

BADIN TOWN COUNCIL – SPECIAL CALLED MEETING

June 25, 2024

BADIN TOWN HALL

VISITORS

Tim McLellan, Jake McLellan, Chris Coleman, Bailey Cline, Tim Swaringen, Valerie Tyson

COUNCIL MEMBERS PRESENT:

Demar Huntley, Mayor Pro Tem

Deloris Chambers

Dale Ward

Charles Council

COUNCIL MEMBERS ABSENT:

Gary Lowder, Mayor

STAFF PRESENT:

Jay Almond, Town Manager

Amanda Bowers, Town Clerk

Opening prayer by Dale Ward.

Pledge of Allegiance to the Flag recited.

CALL TO ORDER

Lowder called the meeting to order.

BUSINESS

Becker-Morgan Project Manager, Chris Coleman shared Badin Conference Center project updates. Work is on schedule to wrap in early July, with new HVAC systems online. Upon discovering the meeting room was projected to cool 20-30 occupants, Becker-Morgan recalculated to accommodate 100 occupants. The planned five ton unit will cool about 50 occupants, so a three ton mini split unit in the conference room will be installed to supplement the five ton unit for about \$16,000 which won't change construction value. Contingency funds, included to address items such as this, will cover it. Cost is comparable to what it would have been if occupancy of 100 was calculated from the start. Almond will send the contingency sheet, and is looking into new grant funding for the project.

Council and Code Enforcement Officer, Tim Swaringen reviewed a list of properties with suspected code violations, and Swaringen described minimum housing code versus nuisance code enforcement. Almond reminded council, nuisances went to Swaringen while Badin Police Department (BPD) was understaffed. BPD is fully staffed now. Swaringen said state statute 160D changed minimum housing code. He said a text amendment changed complaint filings and suggested council add a text amendment to their minimum housing code authorizing town manager, police chief, fire chief, and/or fire marshal to sign complaints. Council asked about the code process. Swaringen said first a cordial letter is mailed to the property owner requesting violation abatement, then a certified letter is sent with an abatement timeline, then fines begin. Finally, if necessary, attorney takes them to civil court. Valerie Tyson said she has complained for 6 years and has a problem with wildlife. Swaringen said the town's minimum housing ordinance sets no time limit on boarded dwellings and suggested the town do a text amendment to add one. With no time limit, a properly boarded dwelling may resolve a case until further violations, which is a new case. Council would like to contract more code enforcement. Swaringen said Uwharrie Planners, N-Focus, and Centralina Council of Governments are companies the town can engage for enforcement. Council asked about encroachment areas. C. Council suggested contacting the companies for code enforcement. Huntley asked Almond to contact enforcement companies. Almond recommended checking to see if our ordinance has a time limit before contacting the companies, so any new cases would begin under the updated ordinance.

ADJOURNMENT:

Motion to adjourn special called meeting: Ward

Second: C. Council

Vote: Passed/Unanimous

Minutes Prepared by: Amanda Bowers

Minutes approved July 9, 2024.