

**BADIN TOWN COUNCIL MEETING – REGULAR MEETING**

December 10, 2024

BADIN TOWN HALL

**VISITORS**

Jane Rife, Sarah Allen, Jody Hopper, Murvyn Kelsey, Jenny Henderson, Frances Whalen, Jim Miller, Daniel Brabaw, Polly Martin, Lenora Council, Jennifer Lowder, Reba Smith

**COUNCIL MEMBERS PRESENT:**

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

**COUNCIL MEMBERS ELECT PRESENT:**

Gary Rife

**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**

Jody Hopper thanked council for helping resolve a request.

**CALL TO ORDER**

Mayor Lowder called the meeting to order.

**AMENDMENT(S) TO THE AGENDA**

Motion to add 12(a) Recess after Mayor/Mayor Pro Tempore election: C. Council

Second: Chambers

Vote: Passed/Unanimous

Motion to add 14(a) Potential work on Tallassee/Cheoah streets: Chambers

Second: Chambers

Vote: Passed/Unanimous

Motion to add 14(b) Conference Center discussion: Ward

Second: C. Council

Vote: Passed/Unanimous

**APPROVAL OF MINUTES**

Motion to approve October 8, 2024 Public Hearing minutes: Huntley

Second: C. Council

Vote: Passed/Unanimous

Motion to approve November 12, 2024 Public Hearing minutes: C. Council

Second: Huntley

Vote: Passed/Unanimous

Ward requested an amendment to the November 12 regular meeting minutes. Motion to request NCDOT set no-parking on Falls Rd. from Maple St. to Spruce St. made by Ward, not Huntley.

Motion to approve November 12, 2024 Regular meeting minutes pending amendment: Chambers  
Second: Huntley  
Discussion: C. Council said school staff appreciated council and Almond for teacher luncheon.  
Vote: Passed/Unanimous

### **BUSINESS**

Clerk of Stanly County Superior Court Ginger Efird administered the oath of office for councilmembers elect, Demar Huntley, and Gary Rife.

Town Council voted by open ballot to select the Town of Badin Mayor:

Charles Council voted for Demar Huntley.

Deloris Chambers voted for Demar Huntley.

Demar Huntley voted for Demar Huntley.

Gary Rife voted for Demar Huntley.

Dale Ward voted for Demar Huntley.

Demar Huntley was elected unanimously as mayor of the Town of Badin.

Town Council voted by open ballot to select the Town of Badin Mayor Pro Tempore:

Charles Council voted for Charles Council.

Deloris Chambers voted for Deloris Chambers.

Demar Huntley voted for Charles Council.

Gary Rife voted for Charles Council.

Dale Ward voted for Charles Council.

Charles Council was elected by 4-1 vote as mayor pro tempore of the Town of Badin.

C. Council commented on Lowder's time as mayor. He accepted because town needed leadership and he wanted to help. Accomplishments: right-of-way clearing, West Badin Park restroom start, playground equipment, Badin Conference Center repair, Badin Waterfront Park work, library renovation. Lowder was on site with contractors to see things done properly. Lowder said he had council and staff support. Lowder said a lot was what past mayors started. He thanked council and staff. Almond said Lowder's aim was to help. He began his tenure hoping to help everyone which remains his goal, even though he knows it's not always possible. Lowder retires from public service as a man of the people. Almond thanked Lowder for his service. Chambers thanked Lowder for leadership and inspiration. Almond presented Lowder a gift basket from council.

Huntley presented Reba Smith a certificate of appreciation for her community support.

The council took a brief recess.

Mayor Huntley called the meeting to order.

Institute for Building Technology and Safety (IBTS) recommended updates to Town of Badin Minimum Housing Standards Ordinance. The council was presented with a revised ordinance with requested text amendments to Town of Badin Minimum Housing Standards Ordinance.

Motion to table minimum housing standards ordinance until January meeting: Chambers

Second: C. Council

Discussion: Rife asked about the changes. Almond said underlined text shows changes. Almond will provide Rife a copy of the original. C. Council asked about a special meeting to review.

Huntley requested an amended motion to table until a special meeting.

Motion to table until special meeting to review: Chambers

Second: C. Council

Vote: Passed/Unanimous

Motion to host a planning session 7 p.m., Wednesday, Dec. 18, 2024 in Badin Town Hall: Ward

Second: Rife

Vote: Passed/Unanimous

Motion to host a special meeting 7 p.m., Tuesday, Jan. 7 to go over minimum housing text amendments: C. Council  
Second: Chambers  
Vote: Passed/Unanimous

Council reviewed a proposed Resolution supporting safety measures on Falls Road (SR1719) in residential districts of the Town of Badin. Ward suggested replacing “in the residential district” with “from Maple Street to Stanly Street” in section one of resolution.

Motion to adopt resolution pending changes: Ward  
Second: C. Council  
Vote: Passed/Unanimous

C. Council said Spruce St. ditch repair contractor quoted \$1,400 for work at Cheoah/Tallassee streets. Ward assumed he could use town materials for the job. Almond reminded council that location may be in the scope of work for storm water work already awarded to Chambers Engineering and Jason Thompson. Almond will verify and respond to Huntley and C. Council.

Ward said Badin Historic Museum requests council allow removal of 25-year-club photos from Badin Conference Center to dismantle, scan, and catalogue. Some frames have moisture damage.

Motion to allow museum to digitize and store Alcoa 25 year club photos: C. Council  
Second: Chambers  
Discussion: Ward recused himself due to serving the museum board.  
Vote: Passed/4-0

Town of Badin reviewed and appointed Planning Board members and alternates. Planning Board members are Daisy Washington, Sue Dalton, Jerry Hudson, Anne Faulkenberry, and Trish Gallimore. Alternates are Sandra Watkins and an open seat.

Motion to appoint Planning Board as listed: Chambers  
Second: C. Council  
Vote: Passed/Unanimous

Town of Badin reviewed Board of Adjustment alternates. Members are on a 3-year term to reappoint in Dec. 2025. A proposed alternate, Sawyer Wyrick has not yet responded to voicemail.

Motion to table Board of Adjustment alternate appointment until January: Huntley  
Second: C. Council  
Vote: Passed/Unanimous

The Council appointed representatives to municipal support boards. Centralina Regional Council Board of Delegates: voting member-Chambers, alternate-Huntley. Stanly County CVB Tourism Development Board: voting member-Huntley, alternate-Chambers. NCLM: voting delegate-Rife. RRRPO TAC voting member-C. Council, alternate-Ward. RRRPO TCC voting member-Almond, alternates-Town Council. Stanly County/NC Recreation Board: voting member-Almond.

Motion to appoint council and staff to the municipal support boards as listed: C. Council  
Second: Rife  
Vote: Passed/Unanimous

### **PUBLIC WORKS:**

Eudy reported the following:

- Next limb/brush collection January 7, 2025.
- 4 Loads of brush for November.
- Mulch at ballfield has been moved.
- Leaf collection is on-going.

- Began reinstalling speed bump on Pine St. today.
- All Christmas lights are up. Had to have electricians work on electrical.

Eudy said pole lights are 20 years old and may need replacing next budget. If ordered in January new pole lights are cheaper than refurbished ones. Huntley asked Eudy to bring prices to next meeting. C. Council would like to see options. Almond said town has 8 wreaths, 8 lanterns, and 6 stars. Chambers said the lights at the top of the tree in West Badin are out.

**POLICE REPORT:**

- Chief Smith reported 2,318 calls for service in November.
- There have been no new applicants.

Almond will repost on Facebook. C. Council suggested the Employment Security Commission.

**FINANCIAL REPORT:**

Almond presented financial report ending Dec. 6, 2024. October revenue from property tax, sales & use tax, occupancy tax.

**MANAGER'S REPORT:**

Almond reported the following:

1. Almond has quotes from Best Lock vendor for Badin Conference Center access control.
2. Alcoa Citizen Advisory Board (CAB) meeting is 11:30 a.m., December 11 in Badin Inn.
3. Demar Huntley will attend Stanly County CVB meeting 8:30 a.m., Dec. 18.
4. Badin Town Hall closes Dec. 24-26 for Christmas holiday and Jan. 1 for the New Year.
5. Badin will host the Stanly County COG meeting in February.
6. Next Regular Council Meeting is 7 p.m. Tues., January 14, 2025 in Badin Town Hall.

**COUNCIL COMMENTS:**

C. Council wished everyone happy holidays.

Almond congratulated Gary Rife, Demar Huntley and Charles Council for winning new seats and new roles on the council.

**ADJOURNMENT:**

Motion to adjourn December 10, 2024 Regular Meeting: Ward

Second: Chambers

Vote: Passed/Unanimous

Minutes approved January 14, 2025.

Minutes prepared by Amanda Bowers.