Badin
Our History Runs Deep

NOVEMBER 10, 2026 – AGENDA
REGULAR MEETING – 7 P.M.

1. Opening Prayer
2. Pledge of Allegiance
3. Public Comment
4. Call to Order
5. Amendment(s) to the Agenda
6. Council Comment (pg. 1)
7. Approve Minutes from October 13, 2026 Regular Meeting and October 13, 2026 Closed Session. (pg. 2-8)
8. Introduction of Town Attorney Al Andrews. (pg. 9)
9. Dall Wilson – To Request and Easement on Town Property for the Spark Plug Project. (pg. 10-13)
10. Discussion of Improvements to the Trail between the Post Office and the Conference Center. (pg. 14)
11. Code Enforcement Update. (pg. 15)
12. Consider Quote for Tree Trimming & Stump Grinding Services in Waterfront Park. (pg. 16-17)
13. Consider a Resolution to Declare Items Surplus and Order Sold at Auction. (pg. 18-20)
14. Budget Amendment to Appropriate State Bonus Funding for Full-time Law Enforcement Officers. (pg. 21-22)
15. Information – NC League of Municipalities End of General Assembly Session Bulletin (pg. 23-42)
16. Administrative Reports
    A. Public Works (pg. 43-45)
    B. Police (pg. 46-48)
    C. Financial (pg. 49-54)
    D. Town Manager (pg. 55)
17. Other Business (pg. 56)
18. Closed Session Pursuant to NC General Statues 143-318.11(a)(3) – Consult with the Town Attorney. (pg. 57)
19. Adjournment – Adjourn to Tuesday, November 17, at 6:00 p.m. at Town Hall for a Council Work Session.

BADIN TOWN COUNCIL – ACTION REQUEST FORM

DATE: **November 10, 2026**

TO: **Mayor and Council Members**

FROM: **Michael Ferris, Interim Town Manager**

BOARD ACTION REQUESTED:

No action required.

SUMMARY OF INFORMATION:

COUNCIL COMMENTS

ADVISORY COMMITTEE ACTION:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks:

BADIN TOWN COUNCIL – ACTION REQUEST FORM

DATE: **November 10, 2026**

TO: **Mayor and Council Members**

FROM: **Amanda Bowers, Town Clerk**

BOARD ACTION REQUESTED:

Consider approval of the minutes.

SUMMARY OF INFORMATION:

Consider the approval of Minutes from October 13, 2026 Regular Meeting and October 13, 2026 Closed Session. Both sets of minutes can be approved with one motion. If there is a reason to separate the approval of each set of minutes, this can be done as well.

Please note that the Closed Session Minutes are not available for the public to review but must be approved in open session.

See Oct. 13, 2026 Regular meeting minutes on pages 3-8.

ADVISORY COMMITTEE ACTION:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks:

BADIN TOWN COUNCIL MEETING – REGULAR MEETING
October 13, 2026
BADIN TOWN HALL

VISITORS
Jane Rife, Jenny Henderson, Tonya Gelbach, Ken Gelbach, Asia Caple, Vicki Procinsky, Tommy Mullins, Candi Mullins, Sarah Allen, Chris Duckworth, Mike Edgerton, Georgette Edgerton, Rachel Goodkind, Mikayla Williams, Valerie Tyson, Chris Ritchie

COUNCIL MEMBERS PRESENT:
Demar Huntley, Mayor
Charles Council, Mayor Pro Tem
Jackie Burch
Dale Ward
Gary Rife

STAFF PRESENT:
Amanda Bowers, Town Clerk
Stephen Smith, Police Chief
Terry Eudy, Public Works Director

Opening prayer by Dale Ward.
Pledge of Allegiance to the Flag recited.

PUBLIC COMMENTS
Mike Edgerton spoke about the Family and Friends Day at West Badin Park event hosted by the FOCUS group. The event will be held from 10 a.m. to 12 p.m., November 7, 2026 in West Badin Park. The event will also include grand opening for the pavilion and restrooms newly added to the park.

Chris Duckworth is leading the Cats Spray and Neuter Group in town. The group catches stray cats, treats them, takes them to the spay and neuter clinic in Concord, then releases them in town to cut down on the overpopulation of cats in Badin. The group has been awarded a grant which covers the surgical part of the program but only covers partial treatment. The group is in need of funds and morning and afternoon drivers to drop off and pick up cats from the clinic. Each cat needs an additional $25 beyond the grant funding for treatment.

Dall Wilson is the Project Manager for the Spark Plug Project. They are clearing around the lake now and will soon start on the Kudzu around Lake Street.

Jane Rife requested the town reserve October 9, 2027 for the Best of Badin Festival. It's been 14 years since the last Best of Badin Festival and Better Badin plans to bring it back in 2027. Their plan is to utilize the conference center, village green and waterfront park.

MiKayla Williams invited everyone to the You Matter Stanly event held from 5:30 p.m. to 7 p.m., November 12, 2026 at Central United Methodist Church. There will be a resource fair, meal, remembrance and panel discussion. The event is a community gathering to learn how to support those experiencing mental health challenges.

CALL TO ORDER
Huntley called the meeting to order.

AMENDMENT(S) TO THE AGENDA
Motion to add the following amendments to the agenda: C. Council
10(a) Spay/Neuter Cat Funding
10(b) Better Badin Festival Event Reservation
10(c) Badin Elementary School Trunk or Treat Support
Second: Rife
Vote: Passed/Unanimous

COUNCIL COMMENTS:
Ward said the Badin Volunteer Fire Department is hosting a singing night free at 6:30 p.m., October 23, 2026 and they would like to use the town's bleacher.

Motion to allow Badin Volunteer Fire Department use of town bleachers for event: Ward
Second: C. Council
Vote: Passed/Unanimous

Huntley said the Badin Volunteer Fire Department will host a trunk or treat two hours after Badin Elementary School's trunk or treat.

Rife gave updates:
- BCC/Urgent Care – Almost complete, hope to move in November 2026.
- BCC/Main building – Almost complete and planning an open house.
- Waterfront Park – Restroom foundation complete, walls to go up soon. Amphitheatre very near star, waiting on county permitting.
- West Badin Park restroom complete.

Motion to put volleyball net on village green: Rife
Second: C. Council
Discussion: Ward said we have access to old volleyball poles and also think about the ground, it's not level, may need to bring in some dirt to fill holes.
Vote: Passed/Unanimous

Burch asked if restrooms will stay locked. Rife said the restrooms will be unlocked from dawn to dusk. Burch said there was a limb hanging over Lincoln St. at the park and a FedEx truck was hit by it. The pavilion lights are on at night. Ferris said the lights are off now but can be turned on for events. Burch said Wood Street clearing looks great. He checked on the Atrium mobile unit and was told it was discontinued due to non-participation.

C. Council said so many things have taken place in the last year in Badin. He asked everyone not to forget the volunteers working in town. The council has done their share and Gary Rife has been project manager, getting things done in a timely fashion. He suggested everyone look ahead to see what's next.

Council presented Certificates of Appreciation to the following individuals:

- Gary Rife presented a certificate to Tom Arsenault who has been a member of Better Badin for years and helps whenever he is needed. Arsenault is generous with his time and money.
- Dale Ward presented a certificate to Ken Gelbach for his volunteer work and help cleaning up the town.
- Charlie Council presented a certificate to Asia Caple for her volunteer work helping clean up West Badin in preparation of the West Badin Festival.

APPROVAL OF MINUTES

Motion to approve September 8, 2026 Regular meeting minutes and September 8, 2026 closed session minutes: Rife
Second: Huntley
Vote: Passed/Unanimous

BUSINESS

Renee VanHorn, Executive Director of Stanly County Arts Council presented an update to the town council on the Arts Council activities. VanHorn explained the America 250: the Patriotic Flag Mural Mosaic project. Each council member was given a mosaic mural tile kit to complete for the project. The Arts Council requested $1,000 from the Badin Town Council to support the 2026-2027 initiatives of the Stanly County Arts Council.

Motion to approve the request for $1,000 to the Stanly County Arts Council: Rife
Ward asked which line item the funds would come from. Ferris said staff will find the correct line item and maintain a balanced budget.
Second: Ward
Vote: Passed/Unanimous

Better Badin has submitted a special event application for the Christmas Tree Lighting December 1, 2026. The event will be on the Village Green and at the gazebo. They have requested the closure of Falls Road from the Badin Baptist Church driveway to Boyden St. NCDOT will be contacted for approval of road closure upon council approval.

Motion to approve Christmas Tree Lighting event application and Falls Road closure: Rife
Second: C. Council
Vote: Passed/Unanimous

Motion to allocate $500 toward the Spay/Neuter Cats program requested by Chris Duckworth: Rife
Second: C. Council
Discussion: Ward suggested adding to next year's budget for this program.
Vote: Passed/Unanimous

Motion to reserve October 9, 2027 for the Best of Badin Festival: C. Council
Second: Huntley
Vote: Passed/Unanimous

Motion to allocate $200 to the Badin Elementary School Trunk or Treat event to support the purchase of candy: C. Council
Second: Rife

Vote: Passed/Unanimous

Council was presented with a FY 26/27 budget amendment ordinance for the waterfront park project, conference center project, and the park restrooms.

Motion to approve Ordinance 26-02 An amendment to the Town of Badin Budget Ordinance for FY 2026-2027: Ward
Second: Huntley
Vote: Passed/Unanimous

NCDOT is proposing to refresh existing crosswalks on Henderson St. in front of school, Boyden St. behind school, Boyden St. at Falls Rd., NC Hwy 740 and Falls Rd, as well as adding two pedestrian activated flashing signals to the crosswalks near the school as an additional safety measure.

Motion to approve NCDOT crosswalk improvements at these locations: Rife
Second: Huntley
Discussion: Ward suggested a timer for the flashing lights at the crosswalks. Ferris will ask about the flashing lights with timers.
Vote: Passed/Unanimous

Ferris presented council with a code enforcement update: Six yards have been mowed by property owners, trash issue on Washington property has been cleaned up. Ferris thanked police department for hand delivering notices. Rife thanked Ferris, Chief Smith and the police department for getting nuisance codes taken care of.

Mayor Huntley has indicated residents have mentioned to him dogs being in parks unleashed. The town has a leash law and signs can be posting at parks advising visitors of the leash requirement if the board desires. Huntley asked Chief Smith's opinion on putting signs up. Chief Smith said the leash law is common knowledge. Ward has a problem with putting more signs up.

Mayor Huntley has requested the council discuss staffing to fill in for the Town Clerk and part-time seasonal help for public works. Council doesn't want the office closed when clerk is absent.

Motion to look into temporary worker for office and seasonal part-time help for public works: Burch
Second: Rife
Vote: Passed/Unanimous

Interim Town Manager Michael Ferris' contract with the town expires October 31, 2026. A new contract will need to be signed if the council wishes to continue with the current arrangement. The new contract can be for three additional months or another option is to create a new contract with no expiration date with termination of the agreement can be done through the existing clauses in the agreement.

Motion to create and approve a new open-ended contract with existing clauses: C. Council
Second: Ward

Vote: Passed/Unanimous

PUBLIC WORKS:
Eudy reported the following:

- Next limb/brush collection November 3, 2026.
- 13 Loads of brush for September.
- Both boom mowers are back.
- Leaf truck repairs almost complete.
- Installed new pole for convex mirror at conference center, mirror has been ordered.
- New Walnut St. parking areas need bollards and cables.
- New mulch has been spread in playgrounds.
- Conference Center sump pump has been replaced.

Motion to install bollards and cables around the new parking areas along Walnut St.: Rife
Second: C. Council
Vote: Passed/Unanimous

POLICE REPORT:

- Chief Smith reported 2,143 calls for service in September.
- Council was presented with an activity report for the police department.
- 2018 Durango has been decommissioned.
- 2018 Charger scheduled to be de-striped tomorrow.
- Tahoe has a license tag.

Ferris said he's been driving the Tahoe around town and found some issues with the window and alarm. Tahoe is now in the shop for those repairs. Hoping to use lights from decommissioned vehicle and can also use the Tahoe as the town car.

C. Council said the Explorer will be ready Friday, he and Rife will pick up.

FINANCIAL REPORT:
Ferris presented financial report ending Oct. 8, 2026. September revenues from property tax, sales & use tax, occupancy tax, vehicle tag & tax, utility franchise tax, and the October installment of Powell Bill allocation. He also presented the Badin Conference Center funds report.

MANAGER'S REPORT:
Huntley reported the following:

1. Worked with Kinetic and Spectrum to have downed and low hanging lines repaired.
2. Public Works investigated renting equipment to perform crack sealing in-house. They have not been able to find equipment to rent so they will be seeking contractor quotes.
3. Completed Walnut Street Parking project.
4. Sump pump at conference center has been purchased and installed to replace failing pump.
5. Library ceiling has been repaired.
6. Code violation letters have begun going out from town.
7. Two fallen trees and three existing trees in waterfront park have been removed.

8. Social media posts regarding the town cleanup have been made.
9. BPD is assisting with code enforcement activities.
10. New town attorney contract has been fully executed.
11. Better Badin has requested cones to block sections of streets for the dam run, public works will supply.
12. Presented an estimate to council for stump removal and removal of low hanging limbs in waterfront park.
13. The next Regular Council meeting will be 7 p.m., November 10, 2026 in Badin Town Hall.

Motion to enter closed session pursuant to NCGS 143-318.11(a)(6) to discuss personnel matters: C. Council
Second: Huntley
Vote: Passed/Unanimous

The Badin Town Council reconvened to an open session.

Motion that the compensation for the Town Clerk be increased $8,000 annually based on increased job responsibilities, with the starting date for the increase retroactive to August 1, 2026. It was noted the retroactive date is consistent with when the additional job responsibilities and expectations began: Rife
Second: Huntley
Vote: Passed/Unanimous

Motion to approve revisions to the job description for Town Clerk. Upon a vote, the motion was unanimously carried: Huntley
Second: Burch
Vote: Passed/Unanimous

ADJOURNMENT:
Motion to adjourn October 13, 2026 Regular Meeting: Rife
Second: Huntley
Vote: Passed/Unanimous

Minutes approved November 10, 2026.
Minutes prepared by Amanda Bowers.

Clerk

Mayor

SEAL

BADIN TOWN COUNCIL – ACTION REQUEST FORM

DATE: **November 10, 2026**

TO: **Mayor and Council Members**

FROM: **Michael Ferris, Interim Town Manager**

BOARD ACTION REQUESTED:

No action required.

SUMMARY OF INFORMATION:

Town Attorney Al Andrews will be present to formally introduce himself to the Board.

ADVISORY COMMITTEE ACTION:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks:

BADIN TOWN COUNCIL – ACTION REQUEST FORM

DATE: **November 10, 2026**

TO: **Mayor and Council Members**

FROM: **Michael Ferris, Interim Town Manager**

BOARD ACTION REQUESTED:

Authorize the drafting of an easement across Town property for the Spark Plug Project.

SUMMARY OF INFORMATION:

Dall Wilson, or another project representative, will request an easement to use the former rail line bed across Town property for the Spark Plug Project. As part of the Spark Plug Project, it will be necessary to reinstall rail line back in the rail bed. In this case, the section of line under consideration for the easement is through the multiple parcels that comprise the Waterfront Park property (a location map is provided).

If the Council wishes to move forward, I will work with the Town Attorney for an easement to be drafted with the terms and conditions needed to protect the Town but also provide Spark Plug Project what they need to move forward. Once drafted, this can return to the Town Council for final approval.

See location map on page 11.

See Spark Plug Project News on pages 12-13.

ADVISORY COMMITTEE ACTION:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks:


42 CHESTNUT ST
5251
6038
5919
5022
TALLAHASSEE POWER CO
PB 2 PG
70 WALNUT ST
76 WALNU
5791
4870
4607
5615
215
280
82.34
66.75
100
140
66.88
87.66
240.7
175.81
150.13
91.5
125

SPARK PLUG PROJECT

BADIN LAKE VISTA • INDUSTRIAL ARCHAEOLOGY • 1924 VINTAGE RAILCAR • THE BADIN-NARROWS INDUSTRIAL RAILWAY

RESTORING BADIN'S LAKEFRONT VISTA AND RAILWAY CORRIDOR

The first major achievements of the Spark Plug Project are already visible: restoring Badin's lakefront vistas and revealing the historic industrial rail corridor created to construct Narrows and Falls dams.

For decades, Badin's 1923 railway trestle was hid beneath a kudzu canopy. Although on Town property, it burdened neighboring homeowners. The NC Native Plant Society suggested forester and arborist Mark Bost. He arrived and advised. He recommended contractor Tim Nobles.

Clearing the kudzu allowed a discovery. **The Trestle marks a historic railway diamond where three routes meet.** One route skirts the lakefront to join the Alcoa railway to Whitney. Another route doglegs to Walnut Street. Third route curves to Narrows Dam via Hardaway site, aka "the French camp." The railway is a landmark of civil engineering and industrial archaeology, an iconic image—and a distinct opportunity for Badin's future.

RESTORING THE HISTORIC RAIL CORRIDOR

Over the next two years, Badin will learn if portions of the Badin Industrial Rail Corridor are allowed to accommodate docent-led visitor excursions using a restored Spark Plug or other light railcars. Our scenic route—a bit overgrown—is in good condition. Railway experts advise that reviving the railway is simple—given the access, approvals, and funding.

With that goal, talks began with key players including Jeff Davidson of Morrow Mtn. State Park, and Jeff Michael of the NC Dept. of Natural & Cultural Resources, an author of the UNCC Urban Institute's Badin development study.

We reviewed a mile-long segment of the rail corridor from Badin Park into Morrow Mountain State Park. The sights are compelling: lake views, dramatic heights, tall forest, hillside cuts and across boulder fields. A drone video by Mike Lanier (music by Fisher Hendley and his "Aristocratic Pigs") suggests the thrill of a short vintage ride in the Badin Park.

Encouraged, Spark Plug Project sought a permit from Cube Hydro to clear Badin's lakeside rail corridor and to restore traditional vistas. Cube officials welcomed the initiative, arranged a site visit, and promptly granted access. These historic Alcoa areas are constructed: industrial archeology. Natural shoreline remains undisturbed. Donations from the renowned Gelbach Garage made this year's work possible.

Donations are sought to clear the lakeside views & the railway. Give to Spark Plug Project at Badin Museum.

More of the railway story awaits inside Badin Museum, at the Trestle, and at Spark Plug.



PARTNERS MAKE PROGRESS POSSIBLE

The Spark Plug Project has built an expanding network of relationships with popular railway venues, state officials, railroad experts, technical specialists, preservation professionals, and related museums. The Spark Plug Advisory Group has railroad and legal professionals.

GET ON TRACK

Track for a future light-rail heritage system is being collected for delivery to Badin.

SPEED ALONG

A 1940s speeder, or utility railcar, has been donated by the NC Speeder Club. They provide free rides wherever track is available, such as NC Transportation Museum.

TAKE IT EASY

The Spark Plug Project has requested an easement from the Town of Badin along the historic railway route in Badin Park. Any tracked segment is a significant win. Further progress depends on approvals and grants. The railway work itself would be simple and rapid.

SPARK PLUG TRAIL

The small vermilion signs mark a short, easy hike along the historic railway from the boat landing to Badin Museum. The project proposes making this a permanent feature of Badin Park, offering visitors a scenic path to the museum area and the shops of town.

BADIN HISTORIC MUSEUM

SPARK PLUG COMES HOME

Now a Badin icon, the Spark Plug was built in Sanford, NC, by Harry Edwards to allow affordable rail service without the expensive complexity of steam. Spark Plug ran for pennies a mile—one person at the controls.

In the 1920s it ran on the Yadkin Railway from Salisbury to Norwood, and shuttled between Badin and Hall's Ferry Junction several times a day. Sent to South Carolina, this discarded railcar's coach (without chassis} served snacks during ball games until tossed into a Cheraw ravine.

In 1999, Norwood mayor Darrell Almond led a rescue effort. In 2025, the first annual Spark Plug Award went to Almond and his valiant crew who snatched the railcar back. Spark Plug, however, sat by the firehouse until Newton's popular Short Line Museum fetched it for a rebuild. The untimely death of the project leader ended that hope.

By the time Badin Museum brought the coach home, its windows, floor, and roof were discarded. We removed rust, primed and coated the steel, and created a railroad display. We consulted experts on next steps.

Major restoration work remains unfunded. The Edwards 10 was a relatively simple gas-powered railcar with off-the-shelf components from makers still in business. We seek structural blueprints; the original ink-on-linen drawings were bleached and sewn into curtains when Edwards closed shop. Similar railcars serve as models.

Gaze at the Spark Plug. Visualize. Rebuild the chassis, fit trucks with 24" wheels, restore the rough carpentry, install the tongue-and-groove floors and roof, windows, wiring, and interior. With full funding, the job could take six months—just as Edwards built it. The project needs donors, trade skills, preservationists, railroad enthusiasts, tech schools, engineers, vintage enthusiasts, museums, and the publicity and care of a new major heritage attraction.

A RAILWAY BUILT FOR NARROWS DAM

More than 1,000 workers constructed the 1913 Badin Industrial Railway; de-tracked by 1980. Some longtime Badin residents recall the railway as a childhood adventure. As kids they had pumped a small handcar into motion, rode downhill gaining speed each clickety-clack for a mile. They jumped "ship" just before bashing into lakeside boxcars. Who? Ain't gonna tattle. Maybe later—at the treehouse.

SPARK PLUG PROJECT

A UNIQUE REGIONAL ATTRACTION

Spark Plug Railway could provide a memorable ride into the very landscape where Badin's industrial history happened: Hardaway, Egbert Hambley's tragic Whitney project, Adrian Badin's French town, Alcoa Aluminum, and the Narrows. Alongside a future Hardaway Museum, the railway could provide controlled access to the Paleoindian site while protecting its archaeological grounds. Together they could become a major regional attraction.

As Morrow Mountain State Park preserves and operates its CCC buildings and Kron House, Badin's historic Industrial Railway merits similar stewardship.

The Spark Plug solution seems ideal. And practical.

Badin Museum's board appointed Dall Wilson as project manager, a volunteer gig. His background includes major construction management and bringing the Cape Hatteras Lighthouse move. He brings persistence, a record of rapidly developing critical projects, and a belief that success is certain—and fun. Badin Museum board members focus on their respective museum and collection duties, with brief monthly updates. As a newcomer to Badin, Wilson lacked access to local networks, and no board member assumed leadership of capital fundraising for Spark Plug. The challenges of building support, raising funds, and advancing the project have therefore fallen to the project manager. When adequate funds are in, progress happens.

(See Dall's *Badin Makes Music* murals at Badin Post Office, and his classical *Symphonic Films* at YoutTube.com/@dallwilson.)

WE DON'T PARK — WE MOVE.

SEE THE RESULTS:

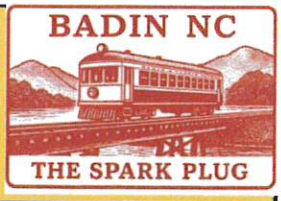
- **Badin Spark Plug:** Coach steel cleaned, coated, stenciled, and placed in a railway setting. The image is iconic. Restoration plans underway.
- **Badin Trestle:** Kudzu canopy cleared—another iconic landmark—featured on our holiday poster.
- **Badin Industrial Railway**: Historic corridor identified for potential heritage excursions and Civil Engineering Landmark status.
- **Badin Lakefront**: Restoring vistas, clearing brush and removing invasives.
- **Badin Spark Plug Trail**: Marked for next steps.

More info and goodies at Badin Historic Museum
704.422.6900 | 60 Falls Road | POB 516, Badin NC 28009.

HOLIDAY PHOTO STOP

Spark Plug from the Badin Route of Yadkin RR will be decorated for the holidays. Come see the 1924 railcar-in-progress and take your holiday pictures!

Postpone buying that new Corvette —or sell a few acres—to kick-start Spark Plug restoration! That's a ride!
Tag "SPARK PLUG PROJECT" on your Badin Museum donations: a 401(c)(3).



The goal is not simply to remember Badin's railway. History is now. Let's ride!

BADIN TOWN COUNCIL – ACTION REQUEST FORM

DATE: **November 10, 2026**

TO: **Mayor and Council Members**

FROM: **Michael Ferris, Interim Town Manager**

BOARD ACTION REQUESTED:

Discussion of Trail Improvements.

SUMMARY OF INFORMATION:

Mayor Pro-Tem Council has requested the topic of improvements to the trail between the Post Office and Conference Center be placed on the agenda for Board discussion.

ADVISORY COMMITTEE ACTION:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks:

BADIN TOWN COUNCIL – ACTION REQUEST FORM

DATE: **November 10, 2026**

TO: **Mayor and Council Members**

FROM: **Michael Ferris, Interim Town Manager**

BOARD ACTION REQUESTED:

No action required.

SUMMARY OF INFORMATION:

321 Grant Street – The timeline for the owner to respond has expired. The case file for IBTS has been sent to Town Attorney Andrews for review.

85 Falls Road – Sales of the property has not taken place. Councilmember Ward would like to discuss implementation of fines as a lien on the property. Matthew Rea has advised the fine accrues at $50 per day and now totals $8,300.

ADVISORY COMMITTEE ACTION:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks:

BADIN TOWN COUNCIL – ACTION REQUEST FORM

DATE: **November 10, 2026**

TO: **Mayor and Council Members**

FROM: **Michael Ferris, Interim Town Manager**

BOARD ACTION REQUESTED:

Consider Quote for Tree Trimming and Stump Grinding Services from

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SUMMARY OF INFORMATION:

The Town has received the attached quote for stump grinding and tree trimming services in Waterfront Park from Tim Nobles, Lawns & More in the amount of $2,150. This was discussed at the October 13 meeting, at which time the Council requested additional information regarding the number of stumps included in the quoted. I have spoken with Mr. Nobles who indicated the quote covers the grinding of all stumps in the park, as well as filling in uneven areas after grinding. He estimates a total of 10 stumps to be addressed, but reiterated the quote is to address all stumps in the park.

With the clearing work that is taking place along the lake front, it would be good to be able to have this work done in Waterfront Park, particularly the raising of the tree canopy. Visibility of the lake beyond the Park is much improved and the potential work within the park will provide additional visibility of the lake.

At the last meeting the Town Council approved a budget amendment for the Waterfront Park. There was a slight amount included for contingency. If the Town Council would like to move forward with the tree trimming and stump removal, the contingency funds can be used for this expense.

See quote on page 17.

ADVISORY COMMITTEE ACTION:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks:

ESTIMATE

Lawns and More by Tim Nobles, LLC
6981 Farmer Denton Rd
Denton, North Carolina 27239
United States

(336) 225-6313

BILL TO
Town of Badin
Michael Ferris
P.O. Box 707
Badin, North Carolina 28009
United States

(704) 422-3470
mferris@badin.org

Estimate Number: 1522
Estimate Date: October 11, 2026
Valid Until: November 10, 2026
Grand Total (USD): **$2,150.00**

Items	Quantity	Price	Amount
Stump Removal Grind stumps in park area and cover holes with mulch.	1	$650.00	$650.00
Tree Trimming Raise canopy of trees at trestle in the park, remove dead limbs and clean up debris.	1	$1,500.00	$1,500.00

Grand Total (USD): **$2,150.00**

Powered by wave

BADIN TOWN COUNCIL – ACTION REQUEST FORM

DATE: **November 10, 2026**

TO: **Mayor and Council Members**

FROM: **Michael Ferris, Interim Town Manager**

BOARD ACTION REQUESTED:

Declare items surplus and order sold at auction.

SUMMARY OF INFORMATION:

The following Resolution is required by NC General Statutes and identifies the items to be surplused and sold. The Resolution also states the time, place, and method of sales as required by Statute.

Thompson Auction Company will be handling the process as we have an existing services agreement in place with them that will suffice for this process. The auction is online and will open on December 3 and close December 10.

See resolution on pages 19-20.

ADVISORY COMMITTEE ACTION:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks:

Town of Badin – Resolution 26-01

A Resolution of the Town of Badin Authorizing Sale of Personal Property by Public Auction

Whereas, G.S. 160-270(b) allows the Town of Badin to sell personal property at public auction upon adoption of a resolution or order authorizing the appropriate official to dispose of the property at public auction;

Whereas, the Town Manager has recommended that the property listed on the attached Exhibit A should be sold at public auction as surplus property; now therefore,

Be it resolved, by the Badin Town Council that the Town Manager or his designee is authorized to sell by electronic auction @ https://thompsonauctionco.hibid.com/, beginning December 3, 2026 by 6:00 p.m. and ending December 10, 2026 by 6:00 p.m., the surplus property described on Exhibit A, The terms of the sale shall be net cash. The Town Manager or his designee is directed to publish at least once and not less than ten (10) days before the date of the auction, a copy of this resolution or a notice summarizing its content in a manner required by North Carolina General Statute 160A-270(b).

Adopted on this 10th day of November 2026

_____ _____

Mayor Town Clerk

SEAL

BADIN TOWN COUNCIL – ACTION REQUEST FORM

DATE: **November 10, 2026**

TO: **Mayor and Council Members**

FROM: **Michael Ferris, Interim Town Manager**

BOARD ACTION REQUESTED:

Approve the proposed Budget Amendment Ordinance.

SUMMARY OF INFORMATION:

The attached Budget Amendment Ordinance is to appropriate funds received from the State of North Carolina to provide a special one-time bonus for all full-time law enforcement. This funding was part of the annual State Budget. The funds have been received by the Town and we have written checks to our officers and distribute the funds.

The Ordinance will increase the annual operating budget revenues and expenditures equally by $6,550.

See budget amendment on page 22.

ADVISORY COMMITTEE ACTION:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks:

ORDINANCE 26-03

AN AMENDMENT TO THE TOWN OF BADIN
BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027

WHEREAS, The Town of Badin has the authority pursuant to Article 15 of Chapter 159 of the North Carolina General Statutes; and

WHEREAS section 159-28 of the North Carolina General Statutes Specifically Requires Available Funds prior to incurring obligations;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Badin that the following amendments be made to the annual budget ordinance for the fiscal year ending June 30, 2027.

Section 1: To amend the General Fund as follows:

DEPARTMENT	ACCOUNT #	AMOUNT	FROM	TO
POLICE	10-510-121	$5,250.00	$260,000	$265,250
POLICE	10-510-181	$402.00	$22,000	$22,402
POLICE	10-510-182	$898.00	$40,000	$40,898

REVENUE ACCOUNT	ACCOUNT #	AMOUNT	FROM	TO
OTHER REVENUES	10-360-000	$6,550	$6,000	$12,550

Section 2: Reason – State of NC provided funding to the Town to provide Bonuses to all full-time law enforcement officers.

Section 3: Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Budget Officer and Finance Officer for their direction.

Adopted this 10th day of November, 2026 by the Town of Council of the Town of Badin.

MAYOR

TOWN CLERK

SEAL

BADIN TOWN COUNCIL – ACTION REQUEST FORM

DATE: **November 10, 2026**

TO: **Mayor and Council Members**

FROM: **Michael Ferris, Interim Town Manager**

BOARD ACTION REQUESTED:

Information only. No action required.

SUMMARY OF INFORMATION:

For your review and information, a copy of the North Carolina League of Municipalities end of General Assembly Session Summary is attached. The information summarizes keys issues affecting municipalities from the most recent session of the General Assembly. If anyone has questions or needs additional information on any of the newly enacted legislation, please let me know.

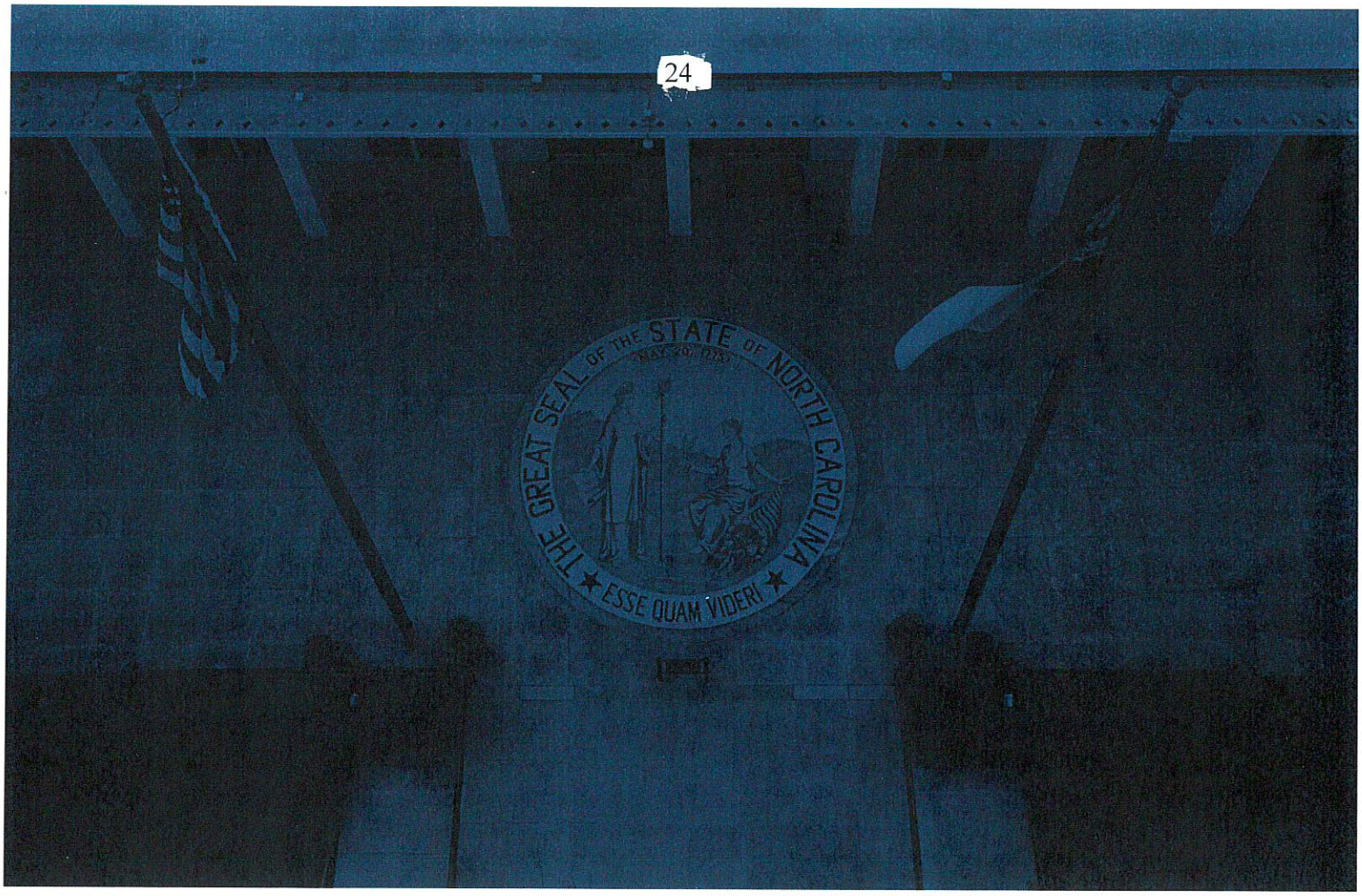
See summary on pages 24-42.

ADVISORY COMMITTEE ACTION:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks:



END OF SESSION BULLETIN
2026

NCLM
NC LEAGUE OF MUNICIPALITIES

WORKING AS ONE.
ADVANCING ALL.

DEAR LEAGUE MEMBERS,

The 2026 legislative short session proved a difficult one for North Carolina cities and towns, as electoral politics and predictions of close November races led to decisions that, while perhaps politically popular, could put long-term strains on municipal services.

After several years of beating back proposals that would have damaged local land-use planning authority, the General Assembly this year approved measures likely to increase litigation and financial risks for local government as changes provide developers more avenues to challenge land-use decisions. Legislators also agreed to put a measure before voters in the fall that could set the stage for future restrictions from Raleigh on property tax increases.

Legislators planned to return to Raleigh for brief re-convenings during the remainder of the calendar year, with a November session the most likely to result in substantial legislation.

The year did mark the first time that the General Assembly had approved a comprehensive, updated state budget since 2023. While the budget bill includes the land-use planning provisions mentioned above, it also provides dozens of directed grants to communities for various infrastructure projects. In total, 188 municipal projects are provided appropriations under "Special Appropriations" sections, totaling $67,706,394. Other key items affecting cities and towns include $1,750 bonuses for all sworn local law enforcement officers in the state, as well as keeping state Powell Bill road money distributions stable at $186 million.

NCLM staff, acting in concert with municipal officials, were able to mitigate or stave off some other detrimental land-use planning legislation. As legislators continue to meet this year, and as they return next year for a new legislative "long session," there will be new opportunities to engage with them to adjust some of legislation approved this year, make the case for the importance of local control over property taxes as a source of local revenue, and seek support for other proposals that enhance our communities for the betterment of our residents.

Local officials working hand in hand with League staff must continue to effectively work to maintain our residents' unique visions for each of our cities and towns.

We thank you all for your commitment to work in this way to make your own city or town a better place for your residents, and to make our state, as a whole, a better place to live, work and raise families.

We present this document to you to provide a detailed account of the legislative session and the legislative actions that affect cities and towns across North Carolina.

Sincerely,

The Officers of the League's Board of Directors



Jody McLeod
President
Mayor
Clayton



Satish Garimella
First Vice President
Mayor Pro-Tem
Morrisville



Ann Schneider
Second Vice President
Council Member
Oak Ridge



Martha Sue Hall
Immediate Past President
Mayor Pro-Tem
Albemarle

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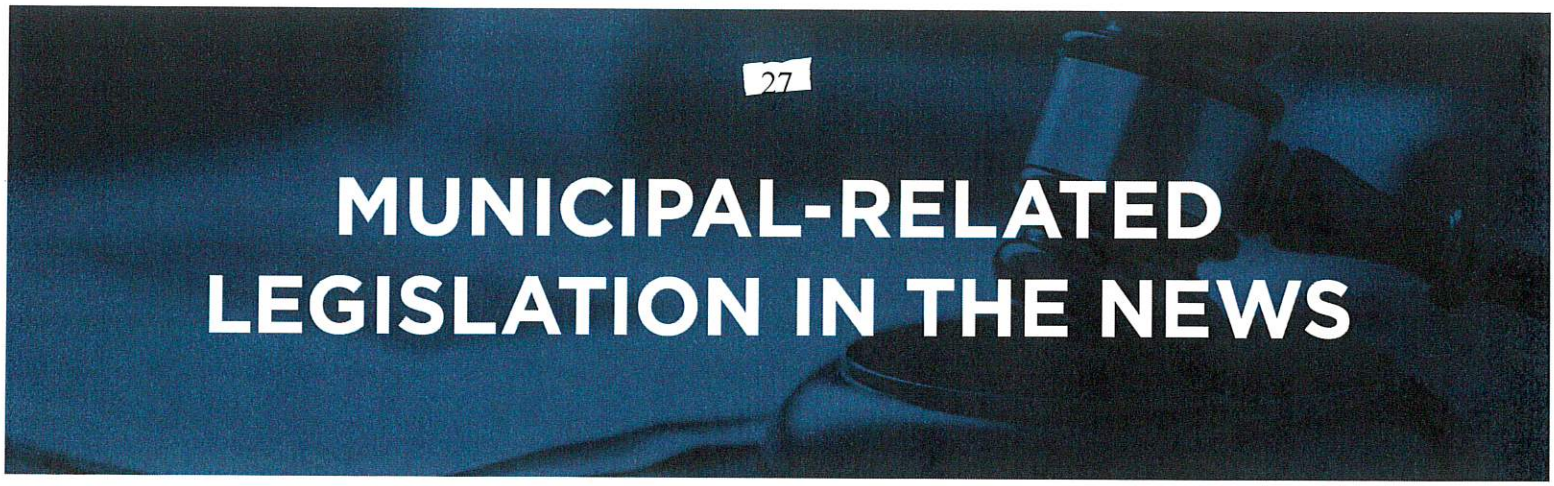
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MUNICIPAL-RELATED LEGISLATION IN THE NEWS

STATE BUDGET APPROVED

For the first time since 2023, state legislators approved a revised state budget. For North Carolina's cities and towns, the $31.3 billion spending plan will provide dozens of directed grants to various communities for infrastructure projects. In total, 188 municipal projects are provided appropriations under "Special Appropriations" sections, totaling $67,706,394. Other key items affecting cities and towns include $1,750 bonuses for all sworn local law enforcement officers in the state, as well as keeping state Powell Bill road money distributions stable at $186 million.

The plan, though, includes a handful of land-use and building permit provisions that could create more barriers for local planning. These include measures that could increase litigation and financial risks for local government as changes provide developers more avenues to challenge land-use decisions.

PROPERTY TAX AMENDMENT

Facing a tough election climate, legislative majorities in the General Assembly decided to put a constitutional amendment before voters this fall that will allow the legislature to establish limits on property tax increases in the future. Assuming voters approve the ballot measure, the change could set the stage for future proposals that could negatively impact the ability of cities and towns to provide services for their residents. The proposed constitutional change could result in a significant shift in local fiscal authority. Property taxes remain the primary revenue source that cities and towns rely on to fund core services such as police and fire protection, street maintenance, parks and development oversight.

Lawmakers also enacted legislation delaying implementation of scheduled property reappraisals in several counties. Counties that conducted revaluations last year, for use in 2026, will not be permitted to use those updated values for taxation in the 2026-27 fiscal year, delaying the effects of higher assessments on property owners.

LAND-USE REGULATIONS: GRANNY FLATS AND PARKING MINIMUMS

A number of land-use planning proposals were considered in the General Assembly this year, with some making it into law, while others failed to gain support. A seemingly perennial issue — a state mandate to require that cities of certain sizes allow accessory dwelling units, or "granny flats," in all residential districts — was eventually passed. The same omnibus regulatory reform bill included a change allowing more residential building in commercial and industrial zoned areas for larger cities and towns. With opposition from cities and towns, Senate and House negotiators did decide to drop a permitting shot clock provision that would have shortened the time span in which cities could act on certain permit applications. Regarding accessory dwelling units, the proposal had appeared in legislation as a potential solution to housing affordability even though many of the state's larger cities and towns already allow ADUs by right in many areas.

Separately, legislators approved legislation to undo local parking minimums associated with certain types of development. They did exempt a number of coastal counties from the change. As mentioned earlier, they also included several land-use regulation provisions in the state budget, increasing the potential for litigation and local taxpayer liability for land-use decision-making. As legislators plan to reconvene in November, the opportunity to make changes to these measures may be possible.

HOMELESS ENCAMPMENTS

Legislators approved a controversial measure requiring cities and towns to police and regulate homeless encampments, potentially putting new strains on local law enforcement. Supporters say the legislation will require that public spaces are kept safe; detractors say the state provides no resources to accomplish that goal and that it will not reduce homelessness.

The legislation would require municipalities to clear homeless encampments in public spaces, but approve a temporary location for homeless camps on municipal property under certain circumstances. Local governments would have to provide restroom facilities, water and public safety personnel in those instances. Gov. Josh Stein vetoed the bill, and legislators did not attempt to override that veto when they met in July and August.

BILL SUMMARIES

WORKING AS ONE. ADVANCING ALL.

BILL SUMMARY — OVERVIEW

Over the course of the 2026 session of the North Carolina General Assembly, the League's Government Affairs Team tracked dozens of bills that had implications for cities and towns, with many of those having significant effects. While the number of bills considered was somewhat limited, large omni-bus measures as well as more narrowly focused bills had significant impacts on municipal development oversight, budgeting and service operations.

The General Assembly will be reconvening a handful of times throughout the rest of the year, with a post-election session in November potentially leading to another round of substantial legislation. Nonetheless, this document should represent the bulk of legislative acts affecting cities and towns during the 2026 legislative session.

You will find summaries of bills below, including descriptions of how they could affect the governance of cities and towns and some of the political considerations that affected their ultimate outcome. The bill numbers and titles are linked below. The bill links will take you to actual copies of the bill on the General Assembly website. Beside each bill title, there is a designation explaining the status of the bill.

The designations indicate the following:

Law: Passed by the General Assembly and now Session Law, either with the Governor's signature, with the Governor's inaction regarding the bill, with an override of his veto, or as a local bill or constitutional amendment over which the Governor has no say.

Passed House: Passed the House but not voted on by the Senate.

Passed Senate: Passed the Senate but not voted on by the House.

In Conference: Approved by both chambers, but with changes that have not yet been resolved by the two chambers.

Not Passed: Legislation not approved by either full chamber.

Ratified: Approved by the General Assembly but not yet acted on by the Governor as of the publication date.

Vetoed: Vetoed by the Governor, and currently not overridden by both legislative chambers.

BILL CATEGORIES



TAX & FINANCE | **LOCAL BILLS** | **GENERAL GOVERNMENT** | **PLANNING & LAND USE** | **ENVIRONMENT & UTILITIES**

If you do not see a bill summarized that you are interested in, please contact any member of the League's Government Affairs team.

TAX & FINANCE

HB 169 Haywood/Cherokee/Leland Occ. Tax. Mods. (Rep. Pless) — Passed Senate

House Bill 169 is a local bill that impacts multiple local governments regarding their occupancy taxes: Haywood County is authorized to levy a higher occupancy tax and required to make changes to the structure of its tourism development authority; Cherokee County is authorized to make similar changes to its tourism development authority; and Leland is given additional authority to spend its occupancy tax revenue. The bill passed nearly unanimously in the House and Senate, but Senate changes mean that the bill has not yet been passed into law. As of this writing, the House had not yet voted to accept those changes, although it also had not formally rejected them.

HB 198 ABC Omnibus of 2026 (Reps. Miller and Pyrtle) — In Conference

While largely a technical and administrative alcohol regulation bill, some provisions in this legislation would directly affect municipalities, particularly those that have established or are considering social districts as a downtown economic development tool. The bill clarifies that businesses located within a social district that are not themselves licensed to sell mixed beverages could nevertheless allow patrons to bring in and consume mixed drinks purchased from another permitted business within the district. It was argued the change would provide greater flexibility for downtown merchants and make social districts more attractive for visitors and businesses.

The legislation also included provisions affecting local ABC operations and permit administration, along with a proposal authorizing the ABC Commission to finance and construct a new automated state warehouse.

Unlike some of the broader alcohol modernization bills considered this session, HB 198 did not make major changes to municipal zoning authority or substantially alter the distribution of local alcohol tax revenues. Instead, the provisions most relevant to municipalities focused on making social districts more flexible and improving the administration of the state's ABC system. At adjournment, the House and Senate had not reached agreement on the bill, leaving it in conference.

HB 240 Currituck/NH Beach Towns/J'ville OT (Rep. Carver) — Law — SL 2026-7, effective June 18, 2026

House Bill 240 is a local bill that impacts five local governments: Currituck County, the towns of Carolina Beach, Kure Beach, and Wrightsville Beach ("New Hanover Beach Towns"), and the City of Jacksonville. Currituck County will lose some discretion in making "tourism-related" capital expenditures (see also related SB 484). The New Hanover Beach Towns gain some flexibility through an authorization to spend occupancy tax revenue on seasonal ocean rescue and lifeguards, as well as police and fire overtime pay related to festivals and special events. Finally, Jacksonville received a ten-year extension on the authority to use occupancy tax, running through 2037. This bill passed the House and Senate on nearly unanimous votes and became law on June 18, 2026.

HB 921 ABC & Gaming Omnibus Bill (Reps. Pickett, Pyrtle, and Cairns) — Not Passed

A major package of changes to the state's alcohol laws failed to pass. The bill contained multiple changes affecting alcohol regulation, gaming activities, raffles, mobile bars and ABC operations, the most significant proposal for local governments involved the creation of a new distribution system for premixed cocktails. The bill would have allowed these products to be sold in grocery stores, convenience stores and other traditional retail outlets rather than being sold only through state ABC stores.

HB 1032 Repeal Two Percent Local Grocery Tax (Reps. Chesser, Paré, Reeder, and Schietzelt) — Not Passed

House members presented a proposal to exempt groceries from local sales tax, thereby repealing the state's 2% local grocery tax. HB 1032 would strip all of the existing statutory authority for the tax and removes any of the special references to county referendums for increased food taxes that would relate to grocery products. This proposal has been introduced in previous sessions, though it has yet to receive much traction. The bill was referred to a House committee but did not receive a hearing during this session.

HB 1042 Affordable Housing Exemption Mods. (Reps. Paré, Howard, Setzer, and Schietzelt) — Passed House

Following the work of the House Select Committee on Property Tax Reduction and Reform during the legislative interim, the committee's leaders presented legislation to address an issue identified during the group's work: "affordable housing" providers using a tax loophole to limit their overall property tax liability on properties. HB 1042 is in response to a 2013 decision by the North Carolina Court of Appeals granting a low-income housing project in Mitchell County, owned by a for-profit limited liability company but controlled by a nonprofit, a property tax exemption. As an example of the harm this loophole has caused, local governments in Wake County have lost millions in property tax revenue, and it has not resulted in the creation of additional affordable housing.

The bill received unanimous approval from the House, but the Senate chose not to consider the bill before adjournment.

HB 1089 Const. Amend. Property Tax Levy Limit (Reps. Echevarria, Howard, Setzer, and Paré) — Law — SL 2026-5, effective various dates

In one of the more significant actions this session, legislators placed a constitutional amendment on the November 2026 ballot that would direct the General Assembly to enact "general laws limiting the amount by which the levy of taxes on property may increase." In lay terms, this means that if voters approve the amendment, legislators will be empowered to enact legislation limiting the amount by which property tax levies may increase. The votes in both chambers went nearly along party lines. In the House, two members who switched their party affiliation this session from Democrat to Unaffiliated joined all Republicans in voting for the amendment, which passed that chamber 73-46. In the Senate, Democratic Sen. Dan Blue joined Republicans in approving the amendment by a 31-15 margin.

This amendment grew out of the work of the House Select Committee on Property Tax Reduction and Reform, which met during the legislative interim. The League and other stakeholders opposed the proposal due to potential effects on local budgets and the ability of locally-elected officials to respond to the service needs of their residents.

HB 1092 Reform NC Property Tax (Reps. Ager, Longest, Buansi, and Johnson-Hostler) — Not Passed; HB 1122 Expand Disabled Veteran Prop. Tax Exclusion (Reps. Crawford, Pittman, Ager, and Alston) — Not Passed; HB 1179 Senior Property Tax Relief Modernization Act (Reps. Rubin, Ager, Cervania, and Carney) — Not Passed; HB 1181 Property Tax Modifications (Reps. Cervania and Rubin) — Not Passed; SB 798 Elderly Prop. Tax Appreciation Exclusion (Sen. Waddell) — Not Passed; SB 898 Citizens' Tax Relief Circuit Breaker Mods. (Sens. Murdock, Mohammed, and Salvador) — Not Passed

In an effort to respond to rising costs for North Carolinians, a bipartisan group of legislators in the House and Senate introduced numerous bills carving out new or modifying existing exemptions and "circuit breakers" within the state's property tax system for a variety of select groups. This included changes to the state's homestead exemption (HB 1092, HB 1179, HB 1181, and SB 898), the elderly and disabled resident exemption (HB 1179, HB 1181, and SB 798), and the disabled veteran exemption (HB 1122). Other proposals would have created exemptions related to a property's area median income (AMI) (HB 1092) and updated exemptions for properties owned by nonprofit entities (HB 1092). Additionally, many of these bills (SB 898, HB 1092, HB 1179, and HB 1181) appropriate money to the NC Association of County Commissioners to

support programs to educate citizens about property tax exemptions or improve the appraisal/reappraisal processes.

None of these bills gained traction, though, with all remaining in committees in their chambers of origin.

SB 474 Adjust Counties/Reappraisal Moratorium (Sens. Berger, Moffitt, and Jarvis) — Law — SL 2026-47, effective July 8, 2026; SB 889 Property Tax Reappraisal Moratorium (Sens. Berger, Jackson, and Jarvis) — Law — SL 2026-8, effective various dates

While the House Select Committee on Property Tax Reduction and Reform focused their property tax efforts on local property tax limitations, Senate leadership began work on temporary moratoriums on property tax reappraisals scheduled for 2026. SL 2026-8 prohibits the following counties (and cities within them) from using their updated property tax reappraisals, which were set to be used for the first time in the 2026 budget cycle: Anson, Bladen, Buncombe, Davidson, Guilford, Harnett, Onslow, Pender, and Scotland. When it became law on June 18, it required the affected local governments to redo their FY26-27 budgets using the prior property valuations, a significant disruption to local services and communities. The bill received strong bipartisan votes in both the Senate and House.

Following the passage of SL 2026-8, legislators approved SL 2026-47, which modified the language of the original bill, requiring that the property tax moratorium only apply to counties that do not have populations less than 12,000; are within 3 years of their sales assessment ratio changing, and have a population under 150,000; have levied a property tax rate over 95 cents per $100 in the prior four years; or are in counties impacted by Hurricane Helene.

Both bills received generally bipartisan votes and were ultimately signed by Gov. Josh Stein.

SB 484 Clarify Tourism-Related Expenditures (Sens. Moffitt, Daniel, and Britt) — Law — SL 2026-15, effective June 22, 2026

In response to a 2026 decision by the NC Supreme Court (Costanzo v. Currituck County), the House Finance Committee advanced legislation intended to constrain local governments' authority to spend room occupancy tax revenue. The Court's decision upheld Currituck County's expenditures for public safety, largely based on the county's determination that the doubling of population during summer tourist season justified the spending on public safety, and that this would attract tourists to the area.

The legislation generally prohibits spending occupancy tax revenue on "services ordinarily provided by a city for its residents" and specifically prohibits the following spending categories: 1) solid waste collection or disposal; 2) water supply, distribution, or treatment; 3) fire protection; 4) law enforcement, public safety services, or emergency services; 5) affordable housing; and 6) education. The bill passed the House and Senate nearly unanimously and was signed into law by Gov. Josh Stein on June 22, 2206. These new restrictions apply to expenditures of occupancy tax proceeds collected on or after that date.

SB 992 Truth in Taxation (Sens. Ford, B. Newton, and McInnis) — Passed Senate

After moving through Senate committees and passing the Senate in less than 10 calendar days, this "Truth in Taxation" bill failed to pass the House before lawmakers adjourned in August. The bill would apply to the local government budget process following a general reappraisal of real property, whenever the local government intends to adopt a property tax rate that is higher than the revenue neutral rate. In that case, the bill would require an additional published notice and mailed notice to all taxpayers in a local government jurisdiction. Initially, the bill allowed for a consolidated mailing by the county clerk to the County board of Commissioners, but that was removed from the bill by a Senate committee. Under the current version, each municipality and county must publish and mail the required notice informing every property owner that the governing board may adopt a rate higher than the revenue neutral rate. The bill remains pending in the House and is eligible for consideration during the November session.

SB 1074 Eden/Mills River/Guilford Art. 46 Local Act (Sen. Berger) — Law — SL 2026-26, effective various dates

While this bill included provisions affecting Eden and Mills River, the most significant provision for local governments was a section addressing Guilford County's proposed 0.25% sales tax. Lawmakers approved changes to both the referendum language voters will see on the ballot and the formula governing how revenue from the tax would be distributed if approved.

The Guilford provisions highlight a recurring theme at the General Assembly, with lawmakers increasingly weighing in on local revenue proposals before they reach the ballot. By adjusting the referendum structure and revenue distribution plan, legislators sought to refine how Guilford County could use a potential new funding source for local needs and infrastructure investments.

LOCAL BILLS

HB 116 Jacksonville Annexation & Conforming Changes (Rep. B. Jones) — Law — SL 2026-56, effective various dates; SB 817 Annex Various Military Property/Jacksonville (Sen. Lazzara) — Not Passed

The General Assembly again took up the issue of Jacksonville's relationship with the military installations that surround the city. Both SB 817 and HB 116 sought to annex portions of Marine Corps Base Camp Lejeune, Marine Corps Air Station New River and facilities at Stones Bay into the City of Jacksonville. While the Senate proposal stalled, lawmakers ultimately approved the annexation through HB 116. Supporters argued the change better aligns municipal boundaries with the community served by Jacksonville.

HB 117 OIB/Topsail Beach Parking Fees (Rep. Iler) — Law — SL 2026-23, effective June 25, 2026

Coastal communities continued to seek greater flexibility in how they manage revenue generated from paid parking. HB 117 allows Ocean Isle Beach and Topsail Beach to use proceeds from on-street parking in the same manner as revenue from off-street parking facilities. The change provides additional flexibility to address infrastructure, public safety and other municipal needs associated with growing seasonal tourism populations.

HB 1035 Various Local Election Changes III (Rep. Humphrey) — Law — SL 2026-18, effective various dates; SB 876 Various Local Provisions X (Sen. Ford) — Law — SL 2026-25, effective various dates; HB 1038 At-Large Elections/Jacksonville City Council (Reps. Gable and Shepard) — Not Passed

State legislators continued their effort to reshape municipal elections across North Carolina through a series of local election bills affecting dozens of communities, with some approved despite local opposition. The measures moved a number of municipalities from odd-year election cycles to even-numbered years, modified terms of office, changed election methods and updated procedures for filling vacancies. Among the more significant changes, SB 876 moves Kannapolis municipal elections and Albemarle municipal elections to even-numbered years and shifts the city to partisan elections.

Lawmakers also considered HB 1038, which would have eliminated Jacksonville's ward-based city council districts and required all six council members to be elected at-large. Reps. Gable and Shepard argued the proposal would create a more unified election system, while critics raised concerns about reducing neighborhood representation on the council. The bill ultimately did not advance.

SB 214 Various Local Provisions VII (Sen. Sawrey) — Law — SL 2026-2, effective various dates; SB 811 Various Local Provisions VIII (Sens. Daniel, Moffitt, and Mayfield) — Law — SL 2026-22, effective various dates

Near the end of session, lawmakers approved several omnibus local government bills containing a mix of annexation, deannexation, extraterritorial jurisdiction (ETJ) changes and municipal boundary provisions that affect municipalities across the state. While many of the provisions were supported locally, others reflected state intervention in local boundaries.

SB 214 removed properties from the corporate limits of Southport, Yadkinville and Kannapolis, modified ETJ boundaries affecting Yadkinville and Sunset Beach, and removed East Spencer's cap on satellite annexations. SB 811 included a similar collection of local government provisions, removing the satellite annexation cap for Bailey, Weaverville and Cherryville, deannexing properties from several municipalities, and limiting development authority by the Village of Walnut Creek.

GENERAL GOVERNMENT

HB 171 Equality in State Agencies/Prohibition on DEI (Reps. B. Jones, N. Jackson, Lowery, and Eddins) — Vetoed

A key part of the Republican party platform coming into 2025 was to restrict or prohibit efforts in state and local government to promote diversity, equity, and inclusion (DEI). After heated debate in the House and Senate, a veto by Gov. Josh Stein and an override vote in the House, House Bill 171 has yet to become law, as the Senate has yet to hold an override vote. Sponsored by top leaders in the House and co-sponsored by roughly three-dozen Republican House members, the legislation ranked as one of the most contentious and politically charged issues considered during the legislative session. The bill would enact broad prohibitions on spending public money on DEI initiatives, or using DEI in hiring, employment, or contracting. Penalties for violations are severe: a $10,000 civil penalty against a person who violates the new law and potential removal from office through the existing Local Government Commission removal authority. In addition, the new law would require local governments to attempt to recoup unlawful expenditures associated with DEI and authorize civil actions by "any person" to stop perceived violations, with an award of attorneys' fees and costs should that person prevail.

House Bill 171 is now pending in the Senate on the question of whether to override the governor's veto. That vote would make the bill law notwithstanding the governor's veto, but it requires a three-fifths majority of the Senate. The next likely opportunity for the Senate to take that vote would be during the November reconvening of the General Assembly.

HB 199 Authorize Municipal Deannexation (Reps. Carson Smith, Budd, Pyrtle, and Logan) — Passed House

In a somewhat surprising move coming late during the legislative session, the House Finance Committee advanced legislation that would establish a municipal-level procedure for removing property from the municipal limits. The legislation was motivated by the rise in requests from cities for local legislation for the deannexation of property, which is presently the only legal mechanism available to remove parcels from the municipality's jurisdiction.

The legislation provides three procedures for deannexation: 1) initiated by resolution of the municipal governing board; 2) upon a petition for a voter referendum signed by 25% of the property owners and its successful passage; and 3) by ordinance in response to a citizen petition. Regardless of the procedure, there are various requirements for notice and public hearing, and specific provisions that would allow the city to determine whether to continue services and to recoup infrastructure costs related to services extended to the area that is proposed for deannexation. Finally, the legislation establishes a procedure for appealing the city's decision to the Superior Court for further review.

HB 437 Drug-Free Zones/Unauthorized Public Camping (Reps. Rhyne, Chesser, and Pickett) — Vetoed

This bill, championed by a national conservative think tank and impacting how local governments address homelessness, was a two-part bill that combined the original HB 437 Establish Drug-Free Homeless Service Zones and HB 781 Unauthorized Public Camping & Sleeping, both of which were passed by the House in 2025. HB 437 prohibits local governments from allowing people to sleep or camp on public land within their jurisdictions regularly and would allow the designation of a specific public place for camping, provided certain detailed requirements are met. The language of the bill generally aligns with President Donald Trump's 2025 Executive Order 14321, which outlines response strategies to address homelessness.

The bill passed both chambers along partisan lines, with only a limited number of House Democrats voting in favor. Gov. Josh Stein vetoed the bill on July 8, stating in his veto message, "I have long called for funding to crack down on drug trafficking, invest in behavioral health, and expand affordable housing options — because homelessness and substance misuse are real problems that deserve real solutions, not this bill." Legislators have not considered an override vote at this time.

HB 481 Pay Exceptions/Special Separation Allowance (Rep. Davis) — Law — SL 2026-33, effective July 2, 2026

Legislators took important steps in increasing law enforcement pay and benefits through both the 2026 budget and legislation passed over the past two years. Provisions that modify eligibility and re-employment provisions for the Special Separation Allowance available to state and local law enforcement officers was signed into law in July and provided clarifications to previous legislation passed in 2025. The change in HB 481 protects the special separation allowance of officers who retire and later return to work and then retire a second time for an employer in the same retirement system.

HB 958 Election Law Changes (Reps. Blackwell and Stevens) — Vetoed

While most attention focused on changes to voter identification, campaign finance and election administration, one provision of HB 958 Election Law Changes could have an impact on municipalities across the state. The legislation moves the municipal primary election date earlier in the election calendar to better accommodate expanded early voting periods, absentee ballot requirements and other state and federal election deadlines that have been added in recent years. Election administrators have increasingly expressed concern about the shrinking amount of time available between primaries and general elections, and supporters say the change provides greater flexibility for counties to meet those requirements. Gov. Josh Stein vetoed the bill and the General Assembly did not immediately override the veto, meaning it will not affect the upcoming election.

HB 1094 Ferry Div. Audit/DOT Omnibus (Reps. Iler and Shepard) — Law — SL 2026-46, effective various dates

This legislation represents this session's annual omnibus proposal to address a variety of programs under the purview of the Department of Transportation. SL 2026-46 included numerous provisions of little to no interest to municipalities, including an audit of the state's ferry system, as well as a myriad of studies and process changes across the department and the Division of Motor Vehicles. Of particular interest to municipalities, though, the legislation authorizes cities to regulate electric-assisted bicycles ("E-bikes"). The legislation establishes a standardized three-tier classification system and provides municipalities with clear authority to regulate e-bikes, addressing existing regulatory gaps. This section takes effect on December 1, 2026.

Both chambers gave this legislation almost unanimous support, and Gov. Josh Stein signed it on July 7.

SB 257 2026 Appropriations Act (Sens. Jackson, Hise, and Lee) — Law — SL 2026-41; various effective dates; HB 56 2026 Budget Technical Corrections (Reps. Pare, Loftis, Zenger, and Tyson) — Law — SL 2026-42; various effective dates

For the first time since 2023, state legislators approved a comprehensive revision and update to the state's budget. Shortly after doing so, legislators then made various adjustments and corrections to the budget. As noted in other sections of this bulletin, the two-bill package that makes up the state budget included various policy changes that are not related to state spending. Of note, the following spending items were included in the budget:

- One-time bonus pay of $1,750.00 for all full-time sworn law enforcement officers.
- Recovery spending for communities impacted by Hurricane Helene through various programs totaling approximately $700 million.
- Hundreds of directed grants for local governments and nonprofit organizations.
- Holding Powell Bill funding for street maintenance at $186 million.
- Adjustments to the Growing Rural Economies with Access to Technology (GREAT) Fund to support middle-mile fiber projects for coastal communities.
- Shifting additional appointment authorities for various state boards and commissions from the governor to other executive branch elected offices, or to the General Assembly.
- Elimination of over 1,000 state government positions that are determined to be "longterm vacancies"
- Gov. Josh Stein signed both bills into law, despite expressing concern with a number of provisions, including provisions he termed "hostile to local governments."

PLANNING & LAND USE

HB 372 Home-Based Business Fairness Act (Reps. Johnson, Chesser, Rhyne, and Schietzelt) — Law — SL 2026-51, effective July 7, 2026

Lawmakers approved HB 372 Home-Based Business Fairness Act, prohibiting cities from banning certain no-impact home-based businesses or requiring owners to obtain permits, licenses, rezonings, variances or other local approvals to operate them. The law still allows for local governments to impose narrowly tailored regulations related to public health and safety, compatibility with surrounding residential uses, and compliance with state and federal law. The law does not override private deed restrictions, covenants or homeowners' association rules that may limit such activities.

HB 1072 Affordable Housing Infrastructure Development (Reps. Bell, Reives, Humphrey, and Cunningham) — Not Passed

HB 1072 is a rare bipartisan proposal, bringing together House Rules Committee Chairman John Bell and House Democratic Leader Robert Reives as primary sponsors, joined also by Republican Representative Chris Humphrey and Unaffiliated Representative Carla Cunningham. The bill would appropriate $50 million in state funds to establish a revolving loan fund at the North Carolina Housing Finance Agency to support affordable housing development. These loans would be directed towards providing below-market interest rate loans to builders for land acquisition, predevelopment (permit fees, land surveys, environmental due diligence, soil testing, and engineering and site planning), as well as infrastructure costs (water, sewer, utility, stormwater, and road development, and site clearing and grading).

While the bill garnered support from a bipartisan group of 55 representatives, it was referred to the House Housing and Development Committee but did not receive a vote during the session.

HB 1103 Allow Implementation of Chatham Co. UDO (Rep. Reives) — Not Passed; SB 587 Wake Surfing Safely (Sens. Lazzara and Sawrey) — Passed House; SB 1074 Eden/Mills River/Guilford Art. 46 Local Act (Sen. Berger) — Law — SL 2026-26, effective various dates; SB 807 Restore Down-Zoning Auth./ Woodfin (Sen. Mayfield) — Not Passed; SB 828 Restore Down-Zoning Auth./Various Counties (Rep. Burgin) — Not Passed; SB 833 Restore Down-Zoning Auth./Meck. & Others (Sen. Mohammed) — Not Passed; SB 1075 Restore Down-Zoning Auth./Military Counties (Sens. Brinson and Lazzara) — Not Passed

A variety of bills considered this session sought to address local land-use regulation and zoning authority following the fallout from the 2024 downzoning law that severely curtailed local governments' ability to rezone property. Although the bill did not advance, HB 1103 would allow Chatham County's adopted Unified Development Ordinance to be implemented despite the 2024 downzoning law. SB 587, which originally contained League-negotiated language that would restore local zoning authority while protecting private property rights, was gutted by the House, with the replacement language addressing wakeboard surfing. The Senate unanimously approved a local bill (SB 1074) that would remove an exemption from the law previously granted to the town of Mills River, which had been poised to adopt a new zoning code just after the 2024 downzoning bill became law. The act also includes provisions related to the City of Eden annexation agreement. Similarly, SB 807, SB 828, SB 833 and SB 1075 sought to restore local authority to initiate certain down-zonings that were restricted under state law. None of these measures received final legislative approval.

SB 257 2026 Appropriations Act (Sens. Jackson, Hise, and Lee) — Law — SL 2026-41 effective various dates

Buried deep inside the General Assembly's 634-page budget bill were a number of changes to planning and land use law. Many of the provisions were not considered by committees during the session and were added to the budget as "special provisions," apparently just hours before the legislation was finalized. The following provisions related to planning and land use became law through the budget this year:

- **Section 39.5(a)** allows appeals from zoning administrators' decisions to proceed directly to Superior Court without being considered by local boards of adjustment; allows associations of development permit applicants to participate in appeals as a party; and increases the time in which to bring those appeals from one to three years;
- **Section 39.5(b)–(d)** increases the time for filing a legal action to challenge most zoning decisions, including a development regulation, a Unified Development Ordinance, a zoning map amendment, and text adoption or amendments from one to three years.
- **Section 39.5(e)** requires that, upon written request of a development permit applicant, planning and zoning staff provide a written determination as to the applicability or interpretation of an ordinance, which is then binding upon the local government.
- **Section 39.5(g)** expands the permit choice and vesting rights for development applicants related to conditional zoning approvals, rezoning approvals and stormwater permits.
- **Section 39.5(h)** requires that attorneys' fees be awarded to the prevailing party in any action challenging a zoning or development decision under G.S. 160D-1403.1.
- **Section 13.3(a)** establishes a Building Codes and Interpretations Bureau to be housed in the Department of Labor, as a combination of what is currently three agencies, the Office of the State Fire Marshal, the Building Code Council, and the Residential Code Council.

As noted elsewhere in this bulletin, Gov. Josh Stein signed the bill into law, despite expressing concern with provisions he termed "hostile to local governments."

SB 445 Regulatory Reform Act of 2026 (Sen. Jarvis) — Law — SL 2026-59; effective various dates;
SB 1047 Regulatory Reform Act of 2026 (Sen. Jarvis) — Passed Senate

Two versions of the annual "reg reform bill" were considered during this year's session.

Senate Bill 445, which was approved, included detailed limitations on window glazing requirements for street façade windows, increased the vesting period for site-specific vesting plans from two to five years, extended vesting rights during a declared state of emergency, allowed residential use by-right in commercial and light industrial districts (only cities with a population of 80,000 or more, located in a county with a population of 1 million or more), required the allowance of at least one accessory dwelling units in single family zoning district (only cities with a population of 50,000 or greater, and not in a coastal areas), and required the publication of a development fee schedule with a right to sue cities for failure to comply. This bill became law on August 11, 2026, with the signature of Gov. Josh Stein.

Senate Bill 1047 failed to pass, but a number of the provisions included in this bill were enacted through other legislation, such as SB 445 (summarized above) and the state budget act (summarized elsewhere in this bulletin). The provisions included in the bill related to "permit shot clocks" was not among them. These shot clock provisions would have applied to most zoning decisions, including imposing time limits on staff and governing boards. The failure to meet those deadlines would result in an automatic approval of the application. The stalling of these provisions will protect local governments' ability to make carefully considered zoning decisions, but the "shot clock" concept remains eligible for consideration in the November session.

SB 695 Incent Development Finance District Funding (Sens. Lazzara and Johnson) — Law — SL 2026-12, effective July 1, 2027

This legislation allows developers to defer 90% of property taxes on qualified improvements within local government-approved incentive districts. SL 2026-12 aims to spur development and grow the property tax base in target areas across the state. The effective date of the legislation is delayed, applying to taxes imposed for taxable years beginning on or after July 1, 2027. Both chambers passed the legislation by nearly unanimous margins, and Gov. Josh Stein signed it on June 22.

SB 730 Ratepayer Protection Act (Sen. Jarvis) — Passed House

A wide-ranging bill related to regulating data centers failed to gain approval at the General Assembly this session. This legislation was mostly focused on protecting Duke Energy customers from costs incurred to provide electrical service to data centers. However, it also included a number of provisions relevant to local governments, such as new site assessment requirements before authorizing construction of a data center, a new requirement that the Department of Environmental Quality adopt water use standards for data centers that mandate a "closed loop" system, and prohibiting local governments from using eminent domain authority or offering economic development incentives to site a data center. The bill as originally filed and passed in the Senate had nothing to do with data center restrictions. The Senate has not acted on the revised bill.

SB 1039 Construction Inspection Efficiency Act (Sens. Chaudhuri and Lee) — Not Passed

This legislation would allow property owners, permit holders, contractors and authorized agents to use certified private construction inspectors or registered private construction inspection firms if a local inspection department failed to conduct a requested inspection within 10 business days or by an agreed-upon date. The bill established qualification, registration, reporting, conflict-of-interest and fee requirements for private inspectors and inspection firms. The bill was referred to the Senate Rules Committee and has received no further action.

ENVIRONMENT & UTILITIES

HB 376 Water/Wastewater Affordability & Capacity Act (Reps. Brody, Zegner, and Riddell) — Law — SL 2026-32, effective various dates

House Bill 376, as initially introduced, was related to regulation of wells and septic tanks. By the time it became law in July, it had become a wide-ranging bill related to wells and septic tanks and water and wastewater utilities more generally, including those operated by local governments. Among other things, the legislation changes the procedural and decision-making requirements when a local government proposes to sell its water or sewer system to a private company; allows a local government utility to establish higher rates, fees, and charges for customers that are outside its jurisdictional boundaries than those paid by customers inside its boundaries; and alters the "built-upon area" definition change for stormwater control that applies when a property is redeveloped, such that the existing development built upon area would be excluded and not require additional stormwater control measures related to that area. Lawmakers enacted that stormwater provision twice within a few days' time, once through this bill and once through HB 162, which the General Assembly then repealed (see related, HB 162).

SB 257 2026 Appropriations Act (Sens. Jackson, Hise, and Lee) — Law — SL 2026-41, effective various dates

The state budget plan adopted by the General Assembly includes a number of changes to laws regulating the environment and utilities, and the funding decisions that affect governmental operations related to them. These include the following:

- **Section 8.9-8.29** provides authorization and funding to support research into PFAS and 1,4dioxine and other "emerging contaminants," and creates a fund under the State Water Infrastructure Authority (SWIA) to provide grants to local governments to respond to these contaminants.
- **Section 5.11** clarifies the authority of cities to own water resources as a part of a public enterprise.
- **Sections 12.5 and 12.6** establish moratoriums and studies on Inter-basin Transfers (IBT) in the Catawba River and the Cape Fear River Basins. These nearly identical provisions impose a moratorium on IBT certificates being issued for certain sized transfers that are in the Catawba and Fear Cape Rivers. The Catawba moratorium was initially imposed last year, but the Cape Fear moratorium became law through the budget this year.

SB 1076 Rocky Mount/Louisburg Utility Rev./Advisory (Sens. Barnes, Newton, and Moffitt) — Law — SL 2026-27, effective various dates

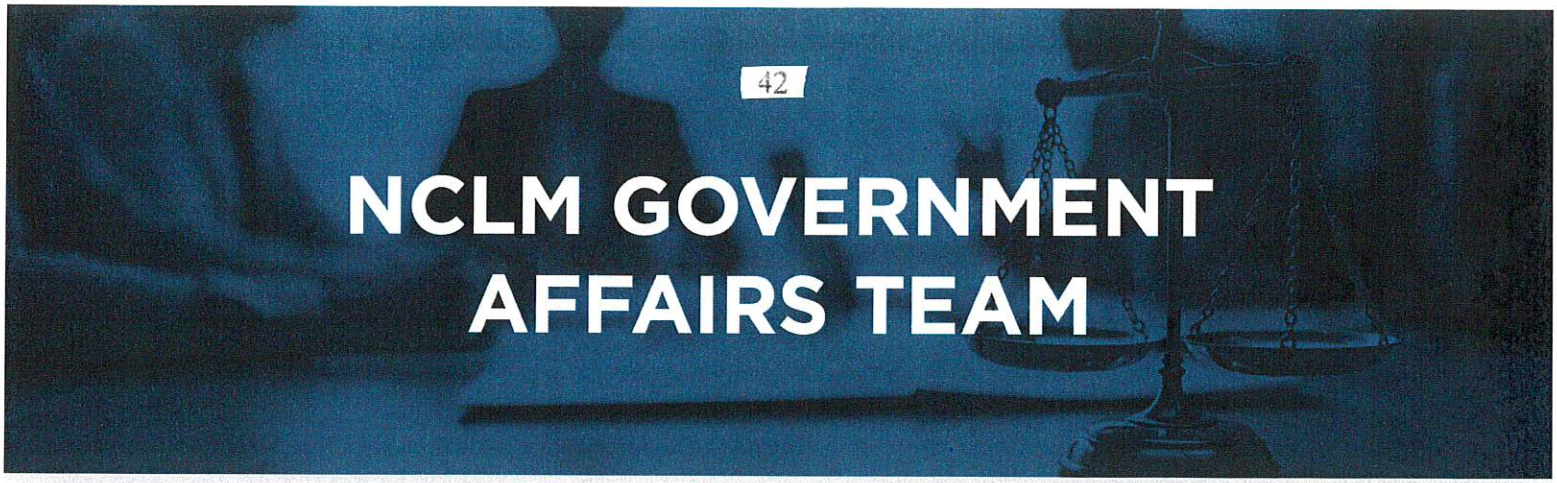
Legislators approved SB 1076 Rocky Mount/Louisburg Utility Rev./Advisory, which imposes new restrictions on the use of municipal utility revenues in the City of Rocky Mount and the Town of Louisburg. The act prohibits Rocky Mount from transferring electric and natural gas utility revenues to other municipal funds through Jan. 1, 2029, and requires excess utility revenues to be used for utility operations, debt reduction or rate reductions. The legislation also establishes a nine-member Rocky Mount Public Utilities Advisory Committee to provide citizen review and recommendations regarding utility budgets, rates, capital projects and proposed fund transfers.

The law similarly prohibits Louisburg from transferring electric utility revenues to other municipal funds and repeals authority allowing electric rate revenues to be used for economic development projects.

APPENDIX I

NCLM Government Affairs Team

WORKING AS ONE. ADVANCING ALL.



NCLM GOVERNMENT AFFAIRS TEAM

The League's Government Affairs Team embodies the organization's ideal of "Working as one. Advancing all." We are working on your behalf to ensure that the concerns of all of North Carolina's cities and towns are represented at the North Carolina General Assembly, and wherever public policy affects the state's municipalities. If you have any questions, please do not hesitate to contact any team member.

Erin Wynia
Director of Government Affairs
ewynia@nclm.org
Office: (919) 715-4126
Cell: (919) 961-6108

Patrick Buffkin
Legislative and Regulatory Counsel
pbuffkin@nclm.org
Office: (919) 715-4323
Cell: (919) 971-2796

Seth Palmer
Director of Urban Affairs
spalmer@nclm.org
Office: (919) 715-3912
Cell: (910) 367-8934

Whitney Murphy
Government Affairs Associate
wmurphy@nclm.org
Office: (919) 715-8154
Cell: (252) 423-0578

Sophia Trentacosta
Government Affairs Project Coordinator
strentacosta@nclm.org
Office: (919) 715-2907
Cell: (443) 904-3314

BADIN TOWN COUNCIL – ACTION REQUEST FORM

DATE: November 10, 2026

TO: Mayor and Council Members

FROM: Terry Eudy, Property Maintenance Supervisor

BOARD ACTION REQUESTED:

No action requested.

SUMMARY OF INFORMATION:

PUBLIC WORKS REPORT.

1. **Next limb/brush collection December 1, 2026. See notice, page 44.**
2. **2026/2027 Leaf collection schedule on page 45.**

ADVISORY COMMITTEE ACTION:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks:

December 1, 2026
LIMBS/BRUSH PICK-UP

The Town of Badin collects properly placed local residential limbs/brush on the First Tuesday of Each Month and will next collect limbs/brush on Tuesday, December 1, 2026.

Failure to follow the guidelines below may lead to fines:

1. *Place limbs/brush curbside by 8 a.m. collection day and not more than one day prior (see above). Limbs/brush placed for collection after the date above will not be collected.*

2. *Limbs/brush for collection must be placed on or immediately at the property they are from. Relocation will lead to fines.*

3. *Limbs/brush of more than 6-inch diameter & 10-foot length will not be collected.*

4. *Grass or pampas grass clippings, tree service contractor debris, lumber with nails or metal attached, household items, garbage and appliances will not be picked up.*

5. *Limbs/brush must be separated from leaves or will not be collected.*

6. *Removal of limbs/brush from cleared lots is the responsibility of the property owner and will not be collected.*

Call Badin Town Hall at 704-422-3470 for clarity or answers.

REVISED 4/24/15

Leaf Collection Schedule 2026-2027

1	**Lake St., Elm St., Poplar St., Hickory St.**
2	**Wood St., Lee St., Grant St., Roosevelt St., Stuart St., Marion St.**
3	**Chestnut St., Walnut St., Pine St., Ash St., Stanly St.**
4	**Jackson St., Sherman St., Washington St., Sumpter St.**
5	**Falls Road, Willow St., Holly Place, Cherry St., Cedar St.**
6	**Lincoln St., Thomas St., Wayne St., Mayo St., Dewey St., Wilson St.**
7	**Boyden St., Spruce St., Maple St., Kirk Place**
8	**Dogwood Ln., Dogwood Ln. Ext., Cheoah St., Tallassee St., Henderson St., Valley Dr., Nantahala St.**

Street Routes	Dates			
1	Nov. 9	Dec. 7	Jan. 11	Feb. 8
2	Nov. 10	Dec. 8	Jan. 12	Feb. 9
3	Nov. 12	Dec. 9	Jan. 13	Feb. 10
4	Nov. 13	Dec. 10	Jan. 14	Feb. 11
5	Nov. 16	Dec. 11	Jan. 15	Feb. 12
6	Nov. 17	Dec. 14	Jan. 19	Feb. 15
7	Nov. 18	Dec. 15	Jan. 20	Feb. 16
8	Nov. 19	Dec. 16	Jan. 21	Feb. 17

Please place leaves curbside by 8 a.m. before your scheduled pick-up day. Please follow the above schedule for effective and efficient leaf collection. Weather permitting, we will not deviate from this set collection schedule. However, if necessary, make-up collection dates and rain dates will be on Nov. 20th & 23rd, Dec. 17th & 18th, Jan. 22nd & 25th, and Feb. 18th & 19th. These dates are for the Public Works Department to catch-up due to weather delays. Please do not put additional leaves out on the above make-up days.

Thank you for your cooperation!

BADIN TOWN COUNCIL – ACTION REQUEST FORM

DATE: November 10, 2026

TO: Mayor and Council Members

FROM: Stephen Smith, Chief of Badin Police

BOARD ACTION REQUESTED:

No Action Requested.

SUMMARY OF INFORMATION:

POLICE REPORT.

1. **October Police Report. See report on page 47.**
2. **October Police Activity Report. See report on page 48.**

ADVISORY COMMITTEE ACTION:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks:

Badin Police Department
October Call Report

Crimes Against Person	
	Domestic Disturbance
	Assault on Female
	Assault on Juvenile
1	Simple/Felony Assault
	Assault by Pointing Gun
	Fraud
	Threats

Traffic/Parking/Warning Ticket	
	Traffic Citations
	Parking Tickets
	Warning Tickets
	Seat Belt Violation
	Driving While License Revoked
	No Operator License
	Driving While Impaired
1	Accidents
1	Verbal Warning

Crimes Against Property	
2	Damage to Property
	Unlawful Dumping
	Unlawful Burning
	Alarms

Misc. Weapon Offenses	
	Discharging Firearms
	Shooting into Occupied Area

Larceny/Breaking & Entering	
1	Larceny
2	Breaking & Entering

Arrest	
	On View
	Warrant

General Police Services			
	Mutual Aid		Juvenile Assist
	Abandoned Vehicle	1	Found Property
9	Assist Fire/EMS	376	Alcoa
1	Welfare Checks		Code
1504	Security Checks		Follow-Up Investigation
	Special Details		Papers Served
2	Animal Complaint		Service Attempts on Papers
	Suspicious Vehicle	25	Other Police Activities Not Listed
2	Suspicious Person	192	SCSO Req Hrs Cov (June)
1	Transport		SCSO Hrs Cov
23	Business Escort		Cost
	Unsecured Buildings		
2	Disturbance of the Peace		**MONTHLY TOTAL - ALL SERVICES**
	Weapons & Drugs Seized		**1965**
10	School Crossing/Checks		

Badin Police Department
Activity Report – 11/10/26

* Additional patrolling around West Badin Park after reports of after-hours activity in the Park. Spoke with concerned resident in the area to share Town's efforts to address the issue.
* Made contact with property owner to have unattached trailer removed from the Lincoln Street right of way.
* Hand delivered multiple nuisance violations notices to occupants.
* Worked with Town Manager to determine ownership for junk/nuisance/abandon vehicle enforcement per the Town Ordinance.
* Coordinated with vendor for the completion of preparing vehicles for surplus.
* Met on site with resident regarding neighborhood issues/regarding.
* Made contact with residents and left door hangers on properties where materials were placed out for collection after the Town Clean-Up advising items would not be collected and need to be removed.
* Participated in Badin Elementary Trunk or Treat.
* Presence and traffic patrol at Badin Elementary at morning drop-off as staffing allows.
* Continued discussions with Town Manager regarding Departmental staffing and expenditures.
* Participated in in-person training for use of new Departmental tasers.
* Completed Annual Departmental Firearm Training and Qualifying.

BADIN TOWN COUNCIL – ACTION REQUEST FORM

DATE: November 10, 2026

TO: Mayor and Council Members

FROM: Michael Ferris, Town Manager

BOARD ACTION REQUESTED:

No action requested.

SUMMARY OF INFORMATION:

FINANCIAL REPORT.

1. **October Revenues:**
   a. **Property Tax**
   b. **Sales & Use Tax**
   c. **Occupancy Tax**
   d. **NC SBI Public Safety Bonus**

2. **Financial Report for period ending November 6, 2026 on pages 50-53.**

3. **Badin Conference Center Financial Report on page 54.**

ADVISORY COMMITTEE ACTION:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks:

Budget vs Actual

Town of Badin
11/6/2026 9:21:42 AM
Period Ending 11/6/2026

10 General Fund

Description	Budget	YTD	Variance	Percent
Revenues				
10-311-000 Property Taxes	405,000	219,129.75	(185,870.25)	54%
10-323-000 Sales & Use Tax	660,000	254,309.25	(405,690.75)	39%
10-332-000 Utility Franchise Tax	45,000	9,994.82	(35,005.18)	22%
10-346-000 Sales Tax Reimbursement	2,000	0.00	(2,000.00)	
10-347-000 Gas Tax Reimbursement	1,500	610.49	(889.51)	41%
10-348-000 Federal Excise Tax Refund	850	1,974.97	1,124.97	232%
10-349-000 Occupancy Tax	6,500	3,534.60	(2,965.40)	54%
10-350-000 Interest Income	18,500	10,164.60	(8,335.40)	55%
10-352-000 Alcohol Tax	8,000	0.00	(8,000.00)	
10-354-000 Solid Waste Disposal Tax	1,400	340.46	(1,059.54)	24%
10-356-000 Conference Center Income	82,050	52,000.00	(30,050.00)	63%
10-360-000 Other Income	6,000	9,040.91	3,040.91	151%
10-370-000 Appropriated Fund Balance	524,900	0.00	(524,900.00)	
10-390-310 Powell Bill Allocation	65,000	36,400.20	(28,599.80)	56%
10-390-340 PB Sales Tax Reimbursemen	60	0.00	(60.00)	
10-390-350 Powell Bill Interest	10	9.20	(0.80)	92%
10-397-310 Rural Economic Development Grant	241,700	0.00	(241,700.00)	
10-398-310 PARTF Grant	440,000	0.00	(440,000.00)	
Revenues Totals:	2,508,470	597,509.25	(1,910,960.75)	24%

Budget vs Actual

Description		Budget	YTD	Variance	Percent
Expenses - Powell Bill					
10-390-353 PB Auto Repairs		15,680	0.00	15,680.00	
10-390-499 Misc. Expense		350	0.00	350.00	
10-390-500 PB Tools		1,000	0.00	1,000.00	
10-390-612 PB Street Signs		4,000	0.00	4,000.00	
10-390-651 PB Street Main. & Re.		44,040	0.00	44,040.00	
Powell Bill	**Totals:**	**65,070**	**0.00**	**65,070.00**	
Expenses - Administration					
10-420-121 Salaries		127,000	79,840.60	47,159.40	63%
10-420-130 Longevity Plan		5,000	2,960.46	2,039.54	59%
10-420-175 Unemployment Ins. Tax		200	35.05	164.95	18%
10-420-181 FICA		9,600	6,377.78	3,222.22	66%
10-420-182 Retirement		20,000	9,499.65	10,500.35	47%
10-420-183 Medical Insurance		27,000	10,759.44	16,240.56	40%
10-420-184 Worker's Comp		2,800	2,425.73	374.27	87%
10-420-185 Council Salaries		3,000	800.00	2,200.00	27%
10-420-189 401k		3,500	1,260.00	2,240.00	36%
10-420-192 Legal & Audit Fees		25,000	460.15	24,539.85	2%
10-420-193 Election Expense		1,000	0.00	1,000.00	
10-420-195 Attorney Fees		5,000	3,430.00	1,570.00	69%
10-420-260 Office Supplies		1,800	2,264.27	(464.27)	126%
10-420-311 Travel & Meetings		1,000	170.14	829.86	17%
10-420-315 Auto Expense		500	0.00	500.00	
10-420-319 Dues & Subscriptions		7,000	4,560.41	2,439.59	65%
10-420-321 Telephone & Postage		4,200	1,483.52	2,716.48	35%
10-420-331 Utilities		3,200	1,203.03	1,996.97	38%
10-420-351 Bldg. Repair & Maint.		1,000	90.93	909.07	9%
10-420-352 Equip. Repair & Maint.		850	0.00	850.00	
10-420-356 Conference Center Expense		387,600	3,834.01	383,765.99	1%
10-420-358 Conference Center Project		0	241,527.38	(241,527.38)	
10-420-360 Business Development		1,500	0.00	1,500.00	
10-420-370 Advertising		500	0.00	500.00	
10-420-380 Web Page		1,000	0.00	1,000.00	
10-420-390 Information Technology		500	0.00	500.00	
10-420-450 Insurance & Bonds		8,000	8,000.00	0.00	100%
10-420-499 Misc. Expense		500	0.45	499.55	0%
10-420-510 C/O Equipment		5,000	0.00	5,000.00	
10-420-511 Code Enforcement		24,280	0.00	24,280.00	
10-420-515 Contracted Services		8,000	4,276.78	3,723.22	53%
10-420-520 Stanly County TDA		2,050	1,913.00	137.00	93%
Administration	**Totals:**	**687,580**	**387,172.78**	**300,407.22**	**56%**
Expenses - Public Safety					
10-510-121 Salaries		260,000	80,014.42	179,985.58	31%
10-510-126 Part-time Salaries		7,500	0.00	7,500.00	
10-510-128 LEO Spec. Sep. Allowance		21,800	7,260.92	14,539.08	33%
10-510-130 Longevity		2,276	0.00	2,276.00	
10-510-175 Unemployment Ins. Tax		200	35.04	164.96	18%
10-510-181 FICA		22,000	6,676.67	15,323.33	30%
10-510-182 Retirement		40,000	13,682.47	26,317.53	34%

Budget vs Actual

Town of Badin
11/6/2026 9:21:42 AM
Period Ending 11/6/2026
10 General Fund

Description	Budget	YTD	Variance	Percent
10-510-189 401(k)	12,000	3,738.24	8,261.76	31%
10-510-270 Departmental Supplies	750	222.41	527.59	30%
10-510-290 Uniforms & Accessories	600	192.59	407.41	32%
10-510-311 Travel & Meetings	300	0.00	300.00	
10-510-319 Dues & Subscriptions	5,040	4,666.19	373.81	93%
10-510-321 Telephone & Postage	3,200	1,274.24	1,925.76	40%
10-510-351 Fuel	17,500	6,817.53	10,682.47	39%
10-510-352 Equipment Repairs	1,000	26.62	973.38	3%
10-510-353 Auto Repairs	6,000	2,990.68	3,009.32	50%
10-510-354 Auto Supplies	1,000	179.04	820.96	18%
10-510-370 Advertising	300	0.00	300.00	
10-510-375 New Hire Expense	350	0.00	350.00	
10-510-395 Training	1,000	0.00	1,000.00	
10-510-450 Insurance & Bonds	10,000	11,458.39	(1,458.39)	115%
10-510-499 Misc. Expense	500	0.00	500.00	
10-510-510 C/O Furniture & Equip.	60,000	8,264.24	51,735.76	14%
10-510-511 Pagers	6,500	0.00	6,500.00	
10-510-513 Pistol Program	0	247.50	(247.50)	
10-510-516 Contracted Services	13,600	30,706.24	(17,106.24)	226%
Public Safety Totals:	**560,416**	**198,583.00**	**361,833.00**	**35%**
Expenses - Public Works				
10-600-121 Salaries	145,000	51,775.20	93,224.80	36%
10-600-126 Salaries - Part-time	1,500	580.00	920.00	39%
10-600-130 Longevity	5,000	2,164.03	2,835.97	43%
10-600-175 Unemployment Ins. Tax	200	35.04	164.96	18%
10-600-181 FICA	13,000	4,170.64	8,829.36	32%
10-600-182 Retirement	20,000	8,187.93	11,812.07	41%
10-600-183 Medical Insurance	41,000	16,144.44	24,855.56	39%
10-600-184 Worker's Comp	3,500	2,252.47	1,247.53	64%
10-600-189 401(k)	5,000	90.00	4,910.00	2%
10-600-270 Departmental Supplies	974	186.63	787.37	19%
10-600-290 Uniforms	500	0.00	500.00	
10-600-321 Telephone & Postage	200	0.00	200.00	
10-600-331 Utilities	4,500	1,210.14	3,289.86	27%
10-600-351 Fuel	6,500	3,758.29	2,741.71	58%
10-600-352 Equipment Repairs	5,000	14,148.27	(9,148.27)	283%
10-600-353 Auto Repairs	0	1,744.97	(1,744.97)	
10-600-354 Auto Supplies	1,500	280.10	1,219.90	19%
10-600-400 Materials	1,000	1,356.03	(356.03)	136%
10-600-450 Insurance & Bonds	10,000	9,808.76	191.24	98%
10-600-499 Misc. Expense	250	0.00	250.00	
10-600-510 C/O Equipment	16,500	17,013.00	(513.00)	103%
10-600-515 Contracted Services	29,000	10,321.72	18,678.28	36%
10-600-631 Street Lights	36,500	13,387.76	23,112.24	37%
10-600-657 Tools	850	32.45	817.55	4%
10-600-658 Alley Maintenance	2,000	0.00	2,000.00	
Public Works Totals:	**349,474**	**158,647.87**	**190,826.13**	**45%**

Budget vs Actual

Town of Badin
11/6/2026 9:21:42 AM
Period Ending 11/6/2026
10 General Fund

Description		Budget	YTD	Variance	Percent
Expenses - Parks & Recreation					
10-700-331 Museum Utilities		5,500	2,379.52	3,120.48	43%
10-700-499 Misc. Expense		500	0.00	500.00	
10-700-500 Equipment Purchases		500	0.00	500.00	
10-700-515 Contracted Services		0	44,773.67	(44,773.67)	
10-700-645 West Badin Park Improve.		47,680	41,692.19	5,987.81	87%
10-700-650 Christmas Lights		1,500	0.00	1,500.00	
10-700-660 East Badin Park Improve.		2,680	1,262.60	1,417.40	47%
10-700-668 Special Events		4,200	12,032.75	(7,832.75)	286%
10-700-676 Museum Building Maint.		3,000	436.47	2,563.53	15%
10-700-690 Community Clean-up		5,320	1,627.27	3,692.73	31%
10-700-700 Badin Waterfront Park		775,050	3,000.00	772,050.00	0%
10-700-701 Waterfront Park Project		0	32,377.26	(32,377.26)	
Parks & Recreation	**Totals:**	**845,930**	**139,581.73**	**706,348.27**	**17%**
Expenses	**Totals:**	**2,508,470**	**883,985.38**	**1,624,484.62**	**35%**
10 General Fund	**Totals:**		**(286,476.13)**		

Conference Center Donation Funds

10-356-000 Badin Conference Center Income

	Date Received	Amount	
FY25/26	10/16/2025	$25,000	
	5/14/2026	$2,500	
	5/14/2026	$100	
	5/14/2026	$200	
	5/14/2026	$100	
	5/14/2026	$500	
	5/14/2026	$1,000	
	5/14/2026	$1,000	
	5/14/2026	$1,000	
	5/14/2026	$500	
	5/14/2026	$1,000	
	5/14/2026	$500	
FY26/27	7/9/2026	$1,000	
	9/28/2026	$51,000	(Dr. Reimburse)
	Total Income:	**$85,400**	

10-420-35(Badin Conference Center Expenses (Donation Funds Only)

	Date	Vendor	Description	Amount
FY25/26	6/30/2026	Gary Rife Reimbursement	Ramp Project	$3,201.85
FY26/27	8/5/2026	Laton's Tree Service	Magnolia Tree Removal	$2,000.00
FY26/27	8/27/2026	Clean Under Pressure	Pressure Washing	$615.00
	9/10/2026	Stokes Construction	BCC Renovation	$27,980.00
	9/10/2026	Stokes Construction	BCC Renovation (Dr. Office)	$51,000.00
	9/10/2026	Stokes Construction	BCC Renovation	$109,550.00
	9/24/2026	Laton's Tree Service	Tree Removal/Cleanup	$20,000.00
	9/24/2026	Superior Plumbing	Sump Pump Install	$319.58
	9/24/2026	Amazon	Medalion/Chandelier	$344.94
	10/1/2026	Deeck Mechanical	Replaced Outlet	$186.19
	10/15/2026	Central Fire Equipment	Fire Extinguisher	$300.00
	10/15/2026	Gary Rife Reimbursement	Dr. Office	$1,625.66
	10/15/2026	Gary Rife Reimbursement	Lights/Kitchen	$650.86
	10/15/2026	Lowe's	Sump Pump	$311.35
	10/29/2026	Deeck Mechanical	HVAC Repair	$898.80
	11/5/2026	Stokes Construction	Dr. Office Construction	$25,745.00
			Total Expense:	**$244,729.23**

Donation Total:	$85,400	
Expenses Paid:	$244,729	
Remaining Balance:	-$159,329	(Awaiting grant reimbursement)

BADIN TOWN COUNCIL – ACTION REQUEST FORM

DATE: **November 10, 2026**

TO: **Mayor and Council Members**

FROM: **Michael Ferris, Town Manager**

BOARD ACTION REQUESTED:

No action requested.

SUMMARY OF INFORMATION:

MANAGER'S REPORT

1. Next Regular Council meeting is 7 p.m. December 8, 2026 in Badin Town Hall.
2. Follow up From 8/26/26 Work Session:
    a. Contacted the Stanly County History Center to discuss ways to publicize West Badin High School Boys Basketball 3-Peat State Championship run.
3. Spoke to Chamber of Commerce Leadership Stanly Class regarding the Town of Badin, projects, and other imitative.
4. Met with County Economic Development Director to discuss opportunities in Badin.
5. Revised all Town job descriptions.
6. Drafter new job description for Conference Center Manager position.
7. Met on-site with multiple residents regarding drainage issues.
8. Submitted street closure request to the NCDOT for the Christmas Tree Lighting Event.
9. Received sample facility use policies for review.

ADVISORY COMMITTEE ACTION:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks:

BADIN TOWN COUNCIL – ACTION REQUEST FORM

DATE: **November 10, 2026**

TO: **Mayor and Council Members**

FROM: **Michael Ferris, Interim Manager**

BOARD ACTION REQUESTED:

Other Business

SUMMARY OF INFORMATION:

Other Business

ADVISORY COMMITTEE ACTION:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks:

BADIN TOWN COUNCIL – ACTION REQUEST FORM

DATE: **November 10, 2026**

TO: **Mayor and Council Members**

FROM: **Michael Ferris, Interim Town Manager**

BOARD ACTION REQUESTED:

Adjourn to a Closed Session Pursuant to NC General Statues 143-318.11(a)(3) – Attorney Consultation.

SUMMARY OF INFORMATION:

ADVISORY COMMITTEE ACTION:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks: