusion what type of restroom. The revised scope removes the restroom from Phase 1 to meet PARTF requirements with the funds available. Rife confirmed yes, they definitely want a restroom and have been looking into prefabricated units as a semi-permanent solution. London said they have base requirements for square footage etc. To run water/sewer for a restroom, including prefab, the estimate was \$140,000. \$70,000 of that is the cost to install the required fire hydrant and lines. McClellan added the quote was from two years ago and expects about 6-percent increase to that amount. Almond said staff needs a plan from the council in order to move forward on PARTF. McClellan said not only do they need PARTF to say yes, they also need Stanly County to approve the bathroom. Almond will draft a response to PARTF and NCDPR for council review by email.

Motion to approve proclamation recognizing Badin Volunteer Fire Department for achieving a lowered insurance services office (ISO) rating in Badin volunteer fire district: C. Council

Second: Rife

Discussion: Ward recused.

Vote: Passed/Unanimous

Matthew Rea of IBTS presented a code enforcement dashboard to the council. The town's limited funds to deal with cases in progress necessitates prioritization. Ward said 321 Washington should be a priority. Rea suggested property title searches, and said 321 Grant shows promise. The owner may work with the town, saving money. Council consensus to conduct title searches on 321 Washington and 321 Grant. Council discussed 85 Falls Rd. which burned and, due to a shared wall, halted neighboring property repairs. Rea will open a case on 85 Falls Rd. by letter.

Motion to pursue 321 Washington, 321 Grant, and 85 Falls: Ward

Second: C. Council

Vote: Passed/Unanimous

C. Council noted for record clarity, the council is upholding the 2023 policy disallowing two events on the same day, meaning the 2026 Celtic Festival application is denied as submitted.

ADJOURNMENT:

Motion to adjourn September 16, 2025 Special Meeting: Ward

Second: C. Council

Vote: Passed/Unanimous

Minutes approved October 14, 2025.

Minutes prepared by Amanda Bowers.