

**BADIN TOWN COUNCIL MEETING – SPECIAL MEETING**

October 22, 2024

BADIN TOWN HALL

**VISITORS**

Sawyer Wyrick,

**COUNCIL MEMBERS PRESENT:**

Gary Lowder, Mayor

Demar Huntley, Mayor Pro Tem

Deloris Chambers

Dale Ward

Charles Council

**STAFF PRESENT:**

Jay Almond, Town Manager

Opening prayer by Deloris Chambers.

Pledge of Allegiance to the Flag recited.

**PUBLIC COMMENTS**

Sarah Holbrook, and Sawyer Wyrick, of 83 Nantahala Street, asked council how parking on town property is regulated during events. They noted the convenience it would offer residents, and referenced the town-owned lot next to 83 Nantahala. Mayor Lowder described property maintenance concerns. Almond said council sometimes lifts parking restrictions during events.

**CALL TO ORDER**

Mayor Lowder called the meeting to order.

**AMENDMENT(S) TO THE AGENDA**

None

**BUSINESS**

Council discussed prioritizing derelict properties in town for code enforcement. Almond reported on his meeting with code specialist Matthew Rea of IBTS. He said IBTS is reviewing the town's minimum housing standards ordinance to recommend text amendments council may adopt to help resolve cases as efficiently as possible without overspending. Mayor Lowder called on each member to provide a list of three or four properties to focus on for enforcement.

Ward - 323 Sumpter St., 321 Washington St., 33 Cedar St. and 18 Cherry St.

C. Council - 321 Washington St., 33 Cedar St., and 100 Stuart St.

Chambers - 321 Washington St., 225 Lincoln St., 300 Wilson St., and 321 Grant St.

Huntley - 321 Washington St., 18 Cherry St., 33 Cedar St., and 321 Grant St.

Lowder - 321 Washington St., 33 Cedar St., and 225 Lincoln St.

Council recognized numerous overlaps in properties believed to be in violation of the town's minimum housing ordinance, and discussed the need to focus on a partial list first, due to limited funds, complications contacting property heirs, varying degrees of violation, and estimated time to resolve. Consensus from council was to have Almond provide the complete list to IBTS while they are reviewing the ordinance, and seek professional recommendations from IBTS regarding the initiation of case building and violation abatement.

Motion to have Almond provide IBTS with the list of eight properties for review: Huntley

Second: Chambers  
Vote: Passed/Unanimous

Council discussed money-saving options for Badin Waterfront Park. Lowder said he and Huntley collected picnic tables and grill prices, and that benches are done. He said Almond provided pricing for a playground equipment, and asked if Ward received feedback from a potential donor. Ward requested a picture of the pavilion to provide to the potential donor. Almond has a copy of the complete set of drawings he will provide to Ward. C. Council asked for the playground equipment information to share with a bulk equipment vendor in Fayetteville who may be able to get a better price. Almond provided C. Council with the equipment vendor and set information.

Council discussed a recent request of Better Badin, Inc. to add a pet waste collection station in the downtown area. Problems followed installation of two pet waste collection stations in Pine Street Park, including misuse of the receptacle, and bulk removal and littering of the bags. The council will have staff implement a test station to be installed prior to the Historic Badin Hardaway Powwow on Saturday if possible. Almond will make the necessary purchase first thing in the morning if council is in agreement.

Motion to purchase pet waste station for under \$250: Ward  
Second: Huntley  
Vote: Passed/Unanimous

Almond provided council with a cost estimate for partial street marking/stripping of Falls Road. The town has used vendor Howell Striping in the past with good results. The portion under consideration would cost approximately \$1,100. That includes 50 parking spaces from the intersection of Falls Road with Boyden and Walnut streets toward NC740. It also includes sight distance markings, ADA ramp access spaces, and restriction markings at fire hydrants.

Motion to proceed with Falls Road marking/stripping by Howell Striping as presented: Ward  
Second: C. Council  
Vote: Passed/Unanimous

**ADJOURNMENT:**

Motion to adjourn October 22, 2024 Special Meeting: C. Council  
Second: Huntley  
Vote: Passed/Unanimous

Minutes approved November 12, 2024.

Minutes prepared by Amanda Bowers.