

## **BADIN TOWN COUNCIL MEETING – REGULAR MEETING**

September 12, 2023  
BADIN TOWN HALL

### **VISITORS**

Cliff Marshall, Sarah Allen, Curt Dorsey, Jody Hopper, Jenny Henderson, Valerie Tyson, Cathy Davis, Helen Davis, Forrest Davis, Sanzari Aranyak, Sherrill Mullis, Chris Hawn, Kat Caskey, Tito Thomas, Avonda Thomas

### **Council Members Present:**

Gary Lowder, Mayor  
Demar Huntley, Mayor Pro Tem  
Deloris Chambers  
Dale Ward  
Charles Council

### **Staff Present:**

Jay Almond, Town Manager  
Amanda Bowers, Town Clerk  
Stephen Smith, Police Chief  
Terry Eudy, Public Works Director

Opening prayer by Deloris Chambers.

Pledge of Allegiance to the Flag recited.

### **PUBLIC COMMENTS**

Curt Dorsey proposed purchase, trade, or lease of town owned property off NC740 Highway to develop a boat storage business. He estimated 50-percent of property is unusable due to flood plain conditions. He believes it will help move boats out of residential areas, could increase tax revenue to the town, could increase property values and improve appearance.

Jody Hopper thanked Charles Council, Mayor Lowder, and Dale Ward for mowing and volunteering.

Valerie Tyson thanked Chief of Badin Police Stephen Smith for being in and helping in her community, and for answering citizen questions he receives while on patrol.

Valerie Tyson and Katarina Caskey spoke on behalf of Concerned Citizens of West Badin and NC Environmental Justice League. They offered town council an application for a special event in Badin Waterfront Park, Sept. 30 to host a community education rally. The event is planned for one hour. Chambers thanked them and said this is needed in Badin. Mayor Lowder said the application is incomplete, no insurance information is provided and no parking/security plan. Caskey asked the town council to take into consideration that the Concerned Citizens of West Badin is a small group. Council will amend the agenda to add the request for further review and discussion.

### **CALL TO ORDER**

Mayor Lowder called the meeting to order.

### **AMENDMENT(S) TO THE AGENDA**

Motion to add 16(a) Special Event application: Council

Second: Huntley

Vote: Passed/Unanimous

Motion to add discussion of police vehicle markings to agenda: Lowder

Almond said it is noted for discussion in the agenda in the Police Report.

Lowder rescinded his motion.

### **APPROVAL OF MINUTES**

Motion to approve August 15, 2023 Special Called Meeting: Council

Second: Huntley

Vote: Passed/Unanimous

Ward said the August 30, 2023 Special Called Meeting was missing notes about requesting a list of people who haven't paid property taxes.

Motion to approve August 30, 2023 Special Called Meeting pending the addition of reference to unpaid property taxes list: Ward

Second: Huntley

Vote: Passed/Unanimous

### **BUSINESS**

Doug Burns and Chris Coleman from Becker-Morgan presented updates and answered questions regarding Badin Waterfront Park and Badin Conference Center projects.

Town Council will execute a town-initiated street name change before considering any other street name change requests. The initial vote was to start with Lee St., but Lecia Goings requested Lee St. not be changed. Town Council will begin with Stuart Street.

Motion to halt Lee Street. name change, and begin process to change Stuart Street.: Ward

Second: Council

Vote: Passed/Unanimous

Mayor Lowder said council will proceed with the next step for Stuart Street name change.

Town Council discussed street surface patching and town wide storm water management. Councilman Council said he is having trouble finding interested contractors. Mayor Lowder offered to help call contractors. Ward found potholes but needs to measure and would like to put findings on an excel sheet and make a map of areas needing patching.

Town Council considered retaining a town attorney. Attorney use has been rare and on an "as-needed" basis in recent years. Mayor Lowder said retaining an attorney is not in the budget. Councilman Council said having an attorney on retainer is NCLM recommended.

Motion to retain Attorney Connie Josey: Huntley

Second: Ward

Vote: Passed/Unanimous

Town Council discussed expansion and use practices for newly installed council meeting room audio/visual information technology equipment. The town received a donation of new A/V equipment in the council meeting room. The equipment will facilitate remote and in-person meetings and presentations, as well as, broadcast and recording capabilities for meetings. No use guidelines have been developed for council meetings. Per the donation arrangement, the equipment will be labeled as the “Mae Greenlee Public Technology System.” Ward doesn’t want meetings streamed, and wants information from the agenda on screen. He feels council isn’t ready to start broadcasting. Ward said a speaker system is needed. Councilman Council said some people aren’t able to attend the meetings in person so council needs to look into broadcasting, and an agenda could be put on screen to follow along. Chambers said everything the council does is public anyway. Mayor Lowder suggested taking more time to learn and adjust to the new system before broadcasting. Councilman Council is thankful to the donor who provided the A/V system to the town.

Mayor Lowder discussed the purchase of a used Kubota utility cart for the Public Works Department. \$35,000 was earmarked in the budget for a new dump truck and accessories. The utility cart was an unbudgeted purchase. Eudy said discussion from the August meeting included purchasing the utility cart instead of the dump truck based on needing a cart more than the dump truck. Eudy’s understanding in the August meeting was \$7,000 - \$8,000 was approved for the utility cart purchase. Councilman Council said there should be at least 3 sets of eyes on equipment before purchase.

Town Council is working toward budgeting for projects in the upcoming fiscal year. A master list has been created and divided into short and long term goals for budget and tasks. Council will continue to finalize these goals.

Mayor Lowder has three alley closure requests in hand, one from Deloris Woodson on Dewey St., one from Tonya Gelbach in the Central Business District between Walnut and Pine streets, and one from Doug Culp on Valley Drive inside town limits. Lowder would like to work on all three requests at once.

Motion to do a Resolution of Intent for Doug Culp for alley on Valley Drive inside town:  
Huntley  
Second: Ward  
Vote: Passed/Unanimous

Motion to close the alley for Deloris Woodson on Dewey Street: Huntley  
Second: Chambers  
Vote: Passed/Unanimous

Motion to close Bost Body Shop: Ward  
Second: Huntley  
Vote: Passed/Unanimous

Town Council considered adoption of Town of Badin Solar Farm Ordinance to address impacts solar farms may cause. Almond presented council with a second read draft ordinance. Almond suggested replacing “Section 618” with “Section 1”.

Motion to adopt Town of Badin Solar Farm Ordinance with “Section 618” change: Ward

Second: Huntley

Vote: Passed/Unanimous

Town Council considered approval of a special event application for a Concerned Citizens of West Badin Community Rally hosted by Concerned Citizens of West Badin Community on September 30<sup>th</sup> in Badin Waterfront Park. No insurance, parking plan, or restroom map was in the application. Council consensus is the event needs proof of insurance, and a parking plan approved by Chief Smith before approval. If approved, council will waive event fees.

Motion to allow Concerned Citizens of West Badin Community Rally September 30, 2023 if insurance is provided, and Chief Smith agrees with parking/security plan: Lowder

Second: Council

Discussion: Lowder asked Tyson if this can be handled. Tyson said they'll work on it.

Vote: Passed/Unanimous

### **PUBLIC WORKS:**

Eudy reported the following:

- Next limb/brush collection October 3, 2023.
- 16 Loads of Brush collected in September.
- Town Cleanup will begin on Oct. 9<sup>th</sup>. All items must be set out by Oct. 8<sup>th</sup>.

Eudy has 3 quotes for storm water management on ditch between Grant and Jackson streets.

- Moore's Grading                      \$3,000
- Mauldin Tree Service                \$1,500
- HPC/Guy Harris                        \$1,050

Council consensus was to move forward with HPC for \$1,050.

### **POLICE REPORT:**

- Chief Smith reported 1,896 calls for service in August.
- Part-time Officer Tim Peck is considering a full-time position.
- Background check in process on a new applicant.

Ward says police need to be more visible, and striping is needed on all police vehicles. Chief Smith said insurance paid for restriping the charger which was \$500 and a Durango would cost more, which is not in the budget. Lowder suggested taking money from ARP fund to purchase side magnets. Chief Smith said the black Durango was outfitted for drug busts and really should remain unstriped. Huntley agreed and prefers the black Durango unstriped. Councilman Council said we need to get costs and get all the information before making a decision. Town Council would like to discuss striping prices in October.

### **FINANCIAL REPORT:**

Almond presented financial report ending September 8, 2023. August revenue from property tax, sales & use tax, occupancy tax.

Invoices received from Becker-Morgan for Badin Waterfront Park and Badin Conference Center projects.

Mayor Lowder would like to get started on the West Badin Park restroom preparation.

**MANAGER'S REPORT:**

Almond reported the following:

1. Demar Huntley will attend the Stanly County CVB meeting 8:30 a.m., Sept. 13.
2. Almond to meet Centralina Regional Council Director Michelle Nance 9:30 a.m., Sept. 14.
3. Charles Council will attend the RRRPO TAC meeting 6 p.m., Sept. 21 in Monroe.
4. Town of Badin Municipal Audit will be Sept. 25-29.
5. Badin Council will host a special called meeting 7 p.m., Sept. 27 in Badin Town Hall.
6. Next Regular Council Meeting is 7 p.m. Tues., Oct. 10, 2023 in Badin Town Hall.

**COUNCIL COMMENTS:**

Ward commented on Library construction. Invoice received for 4 more speed radar signs and they are on the way. Ward would like them installed as soon as possible.

Councilman Council would like to replace the town car and get a list of surplus vehicles.

Huntley mentioned the problem with too many cats in town.

Mayor Lowder appreciates council members, Jay, Amanda, Terry, and Chief Smith.

**ADJOURNMENT:**

Motion to adjourn September 12, 2023 Regular Meeting: Ward

Second: Huntley

Vote: Passed/Unanimous

Minutes approved October 10, 2023.

Minutes prepared by Amanda Bowers.