

BADIN TOWN COUNCIL MEETING – REGULAR MEETING

July 14, 2026

BADIN TOWN HALL

VISITORS

Dall Wilson, Jenny Henderson, Sarah Allen, Jody Hopper, Larry Milano, Sylvia Rushing, Tonya Gelbach

COUNCIL MEMBERS PRESENT:

Demar Huntley, Mayor

Charles Council, Mayor Pro Tem

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

Larry Milano thanked the council and administrative staff. He asked the council to check out the ruts in the road between Hickory and Walnut streets. He asked council about the topic of residents voting for mayor. He requested the status on deer reductions plans in town and hopes that the town is enforcing the deer feeding ordinance. He also asked about the plan for installing lights in the waterfront park.

Sylvia Rushing asked if there was any progress on the code enforcement case at 85 Falls Rd. Almond said the property has sold, but the code violation goes along with the property and the code enforcement officer wants to have a conversation with the new property owner.

Dall Wilson reported on the Spark Plug and the Spark Plug Trail. The Spark Plug will be decorated for Christmas.

COUNCIL COMMENTS:

Ward said the town needs to focus better on the school zone since school is about to start back next month. There is trash on Boyden Street. He said we have visitors driving Stanley Street to see and feed the deer and the right-of-way on Stanley needs to be cleaned up.

Burch has received complaints from residents about loud noises at night in the Sherman St. area. The speed bumps on Sherman St. are being disregarded, maybe need better speed bumps. Public Works needs to cut back brush on Wood St. Eudy said the boom mower is still in the shop.

C. Council said the July 4th Celebration at the Badin Inn was fantastic. Several council members volunteered and were surprised by the amount of people who attended the event.

More work needs to be done in the waterfront park after the flooding yesterday showed issues with drainage. He thanked the city of Rock Hill for donating the equipment for the police vehicles purchased from them and the explorer will be taken to the shop on Thursday.

Huntley said the waterfront park drainage needs attention. He asked when the 2018 Durango will be back in town to de-stripe. Almond said it will need to be towed.

Rife gave an update on the conference center project. Town was awarded the \$250,000 NC Rural Economic Development Grant. They were able to increase the scope of work for the project. Town needs to schedule the auction soon to clean out the conference center. County is requiring a new emergency egress door be cut in for the doctor's office. Waterfront park amenities will begin after county approval. West Badin Park restroom almost complete. Rife mentioned the work on Washington St. has held up well after the heavy rain.

C. Council asked when Thompson Grading will grade the new parking lot in West Badin Park. Eudy said Thompson Grading is behind. C. Council mentioned that Rife has saved the town a lot of money by doing the handicap ramp at the conference center with help from the council members.

CALL TO ORDER

Huntley called the meeting to order.

AMENDMENT(S) TO THE AGENDA

Almond said that he received a complaint from the resident at 306 Washington St. saying their gravel on the driveway pipe the town had installed has washed out and she can't get in or out of her driveway. She also said that 302 and 304 had washed out as well. Almond suggested adding the discussion to the agenda.

APPROVAL OF MINUTES

Motion to approve June 9, 2026 Public Hearing minutes (Walnut St. Parking): Ward

Second: C. Council

Vote: Passed/Unanimous

Motion to approve June 9, 2026 Public Hearing minutes (Falls Road Parking): Ward

Second: Huntley

Vote: Passed/Unanimous

Motion to approve June 9, 2026 Public Hearing minutes (FY27 Budget): Huntley

Second: C. Council

Vote: Passed/Unanimous

Motion to approve June 9, 2026 Regular meeting minutes: C. Council

Second: Rife

Vote: Passed/Unanimous

BUSINESS

Council previously approved a three hour parking restriction on Walnut St. from Falls Road to the second power pole pending two public hearings which were completed. Three hour parking signs are ready to be installed.

Council considered locations of Duke Energy lights for Badin Waterfront Park drive and parking lot. Almond presented council with images of Duke Energy's recommendations for light locations. Council also has the opportunity to choose wattage of lights.

Motion to approve design with 70 watt in the parking lot and 50 watt in the driveway pending Duke Energy installs at no cost to town: Rife

Second: C. Council

Vote: Passed/Unanimous

Council authorized purchase of replacement streetscape lighting for Falls Road. Staff recommends installation in late August or early September to manage general fund cash balance in light of the high volume of annual one-time and first of the year payments in July. Estimated cost is \$2,471.

Motion to schedule Falls Rd. streetscape lighting installation for August: Rife

Second: Huntley

Vote: Passed/Unanimous

Renovations are set to begin in Badin Conference Center and all items not planned for retention and storage are to be declared surplus and auctioned to make space for construction to begin. Property Maintenance and Public Safety have vehicles and other items to be declared surplus and auctioned. Rife said we need to get the conference center auction completed by the end of next week.

PUBLIC WORKS:

Eudy reported the following:

- Next limb/brush collection August 4, 2026.
- 9 Loads of brush for July.
- Eudy asked about people putting out brush right after pickup ends.
- Public Works has been spraying and trimming trees.
- Boom mower will hopefully be ready this week.
- Purchased a new Ferris mower.
- The quote to install new lights on Falls Rd. is to replace everything, if everything will not be replaced then the cost will decrease.

Eudy asked Rife about the replacement part for boom mower. Rife has received the information to return boom mower part but hasn't found the correct part yet.

POLICE REPORT:

- Chief Smith reported 2,012 calls for service in June.

C. Council asked why there weren't more speeding tickets. Chief Smith said the radar is getting repaired.

FINANCIAL REPORT:

Almond presented financial report ending June 30, 2026 and financial report ending July 10, 2026. June revenues from property tax, sales & use tax and occupancy tax.

Rife said we need to add the \$25,000 donation to Conference Center Revenues line item. He said it needs to be tracked separately and we need a report for Conference Center Revenues and Expenditures. Council would like a monthly financial report just for the conference center funds.

MANAGER'S REPORT:

Almond reported the following:

1. Rife will attend the Stanly County CVB meeting 8:30 a.m., Wed., July 15. Rife said we need a plaque for the CVB donation towards mural. Mural should begin in July.
2. C. Council has Centralina Regional Council meeting August 12.
3. State and County EMS will be using either the waterfront park or ballfield for training on August 27-28 and October 21-22.
4. Badin Waterfront Park – pending county approvals, work could start in August.
5. Badin Conference Center – ADA ramp complete, stairs and other medical office preparation underway. Construction to begin soon. Building contents to be declared surplus and auctioned. Village Green trail pine tree needs removal, needs to be added to the list of trees to take down. Hardaway Exhibit needs removal.
6. Code Case Updates – 321 Grant St. is about to be actionable by council.
7. The next Regular Council meeting will be 7 p.m., August 11, 2026 in Badin Town Hall.

Motion to set a special meeting at 7 p.m., July 21, 2026 to enter closed session to NCGS 143-318.11(a) to discuss personnel matters pursuant to NCGS 143-318.11(a)6: Huntley

Second: C. Council

Vote: Passed/Unanimous

ADJOURNMENT:

Motion to adjourn July 14, 2026 Regular Meeting: Rife

Second: Ward

Vote: Passed/Unanimous

Minutes approved August 11, 2026.

Minutes prepared by Amanda Bowers.