

**BADIN TOWN COUNCIL MEETING – REGULAR MEETING**

July 9, 2024

BADIN TOWN HALL

**VISITORS**

Gary Rife, Jody Hopper, Sarah Allen, Jenny Henderson

**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**

Jody Hopper reported Pine St. Park swing damage. Eudy said replacements are expected July 10.

**CALL TO ORDER**

Mayor Lowder called the meeting to order.

**AMENDMENT(S) TO THE AGENDA**

Motion to add 8(a) Discussion to buy a sprayer for Jane Rife, 8(b) Auditor discussion, 8(c) Duke Energy meeting in the park, 8(d) Code Enforcement: Lowder  
Second: Chambers  
Vote: Passed/Unanimous

**APPROVAL OF MINUTES**

Motion to approve June 11, 2024 Public Hearing minutes: Ward  
Second: Huntley  
Vote: Passed/Unanimous

Motion to approve June 11, 2024 Regular meeting minutes: Chambers  
Second: C. Council  
Discussion: Ward asked when park signs would be complete. Almond reported they are installed.  
Vote: Passed/Unanimous

Motion to approve June 25, 2024 Special Called meeting minutes: Chambers  
Second: C. Council  
Discussion: Ward asked if a text amendment is needed for minimum housing. Almond reviewed the ordinance, and recommends a text amendment, he expects Tim Swaringen to provide appropriate legal text by the next meeting.  
Vote: Passed/Unanimous

## **BUSINESS**

Town council discussed the auditor. A letter from the Local Government Commission (LGC) stated the audit was submitted before July 1. Almond contacted other municipalities about auditors and got three responses. One also uses Strickland Hardee. He said the recommendation was reliable, and will proceed as council wishes. Lowder said he feels better after finding this out. C. Council recommended giving them one more chance, based on that referral.

Motion to retain Strickland Hardee to do the audit this year: C. Council

Second: Chambers

Vote: Passed/Unanimous

Almond, Jake McLellan, and Duke Energy Engineer Chad Hager met about utility poles and lines in Badin Waterfront Park and town hall motor pool. Duke won't bury them, but will relocate them. Town may have to pay to remove 2 trees. Ward wants Duke to disconnect a flow meter on Walnut and Spruce St. Stanly County Utilities pulled the meter but the station is powered. Ward asked public works to boom-mow bamboo on Pine St. to make way for Duke pole replacement.

C. Council asked about code enforcement contractors since the county is overwhelmed. Almond will seek information, cost, and invite them to council. Lowder said we should make sure our ordinance is ready first.

Town Council budgeted approximately \$90,000 for street paving and repair. Lowder received bid estimates for Spruce and Sherman St. Lowder recommends D.W. Castleberry Asphalt & Paving.

Motion to award contract to D.W. Castleberry: C. Council

Second: Huntley

Discussion: Ward asked where. Lowder said to choose a contractor first, then choose the street.

Vote: Passed/Unanimous

Lowder said there's not enough money in Powell Bill to do all of Spruce and Sherman streets. Ward said both are main arteries in town. Sherman affects 22 houses and a church and Spruce affects 63 homes, a business and the school. Ward recommended paving Spruce St. from Pine to Maple St. C. Council agreed. Council said it wouldn't cost much more to pave to Boyden, so why not go ahead and pave Pine to Boyden and avoid a mobilization fee to bring equipment back in.

Motion to pave Spruce St. from Pine to Boyden St.: Ward

Second: C. Council

Discussion: Lowder asked Almond if additional funds for the rest of the street could come from Powell Bill appropriated fund balance. Almond said it's early for a budget amendment right after adopting the budget. Some estimates weren't available for budget adoption. Chambers asked when it would start. Lowder would like to start between July and September, but should wait until Duke Energy has replaced all of the poles.

Vote: Passed/Unanimous

Lowder mentioned he is getting an estimate from Jason Thompson for a driveway from the town motor pool to Walnut St., and milled asphalt from Spruce St. would be good for that driveway.

Council discussed tree removal from Spruce St. ditch at the bridge at 125 Spruce. Storm drain reconstruction necessary for storm water improvements in town is affected by vegetation between some rock wall areas of the storm drain channel. The most affected areas are cleared, but one large tree is encumbered by overhead utility lines and will require a specialized removal. Lowder said Duke Energy will cut it, and public works will remove.

Council budgeted tree and sidewalk funds. Lower presented 3 repair locations with estimates; Maple/Spruce St. corner for \$4,475, Sherman/Grant St. corner for \$1,930, Boyden/Nantahala St. corner for \$4,178. Ward recommended having H&H remove trees, then work on the sidewalks.

Motion to contact H&H and get on his schedule for tree removal: Ward

Second: C. Council

Vote: Passed/Unanimous

Carolina Thread Trail (CTT) branding signage for Town of Badin's approved trail section will announce the town's role in NC trail connectivity. A petition to the CTT board to add sections to the CTT master trail map would add connectivity between Badin Waterfront Park and Morrow Mountain State Park. Almond said it shouldn't be a huge expense for branding signage. Hwy 740 is designated as CTT. The other could go through the park, down Walnut, Boyden, then Valley Drive which is a scenic byway. Another could be a lake view trail from park to Morrow Mountain State Park. Almond will seek more information.

Lowder secured floor covering samples. Council and staff were asked to review samples. Consensus was "Pewter" carpet squares, but Lowder would like to vote on it.

Motion to go with square carpet option 949 Pewter: Huntley

Second: Ward

Vote: Passed/Unanimous

Council previously discussed attic duct installation and maintenance decking, dehumidifier electrical access, and 3-ton mini split air conditioning contingencies in a called meeting but did not actually vote approval. Ward wants to know more about the contingencies. Almond said his understanding was the latest contingency was dehumidifier electrical. Ward asked why contractor didn't ask about it earlier.

Motion to approve Badin Conference Center contingencies for attic duct installation and maintenance decking, dehumidifier electrical access, and 3-ton mini split air conditioning supplement: Lowder

Second: C. Council

Vote: Passed/Unanimous

Almond reported, through town code enforcement action to pursue abatement of minimum housing standards ordinance violation, 105 Maple St. (CE14-0004) accrued unpaid civil penalties, filing fees, attorney fees and court judgement. Attorney generated court documents were to be recorded as a lien in the town's name in the amount of \$2,000 to be collected on or before the sale of the property. The property is being sold, but the lien recorded with the Clerk of Court (18CVD985) was recorded as \$20,000. In order for the sale to close, council needs a motion and vote to accept a \$2,000 lien. Almond said somewhere between the county office and Clerk of Court's office an error was made. Town Hall records show the lien as \$2,000.

Motion to correct the lien mistake from \$20,000 to accept \$2,000: Ward

Second: C. Council

Vote: Passed/Unanimous

### **PUBLIC WORKS:**

Almond reported the following:

- Next limb/brush collection August 6, 2024.
- 6 Loads of Limb & Brush for July.
- Boom mower needs a replacement cradle/saddle welded on in which to dock the boom arm when not in use, and the cabin air conditioning repaired.
- Spruce St. ditch has been sprayed.
- Spruce St. ditch and Stuart St. right of way clearing is complete.
- Jim Miller now has his pesticide license.

### **POLICE REPORT:**

- Chief Smith reported 2,603 calls for service in June.

### **FINANCIAL REPORT:**

Almond presented financial reports ending June 30, 2024 and July 3, 2024. June revenue from property tax, sales & use tax, occupancy tax.

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

Almond reported the following:

1. Huntley will attend SC CVB meeting 8 a.m. Wed. July 10. Almond wants the new CVB director to meet council.
2. Cedar, Cherry, and Jackson streets require code enforcement. Ward said encroachment needs to be addressed.
3. Miles-McLellan will host a project update meeting by Zoom 10 a.m., Wed., July 10.
4. Next Regular Council Meeting is 7 p.m. Tues., August 13, 2024 in Badin Town Hall.
5. Council will enter closed session pursuant to NCGS 143-318.11a(1) to discuss matters pursuant to NCGS 143-318.11a(4) and matters pursuant to NCGS 143-318.11a(6).

Lowder reminded C. Council and Ward there will be no RRRPO meeting this month.

### **COUNCIL COMMENTS:**

C. Council is looking forward to the code enforcement information.

Ward said asset lists, and storm water project status list were requested, and draft minutes provided as soon as possible after the meeting. Almond said asset list and storm water project status list were emailed to council, and he will resend those emails in case there was an issue.

Lowder said Matt Salyer started library work. Park grant is in the county's fiscal budget. He asked Eudy about the sign survey. C. Council and Huntley completed the survey. Delores Woodson is making payments on the alley closure invoice, Tonya Gelbach paid, and staff will send a reminder letter to Doug Culp. Lowder asked about the Stanly County Health Focus Group.

Motion to enter closed session pursuant to NCGS 143-318.11a(1) to discuss matters pursuant to NCGS 143-318.11a(4) and matters pursuant to NCGS 143-318.11a(6): Chambers

Second: Huntley

Vote: Passed/Unanimous

Council re-entered regular session.

**ADJOURNMENT:**

Motion to adjourn July 9, 2024 Regular Meeting: Huntley

Second: Chambers

Vote: Passed/Unanimous

Minutes approved August 13, 2024.

Minutes prepared by Amanda Bowers.