

**BADIN TOWN COUNCIL MEETING – REGULAR MEETING**

February 10, 2026  
BADIN TOWN HALL

**VISITORS**

Senora Boulware, Valerie Tyson, Dall Wilson, Sarah Allen, Reba Smith, Jenny Henderson, Jody Hopper, Tonya Gelbach, Robert D’Agostino, Victoria D’Agostino, Jenny Allen

**COUNCIL MEMBERS PRESENT:**

Demar Huntley, Mayor  
Charles Council, Mayor Pro Tem (remote)  
Dale Ward  
Gary Rife  
Jackie Burch

**STAFF PRESENT:**

Jay Almond, Town Manager  
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**

Badin Historic Museum “Spark Plug” train car restoration project manager Dall Wilson requested permission to clear kudzu at the trestle in Badin Waterfront Park.

Tonya Gelbach announced 2026 Better Badin initiatives: social media, spruce up town, increase tourism, and focus on family friendly events and community outreach.

**CALL TO ORDER**

Huntley called the meeting to order.

**AMENDMENT(S) TO THE AGENDA**

Motion to add 7(a) Trestle clearing discussion: Ward

Second: Rife

Vote: Passed/Unanimous

Motion to add 7(b) Easter Egg Hunt special event application: Rife

Second: Ward

Vote: Passed/Unanimous

Motion to add 7(c) Social media discussion: C. Council

Second: Rife

Vote: Passed/Unanimous

**APPROVAL OF MINUTES**

C. Council asked if we had a quote on revised parking in West Badin Park. Eudy said no, but he will call Jason Thompson in the morning. Ward said storm water discussion in the Public Works report should have noted a need for four sections of driveway pipe on Washington St.

from Dewey St. to Sherman St. to be done along with ditches. Eudy described Thompson's plan for Washington. C. Council and Ward would like to meet with Thompson about it.

Motion to approve January 13, 2026 Regular meeting minutes: Rife  
Second: C. Council  
Vote: Passed/Unanimous

Motion to approve January 14, 2026 Special meeting minutes: Rife  
Second: C. Council  
Vote: Passed/Unanimous

### **BUSINESS**

Council discussed vegetation overgrowth at the train trestle. Ward said it needs to be addressed now before it starts growing in spring and it will beautify the park toward the lake.

Motion to allow museum to move forward with vegetation clearing at the train trestle: Ward  
Second: C. Council  
Discussion: Almond suggested they fill out a form similar to an event application. Rife agreed so the town would not be held liable.  
Vote: Passed/Unanimous

Motion to approve Easter Egg Hunt special event and waive permit fee for nonprofit: Rife  
Second: C. Council  
Vote: Passed/Unanimous

C. Council will meet a Pfeiffer professor for student help with town social media. Rife agreed the more frequent and relevant posts the better. C. Council asked permission to pursue.

Motion to pursue getting an intern to help with social media: C. Council  
Second: Rife  
Vote: Passed/Unanimous

Council discussed NC Department of Commerce Rural Economic Development Grant application, including a five percent fund match commitment. A resolution and matching fund commitment is required with the application. Rife said the grant is a good match for the conference center. They'll request \$250,000 for the conference center.

Motion to approve Resolution to submit an application for NC Department of Commerce Rural Downtown Economic Development Grant: Ward  
Second: C. Council  
Vote: Passed/Unanimous

Council discussed a text amendment to Town of Badin Animal Protection and Control Ordinance 17-3 to prohibit feeding deer inside town limits.

Motion to accept text amendment to the existing animal control ordinance: Ward  
Second: C. Council  
Discussion: Almond recommended a public hearing. Ward amended motion to add pending outcome of public hearing.  
Vote: Passed/Unanimous

Motion to host public hearing at 6:45 p.m., March 10, 2026 in Badin Town Hall to allow citizens to voice concerns: Ward

Second: Rife

Vote: Passed/Unanimous

Council discussed developing policy on debris and vehicles left out for extended periods of time. Ward said town may need to do town cleanup quarterly, some debris is left out for six months. Almond noted adding more collections will invite debris to be set out more often. Rife suggested not adding more collection events but maybe collecting when they can.

Council voiced opposition to residential construction at 906 and 908 Dewey St. near a flood prone area. No local, county or state ordinance or zoning was violated, but the board's position is the houses should have been built farther from the low lying watershed area. Ward spoke with the contractor about flooding but they're moving forward on the building.

Motion to approve Resolution opposing specific construction on Dewey Street: Ward

Second: Rife

Discussion: Ward requested a copy sent to the builder and neighbor.

Vote: Passed/Unanimous

### **PUBLIC WORKS:**

Eudy reported the following:

- Next limb/brush collection March 3, 2026.
- 2 Loads of brush for February.
- Leaf pickup final run began yesterday.
- Signs have been going up.
- Been clearing up after winter storm.
- No price on skid steer yet.
- To construct a brine spreader will be \$3000 to \$3500.
- Marion Street storm water project, the hill can't be cut down.
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Almond is waiting on a call from Albemarle to see if we are able to buy brine from them, and reminded council Sherman St. repaving was budgeted this year but hasn't been done and estimates may be out of date. Huntley will reach out to Castleberry Paving about the original quote. Almond said if the price has changed we may have to go back to bids.

Almond secured, at no charge, luxury vinyl for the conference center if council wishes.

Motion to accept luxury vinyl donation for the conference center and move forward: Ward

Second: Rife

Vote: Passed/Unanimous

### **POLICE REPORT:**

- Chief Smith reported 1,740 calls for service in January.
- RV and truck have been towed from 511 Jackson Street.
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Burch said something needs to be done about discharging firearms in town.

### **FINANCIAL REPORT:**

Almond presented financial report ending February 6, 2026. January revenues from property tax, sales & use tax and occupancy tax.

**MANAGER’S REPORT:**

Almond reported the following:

1. 1976 North Stanly Women’s basketball sent a thank you letter for the proclamation.
2. Rife will attend the Stanly County CVB meeting 8:30 a.m., Wed., February 11.
3. IBTS Code Enforcement hearing for 321 Washington Street will be 10 a.m., February 11, and 85 Falls Road 10 a.m., February 17 in Badin Town Hall.
4. Town web site has been updated, awaiting online fillable forms.
5. Miles-McClellan Construction Company is expected to report waterfront park project restart date and amenity purchase details.
6. The Town of Oakboro will host the next COG meeting at 6:30 p.m., February 24, 2026 at the Town of Oakboro District Park Community Building. RSVP by Feb. 18.
7. The next Regular Council meeting will be 7 p.m., March 10 in Badin Town Hall.

C. Council will attend Centralina Regional Council 4:45 p.m., Feb. 11, 2026 in Charlotte.

**COUNCIL COMMENTS:**

Rife asked for an update on Falls Road restriping. Almond said the contractor has 18 months and NCDOT has had trouble getting them onsite.

Burch said trailers are parked at the bottom of Sherman Street. Chief Smith spoke to them and the trailers are clearing out now. Burch mentioned the basketball court is damaged.

Ward suggested the town send a resident alert before the next winter storm to move vehicles off-street for plowing.

Huntley is concerned about the pavers in front of Tho’s Pizza. Leaf blowing has removed the grit around the pavers. Eudy said it’s probably pressure washing. Almond will send a letter to business owner about pressure washing the sidewalk.

**ADJOURNMENT:**

Motion to adjourn February 10, 2026 Regular Meeting: C. Council

Second: Rife

Vote: Passed/Unanimous

Minutes approved March 10, 2026.

Minutes prepared by Amanda Bowers.